

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	5,000 SF
Available SF:	2,500 - 5,000 SF
Lease Rate:	\$26.00 NNN

PROPERTY OVERVIEW

Build to Suit opportunity available For Sale or Lease in North Oklahoma City. Elevate your business in a space tailored to your vision, with seamless connectivity, frontage on NW 150th and neighboring many great retailers, restaurants, and professional businesses. A buyer or tenant will have flexibility in the design process to cater the property specifically to their business needs.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$26.00 SF/yr	2,500 - 5,000 SF
Suite B	\$26.00 SF/yr	2,500 - 5,000 SF

TYLER HUXLEY  
405.973.8435  
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ETHAN SLAVIN  
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## ADDITIONAL PHOTOS



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## LOCATION MAP

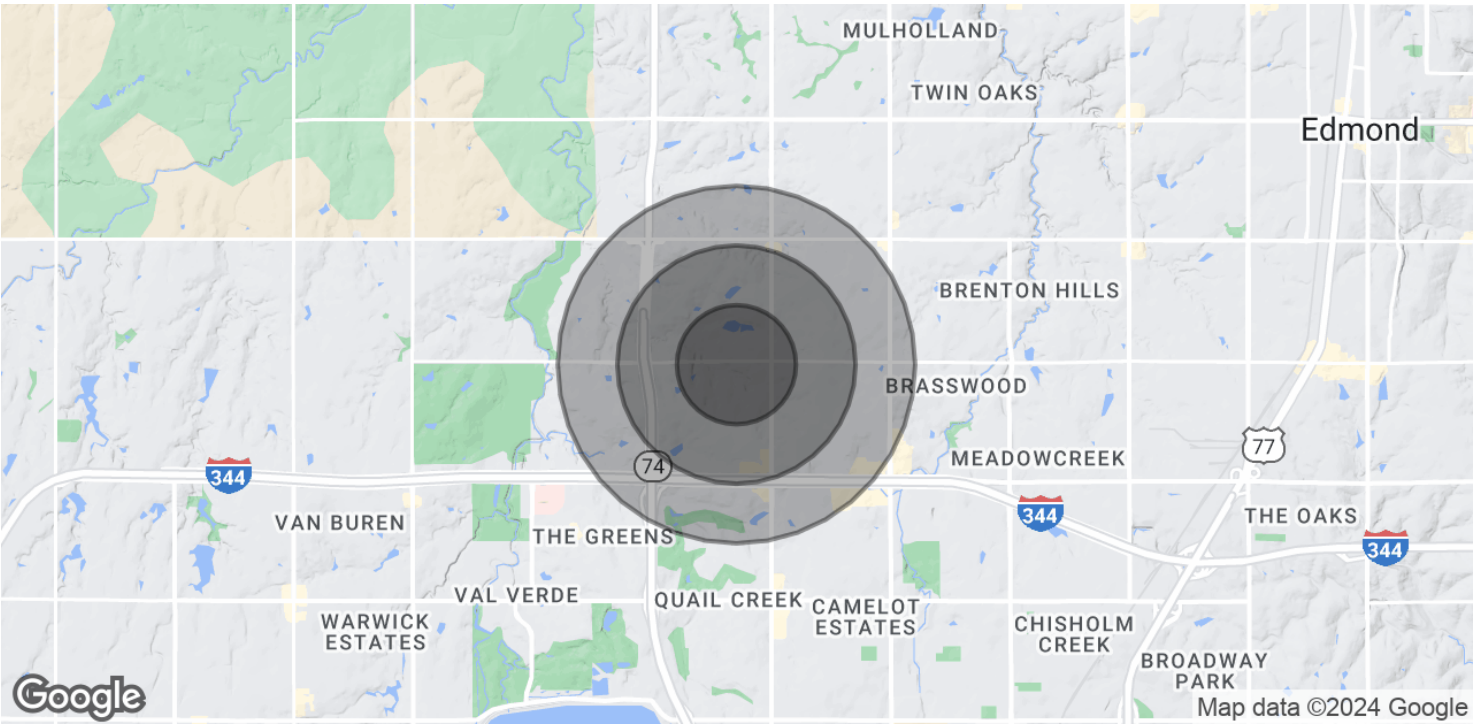


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	834	5,015	14,696
Average Age	40.8	37.7	35.8
Average Age (Male)	40.0	35.6	32.9
Average Age (Female)	38.9	37.6	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	390	2,350	7,160
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$102,556	\$86,464	\$84,662
Average House Value	\$253,345	\$197,904	\$198,164

\* Demographic data derived from 2020 ACS - US Census