

## PROPERTY DESCRIPTION

This well-maintained, locally owned and managed office building in a high-traffic area of Yukon is available for lease. Formerly a title company, this space provides professional look and feel for your company.

## LOCATION DESCRIPTION

Located .2 miles from Mustang Rd and less than .3 miles from access to I-40 and the John Kilpatrick Turnpike. This property is located in the Westmark Office Park on a the fast developing stretch of West Reno. Neighbors include long term tenants such as Tinker Federal Credit Union, and Yukon Dental Care.

## PROPERTY HIGHLIGHTS

- Convenient access to I-40 and John Kilpatrick Turnpike
- Professional finishes
- Great co-tenants
- High visibility

### Nick Tyler

Sales Associate

405.397.3228

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## OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Available SF:	2,436 SF
Lot Size:	0.24 Acres
Building Size:	4,129 SF
Year Built:	2013
Market:	Oklahoma City

SPACES	LEASE RATE	SPACE SIZE
Ste 200	\$19.50 SF/yr	2,436 SF

### Kendra Streeter

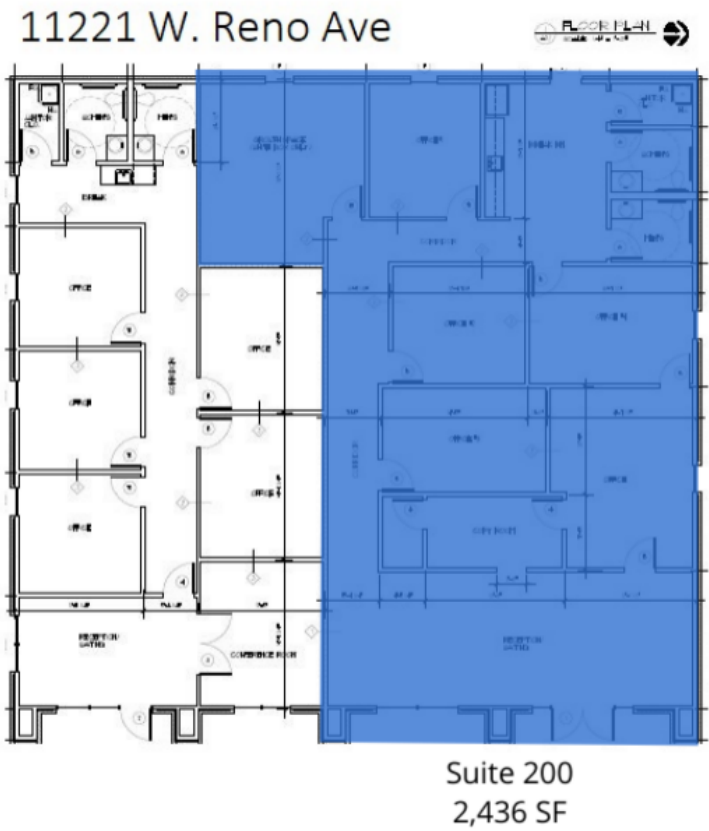
Broker Associate

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11221 W Reno Ave, Yukon, OK 73099



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Ste 200	Available	2,436 SF	Modified Gross	\$19.50 SF/yr



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,389	42,125	75,428
Average Age	32.9	34.4	35.4
Average Age (Male)	32.6	34.1	34.9
Average Age (Female)	33.4	35.2	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,931	15,586	28,482
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$65,214	\$72,007	\$70,098
Average House Value	\$129,368	\$141,145	\$153,102

\* Demographic data derived from 2020 ACS - US Census

