

EXECUTIVE SUMMARY



OFFERING SUMMARY

Rent:	\$800/month + Electric
Lease Rate:	\$12.00/SF/yr
Building Size:	1,424 SF
Available SF:	800 SF

PROPERTY OVERVIEW

Prime 800 SF upstairs office for lease in bustling Edmond, OK. Ideal for professionals seeking a dynamic workspace. An ample open layout allows versatile arrangement. Proximity to thriving businesses and easy access enhances convenience. Elevate your operations in this vibrant locale.

PROPERTY HIGHLIGHTS

- Own Front Door
- Great Road Visibility
- Ample Parking
- Prime Location

SPACE AVAILABLE	RENT:	SPACE SIZE
3224 Teakwood Ln., Ste 200	\$12.00 SF/yr	800 SF

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

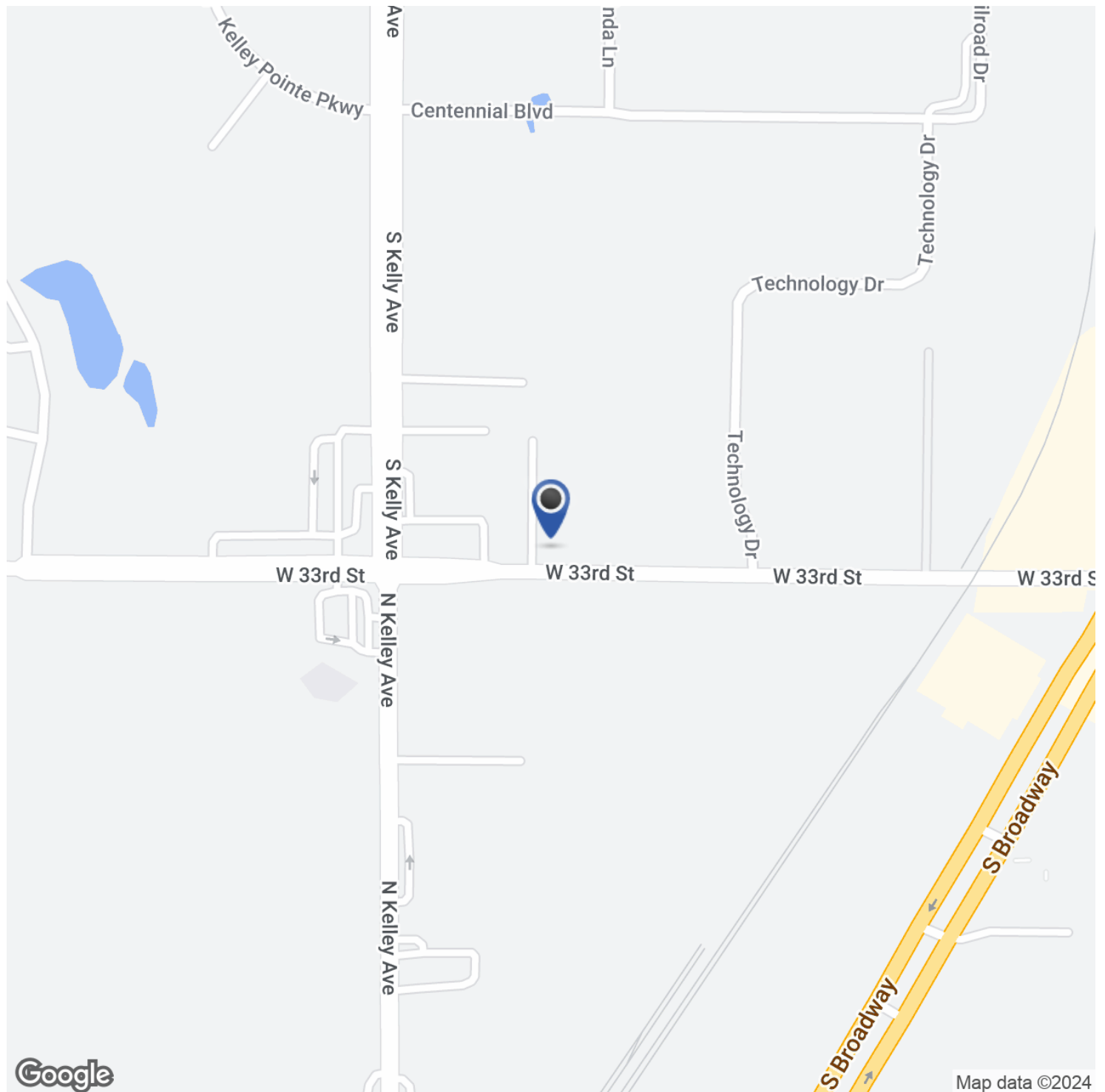
3224 TEAKWOOD LN., STE 200
3224 TEAKWOOD LN., STE 200 | EDMOND, OK 73013

