

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	0.34 Acres
Year Built:	2011
Zoning:	PUD-737 & SP-270
Market:	Edmond
Submarket:	North OKC

PROPERTY OVERVIEW

4,250 SF - Flex Showroom Space Available at NW 164th & Portland Intersection

PROPERTY HIGHLIGHTS

- North OKC/West Edmond/Deer Creek Market
- 4,250 Square Feet
- Partial Buildout
- 2 - 12' x 12' Overhead Doors

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

16501 NETWORK AVE FLEX
16501 NETWORK AVENUE | EDMOND, OK 73012



ADDITIONAL PHOTOS

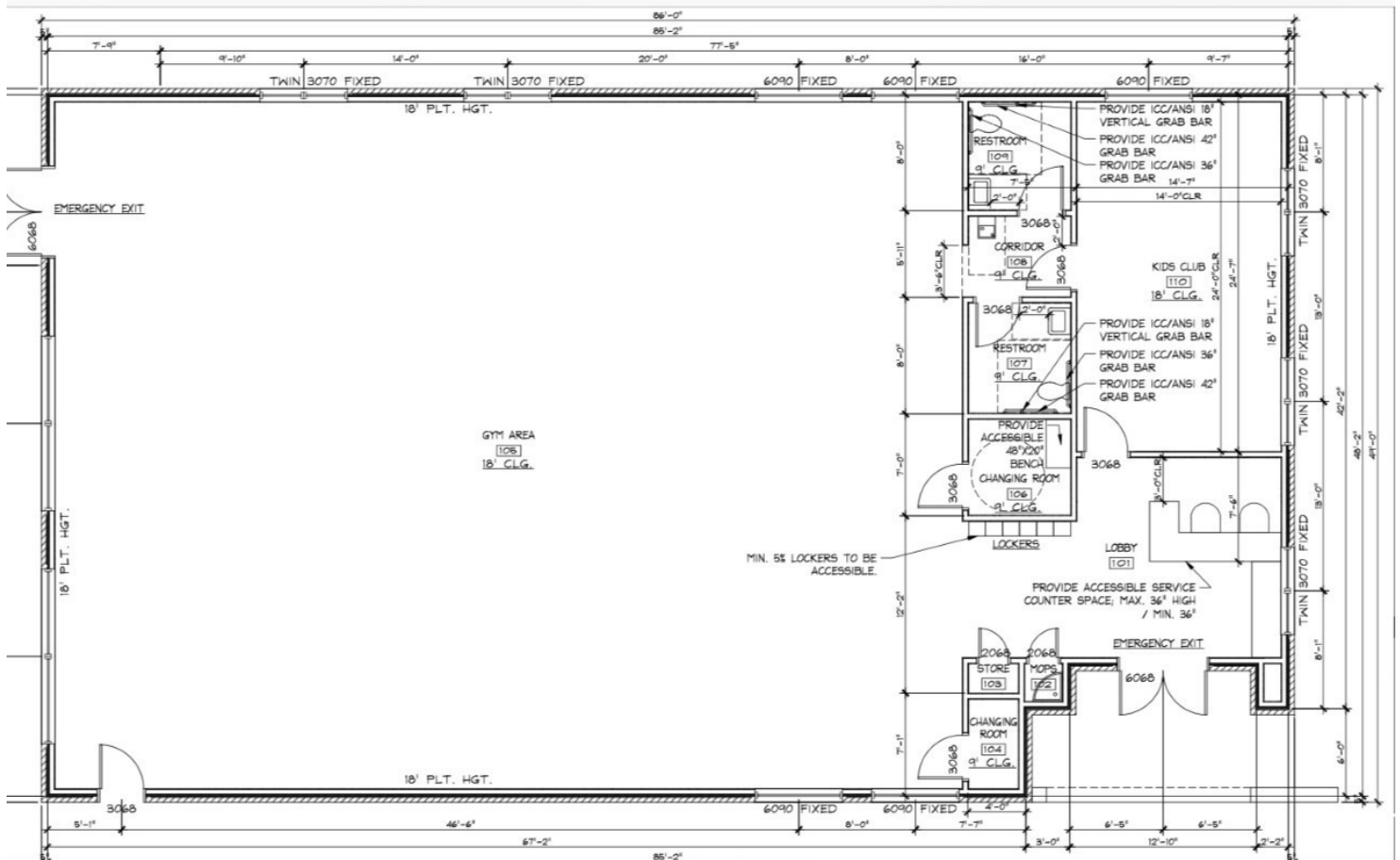


TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

FLOOR PLANS

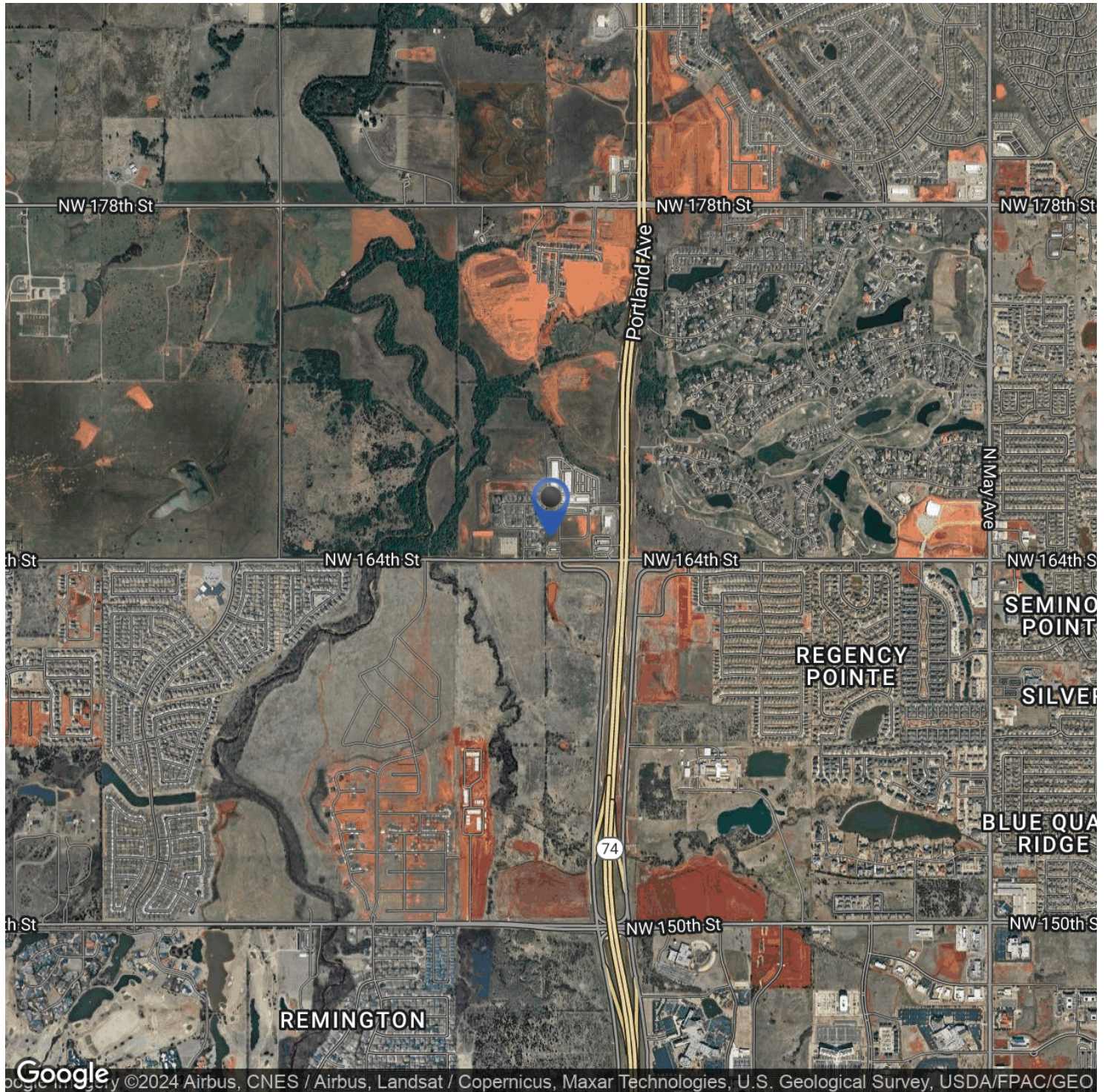
Base Plan.pdf



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

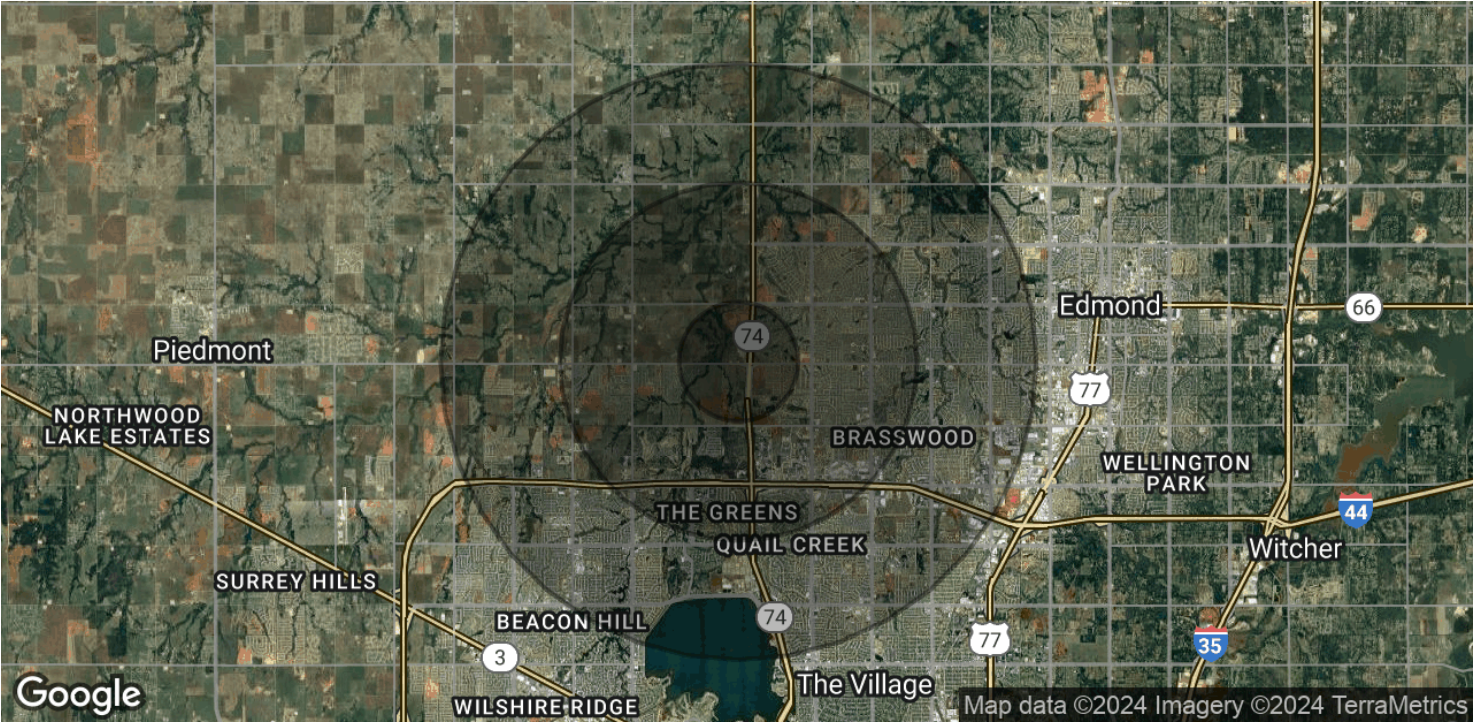
LOCATION MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,925	48,422	133,600
Average Age	36.1	35.0	37.1
Average Age (Male)	34.9	34.8	35.8
Average Age (Female)	38.3	34.7	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,080	19,403	58,446
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$157,580	\$110,211	\$94,706
Average House Value	\$464,120	\$252,230	\$217,967

* Demographic data derived from 2020 ACS - US Census