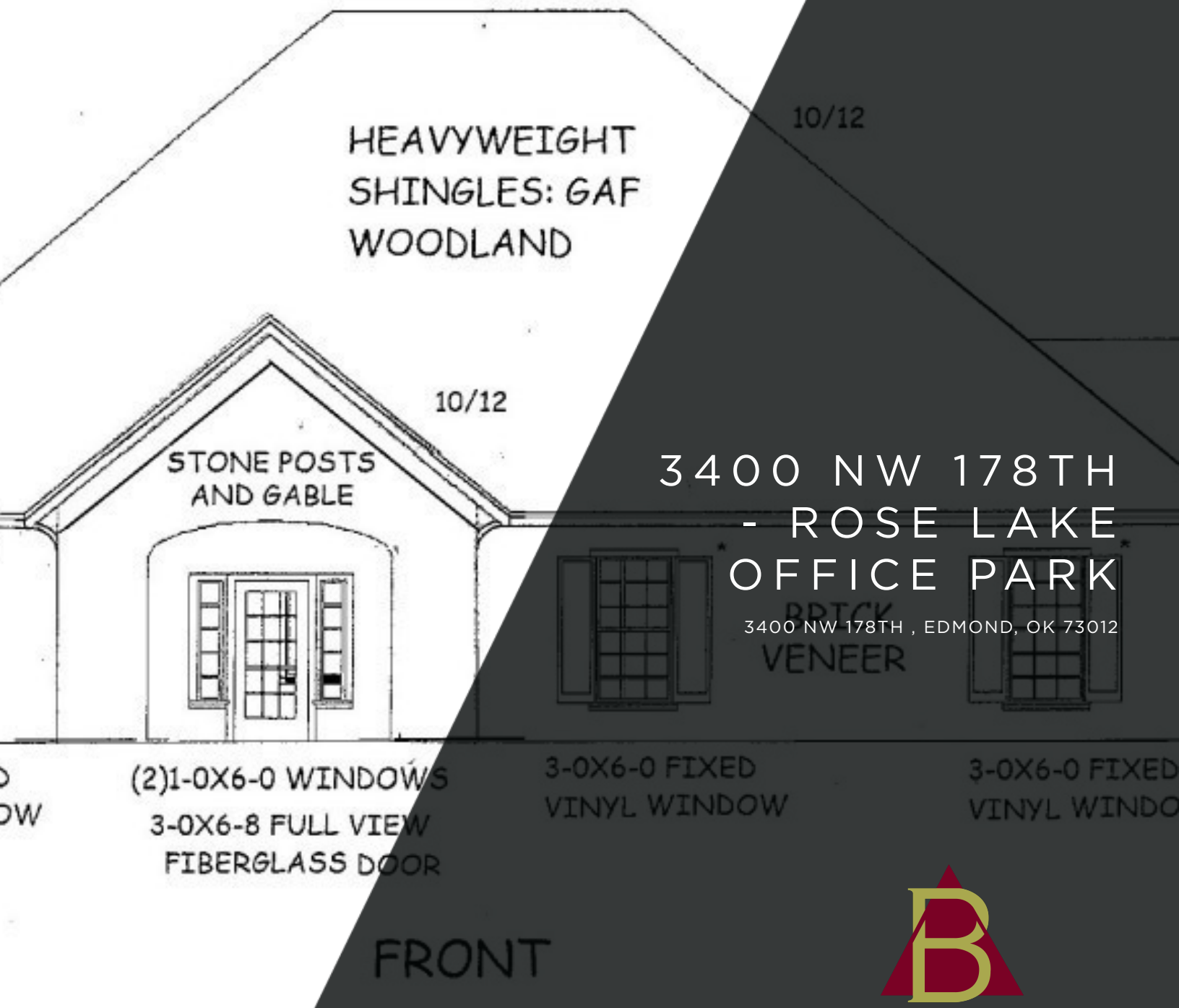


FOR SALE



BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109



BANTA
Property Group

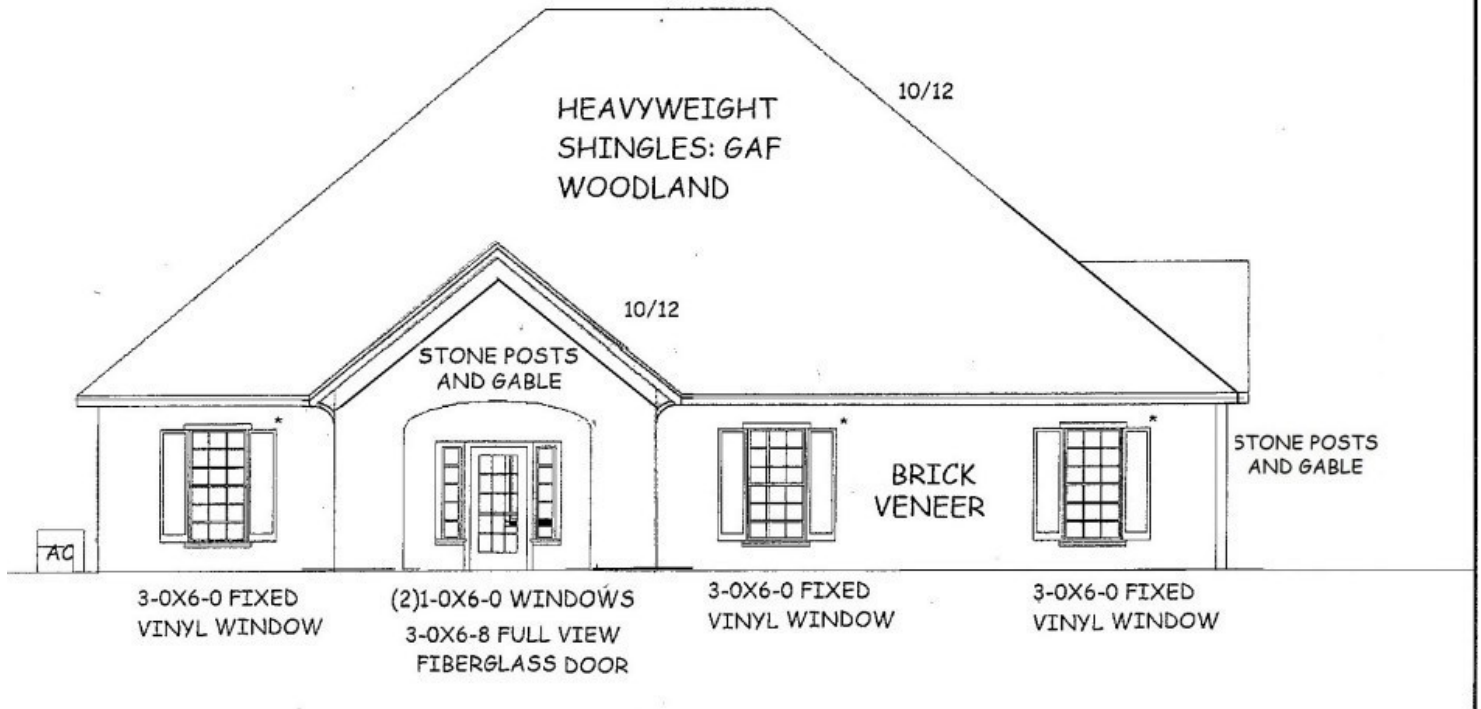
GREG BANTA

405.840.1600

GBANTA@THEBANTACOMPANIES.COM

ROSE LAKE OFFICE PARK

3400 NW 178TH , EDMOND, OK 73012



OFFERING SUMMARY

Sale Price: \$530,000

Year Built: 2020

Building Size: 2,772 SF

Zoning: Office

Market: North

Price / SF: \$191.20

PROPERTY OVERVIEW

These attractive garden style office buildings go quick. The building which will front NW 178th is ready to be started and will feature Class "A" finishes including crown molding, granite tops and plenty of storage. The building can be expanded to 3,500 square feet by building out the upstairs.

