



13901-13917 S. Western Avenue, Oklahoma City, OK 73170



PROPERTY DESCRIPTION

Now leasing in this new office development off of Western Ave & 138th St. Phase one of this development boasts a 6,000 SF building of French English style. Phase two includes a corner property building of +/- 5,500 and a fully leased +/-5,500 SF Western fronted building. Customize your design and finishes in a building constructed with energy efficiencies in mind. Signage directly on Western Ave.

Phase One fully leased. Time to secure your space in building 13913!

PROPERTY HIGHLIGHTS

- Each building has its own unique French English exterior design
- Configure your layout and choose finishes
- Signage on Western Ave
- Great for Medical, Dental, or Professional Office
- Customized for Each Client

LOCATION DESCRIPTION

Located in an area of SW Oklahoma City that offers a blend of residential and commercial expansion, this professional office development is surrounded by vibrant and growing neighborhoods, schools, including close proximity to Westmoor, Eastlake Elementary, and Moore Norman Tech Center, and is to the immediate south of a master planned commercial development that will include 2 retail strips, additional office, and the opportunity for QSR.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
CAM:	\$2.21/SF
Available SF:	1,146 - 7,167 SF
Year Built:	2021
Zoning	C-2
Market:	SW Oklahoma City
Submarket:	Moore

Emily Duncan Belusko

Sales Associate

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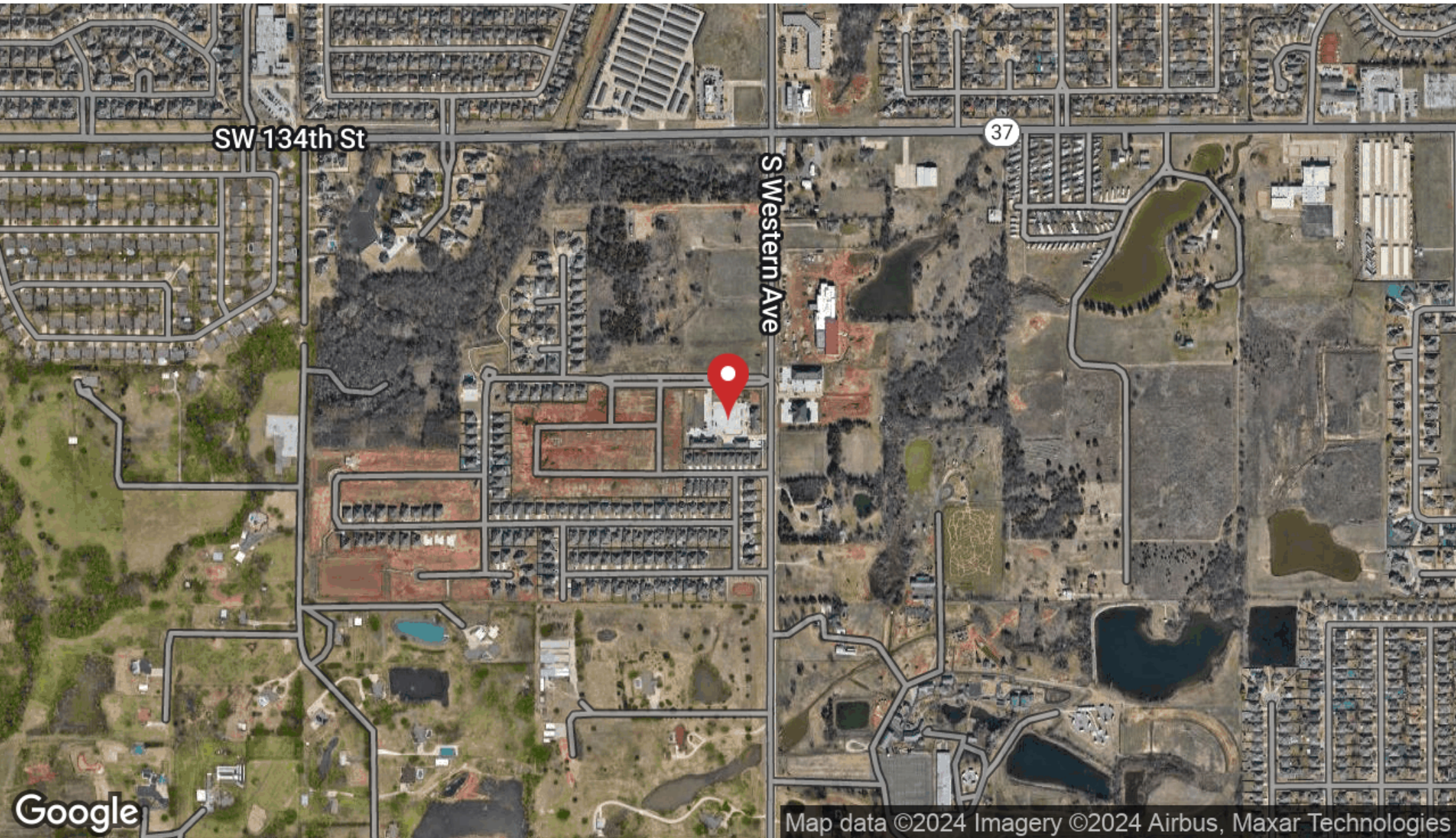


