

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	6,501 SF
Available SF:	1,240 SF

PROPERTY OVERVIEW

- Ample Parking
- Kitchenette
- Convenient Access to I-44 and I-240

LOCATION OVERVIEW

Multi-tenant office building, 6501 sf, in Moore, OK, within a nice office addition. Ideal for diverse businesses seeking a professional setting. Strategically located for accessibility and prominence, fostering collaboration and networking. Tailor your workspace within this esteemed office enclave.

PROPERTY HIGHLIGHTS

- Ample Parking
- Kitchenette
- Convenient Access to I-44 and I-240

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$15.00 SF/yr	1,240 SF

TYLER HUXLEY  
405.973.8435  
tyler@creekcre.com

GARRETT MCGINNIS  
405.919.9297  
garrett@creekcre.com



## ADDITIONAL PHOTOS

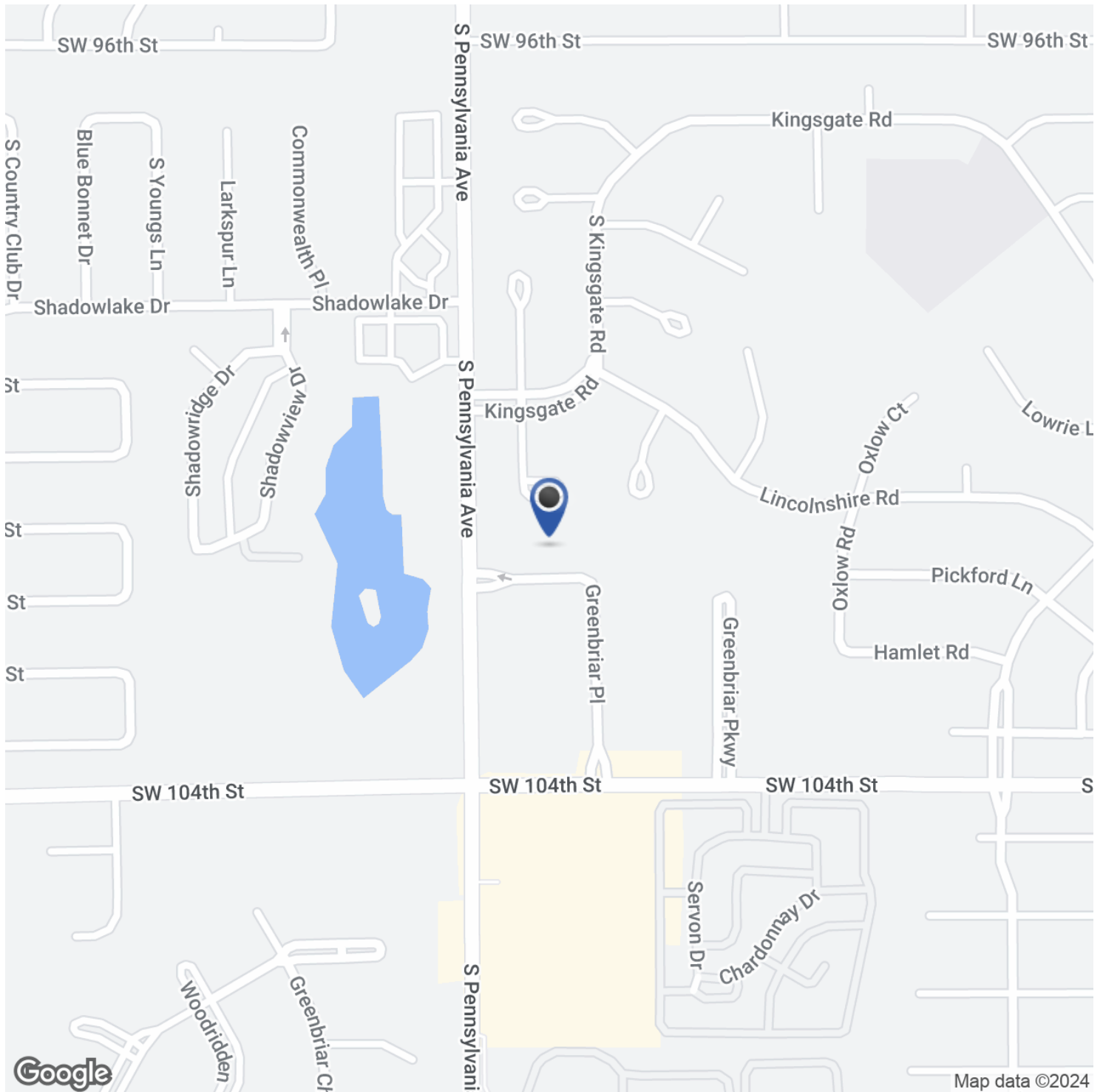


**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

1617 GREENBRIAR PLACE  
1617 GREENBRIAR PLACE | OKLAHOMA CITY, OK 73159

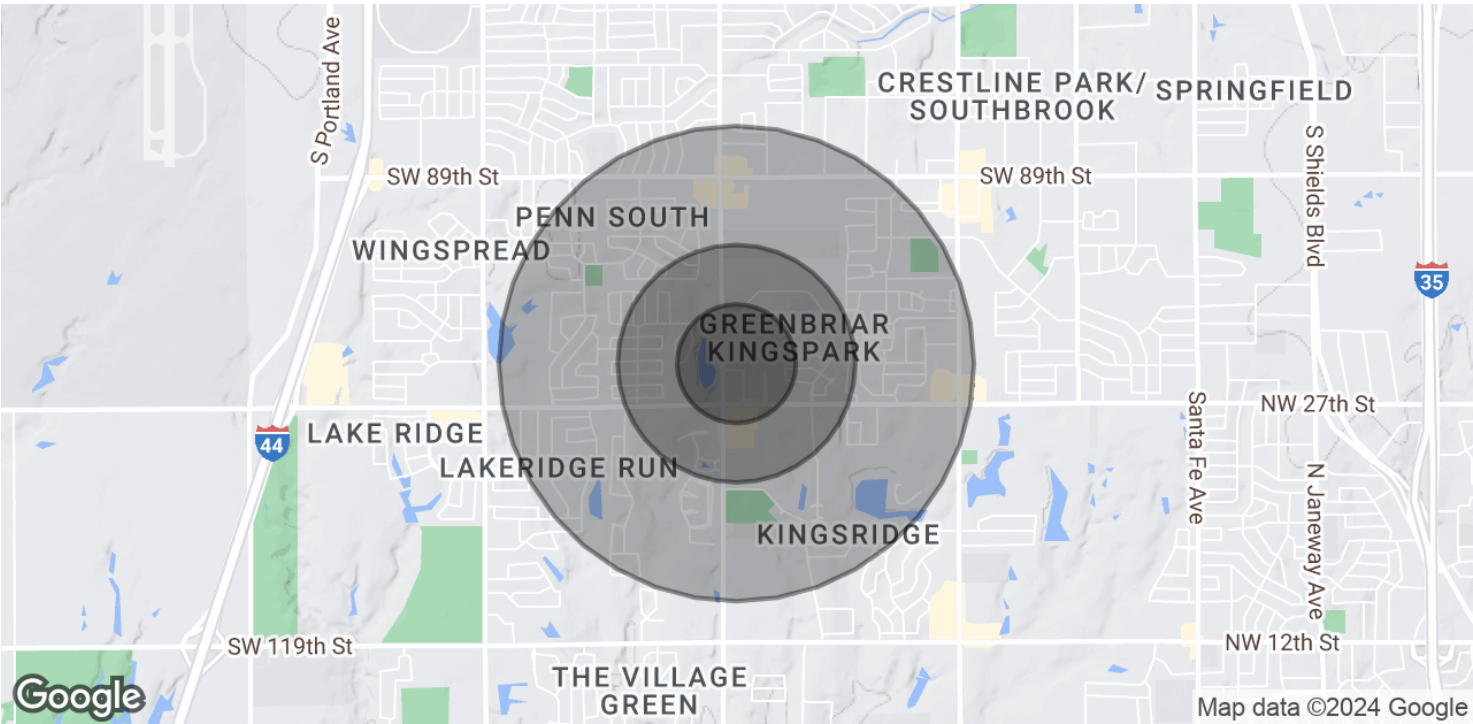
## LOCATION MAP



**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	744	3,145	13,318
Average Age	43.5	44.6	44.8
Average Age (Male)	40.3	40.7	40.8
Average Age (Female)	48.1	49.0	47.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,440	6,104
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$67,497	\$70,467	\$71,935
Average House Value	\$159,294	\$171,404	\$178,159

2020 American Community Survey (ACS)

TYLER HUXLEY  
405.973.8435  
tyler@creekcre.com

GARRETT MCGINNIS  
405.919.9297  
garrett@creekcre.com