PROPERTY HIGHLIGHTS

- Class "A" Finishes Throughout
- Efficient Floor Plan
- Ample Parking
- Great Street Visibility

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3400 NW 178TH - ROSE LAKE OFFICE PARK

3400 NW 178TH , EDMOND, OK 73012

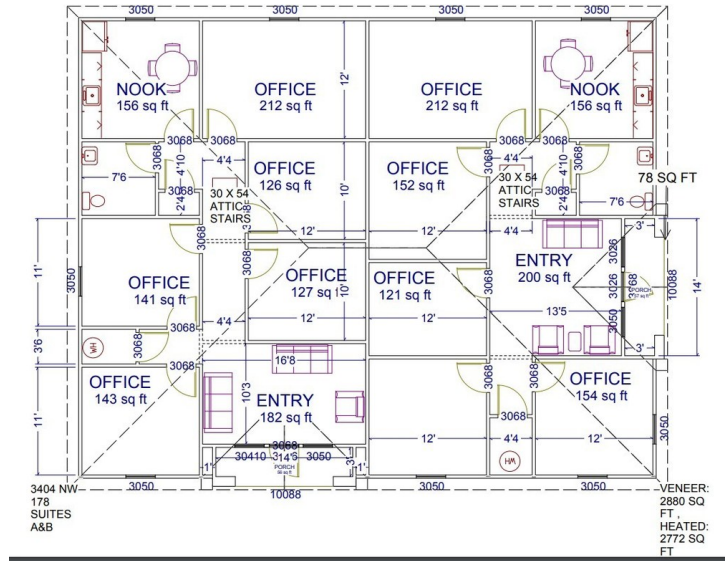
Property Name:	3400 NW 178th - Rose Lake Office Park
Property Address:	3400 NW 178th , Edmond, OK 73012
Property Type:	Office
APN:	168574650
Building Size:	2,772 SF
Building Class:	A
Zoning:	Office
Cross Streets:	178th between May and Portland
Year Built:	2020
Number of Stories:	1