ADDITIONAL PHOTOS



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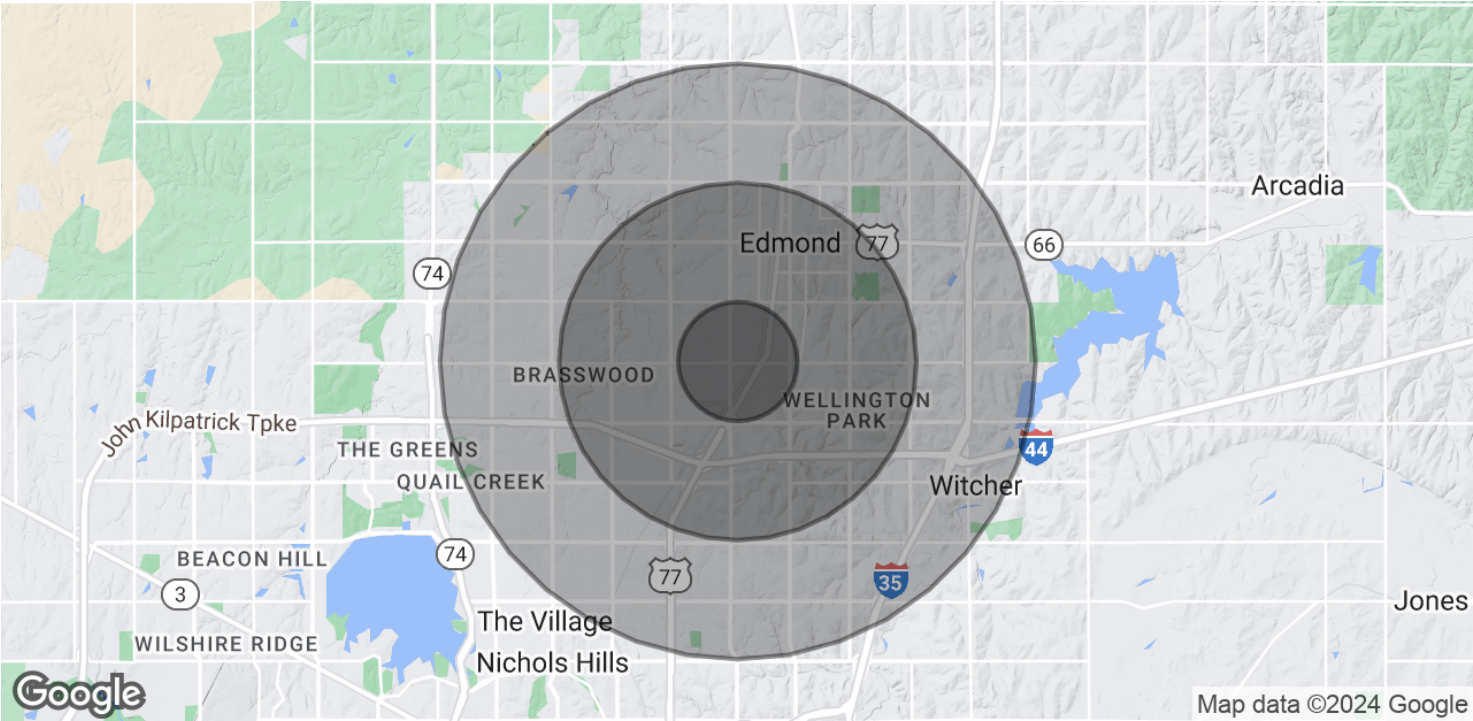
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,359	68,570	165,916
Average Age	32.2	35.8	35.7
Average Age (Male)	32.3	33.6	33.8
Average Age (Female)	31.9	38.0	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,825	29,364	71,638
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,166	\$84,719	\$87,130
Average House Value	\$259,751	\$185,935	\$199,029

* Demographic data derived from 2020 ACS - US Census

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