Nick Tyler

Sales Associate

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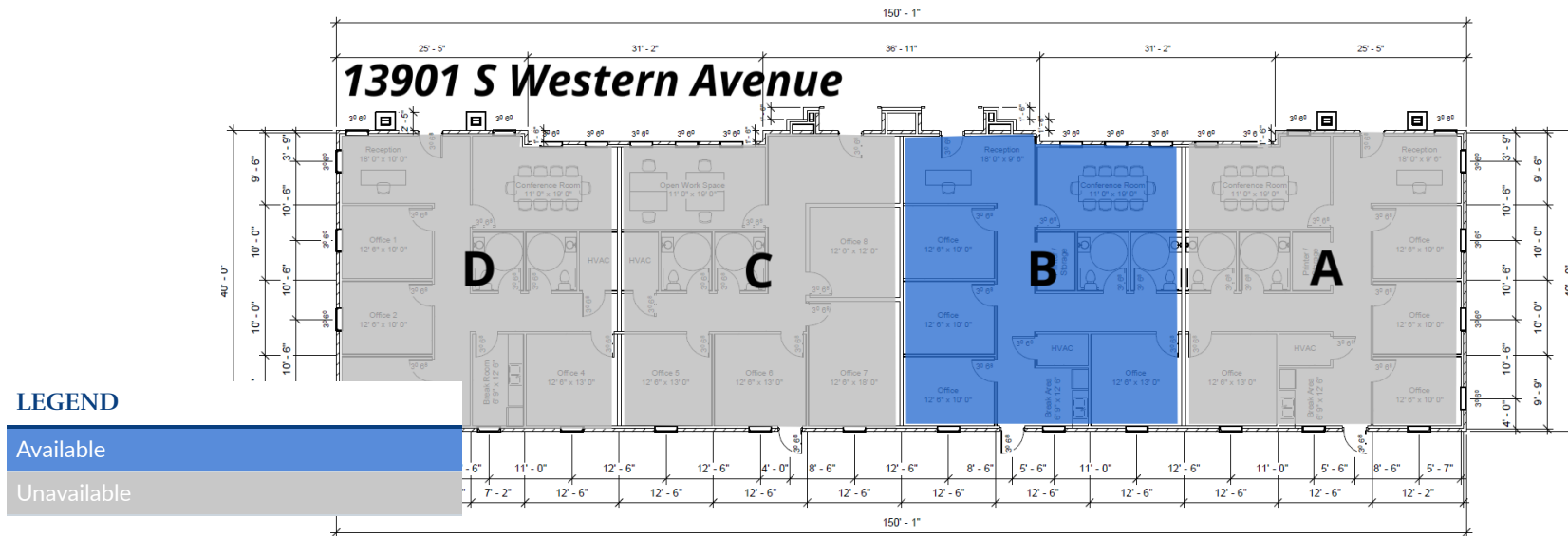
nick@fleskeholding.com







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LEASE INFORMATION

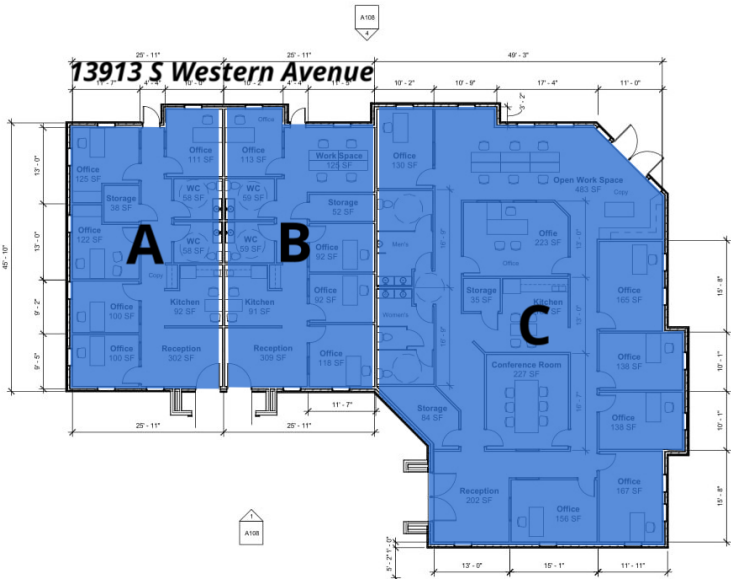
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,481 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
13901 - Suite B	Available	1,481 SF	Modified Gross	\$24.00 SF/yr



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LEGEND

Available

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,146 - 5,686 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
13913 - Suite A	Available	1,172 SF	Modified Gross	\$24.00 SF/yr
13913 - Suite B	Available	1,146 SF	Modified Gross	\$24.00 SF/yr
13913 - Suite C	Available	3,368 SF	Modified Gross	\$24.00 SF/yr





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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,644	66,435	142,121
Average Age	34.2	34.0	34.6
Average Age (Male)	32.2	32.7	33.6
Average Age (Female)	34.8	35.2	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,505	25,189	54,683
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,063	\$71,444	\$66,906
Average House Value	\$141,629	\$152,416	\$147,853

2020 American Community Survey (ACS)