PROPERTY OVERVIEW

These attractive garden style office buildings go quick. The building which will front NW 178th is ready to be started and will feature Class "A" finishes including crown molding, granite tops and plenty of storage. The building can be expanded to 3,500 square feet by building out the upstairs.

LOCATION OVERVIEW

This new development is located on NW 178th between May and Portland. The development backs up to Rose Creek and and just minutes from the Lake Hefner Parkway and the Kilpatrick Turnpike.



SALE HIGHLIGHTS

- Class "A" Finishes Throughout
- Efficient Floor Plan
- Ample Parking
- Great Street Visibility

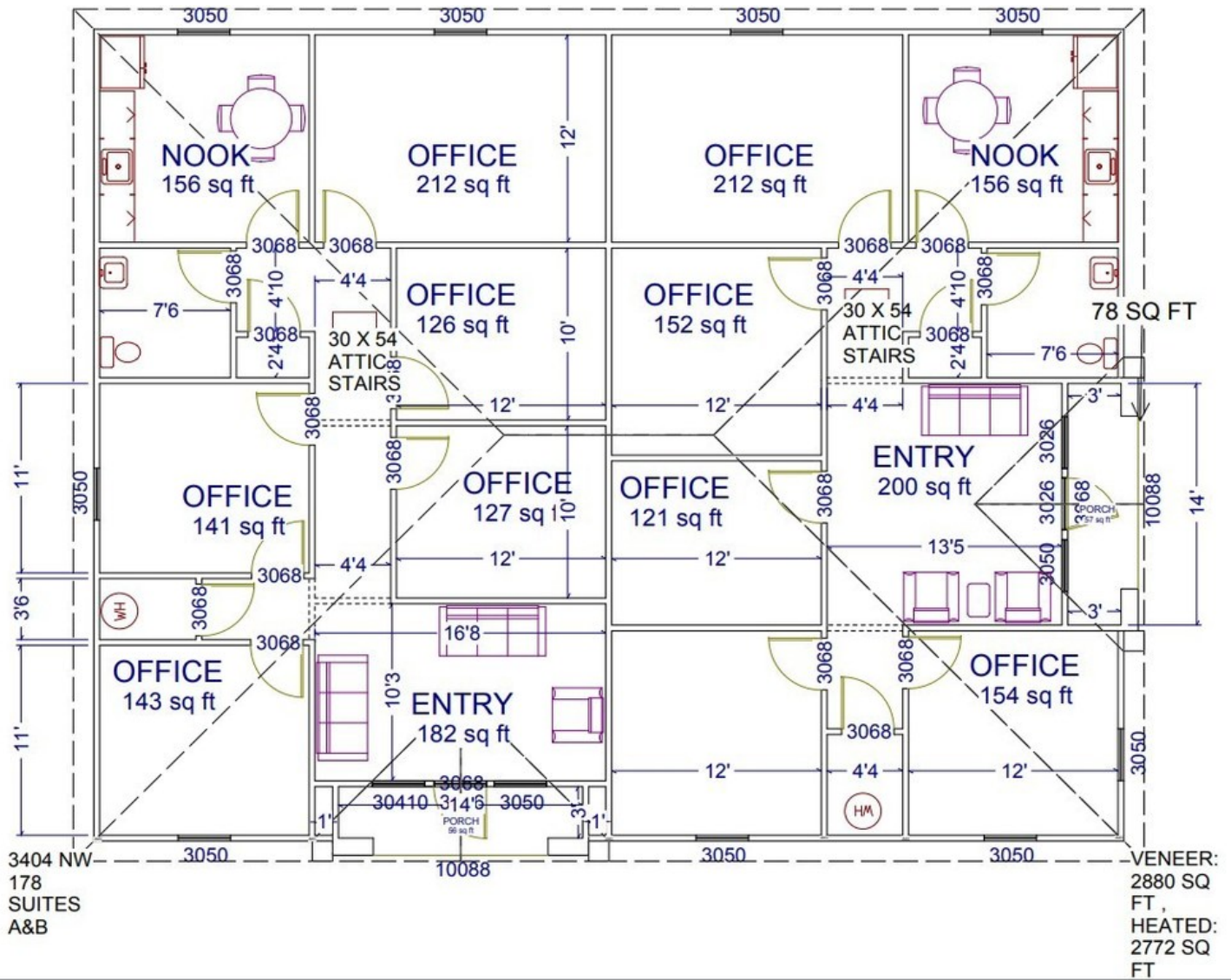
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FLOOR PLAN

3400 NW 178TH , EDMOND, OK 73012



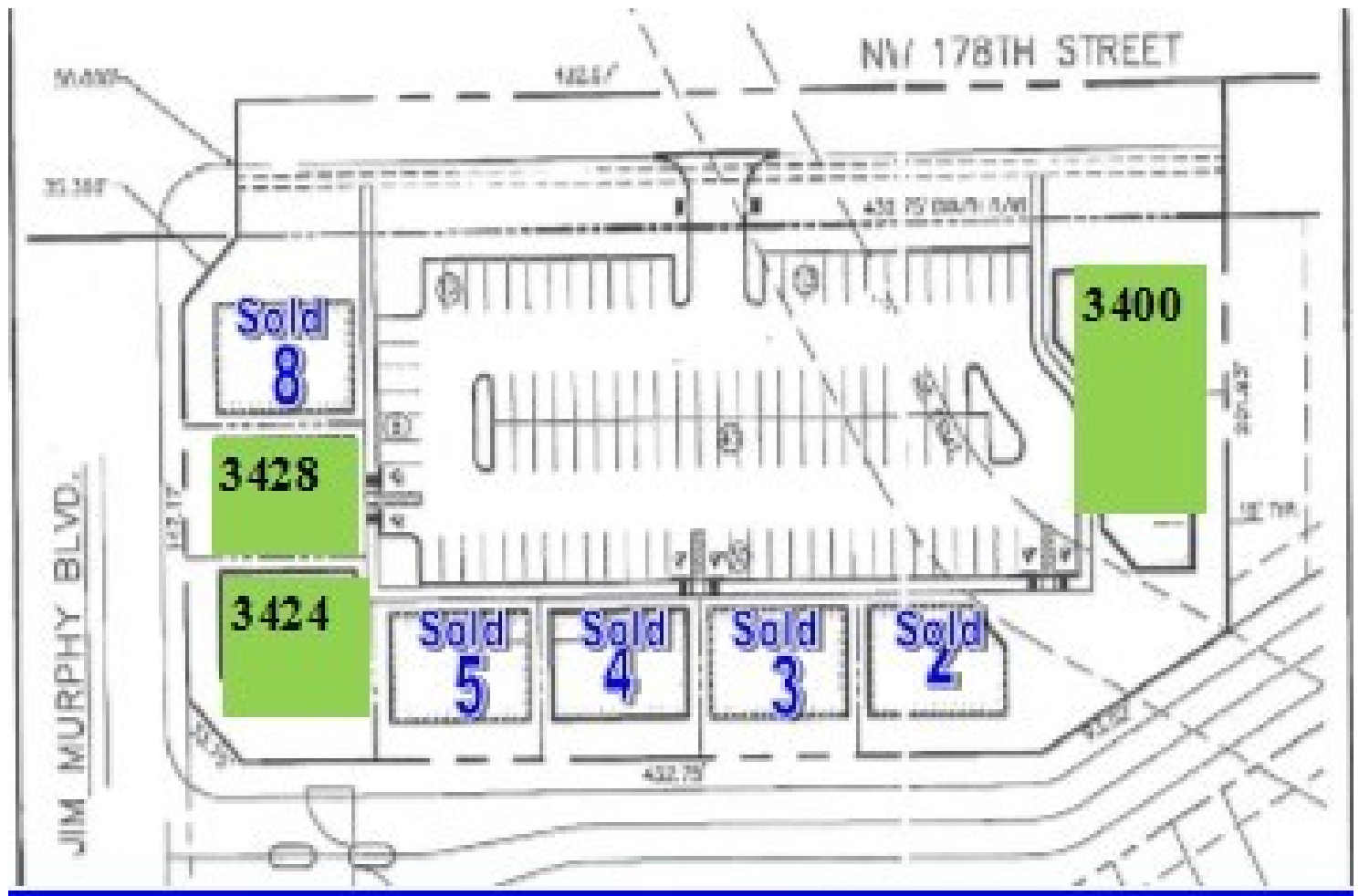
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