

AVONDALE SQUARE

2100 N Eastern Avenue, Moore, OK 73160



OFFICE SPACE FOR LEASE:

Available SF: Suite 1 - 2,818 SF

Lease Rate: \$15.00 SF/yr (NNN)

Year Built: 2016

Building Size: 16,370

Submarket: Moore/Norman

050919

PROPERTY OVERVIEW

Prominent two-story flagship corner unit in a popular commercial district in east Moore. Top of the line office space - a true professional gem. Rare opportunity to lease a move-in ready with all the extras. Space includes conference room, second-story loft, 3 private offices plus additional open concept work spaces, kitchenette, side garage with modern glass door and 3 bathrooms including a shower. Amenities include high-end finishes, above ground FEMA-rated storm shelter, 25' ceilings, abundant natural light, tankless hot water, custom shades, shiplap walls and reclaimed boxcar hardwood flooring. Join the booming energy in this commercial district with The Boxcar coffee house, Blakes BBQ, Cobble Insurance, Rise Coworking space, Lunar Music Supply, local salon and spa services, and other great local businesses.

Located in Moore off Eastern between NE 12th and NE 27th. More than 17,000 cars per day. 150' of frontage on Eastern. Ideal location with ample residential rooftops.

Beautiful two-story storefront in a highly traveled area.

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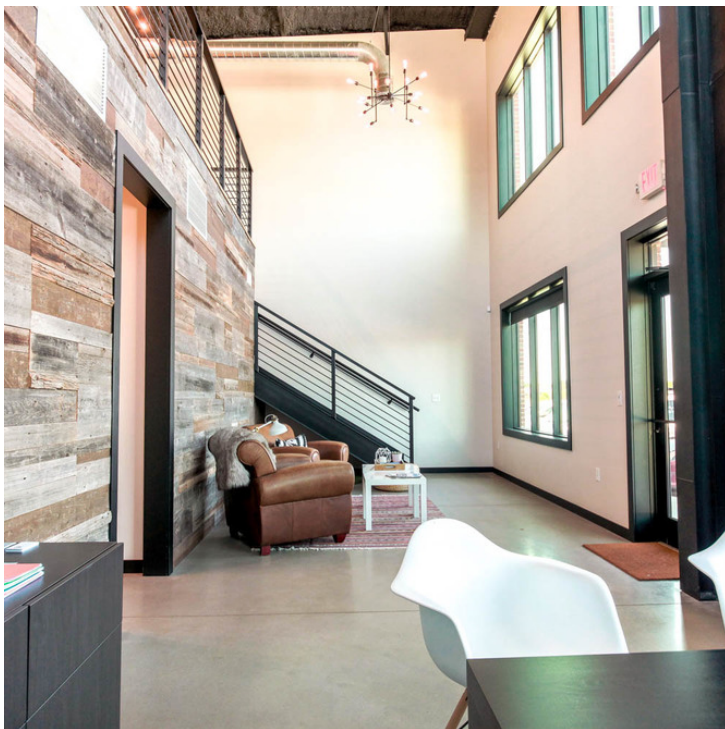
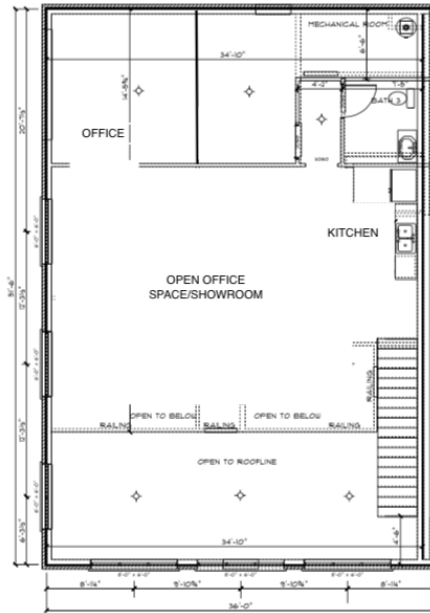
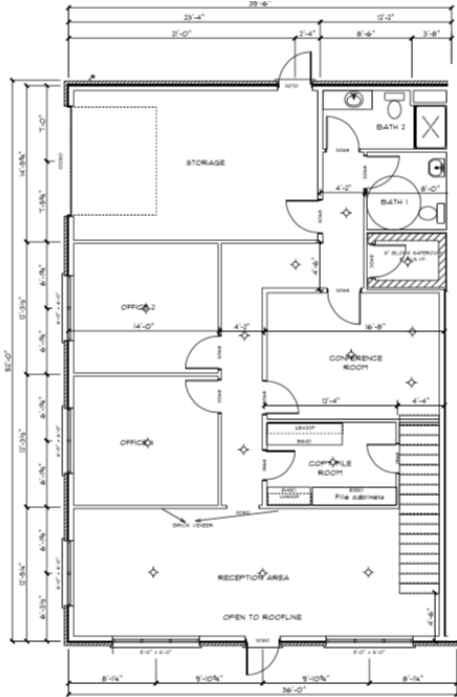
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Floor Plan & Interior Photos - 2100 N Eastern Avenue, Moore, OK 73160



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Demographics Map & Report - 2100 N Eastern Avenue, Moore, OK 73160



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,338	59,595	144,131
Median age	35.8	33.1	33.0
Median age (Male)	32.9	32.2	32.2
Median age (Female)	39.1	34.2	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,011	22,453	54,671
# of persons per HH	2.8	2.7	2.6
Average HH income	\$64,890	\$59,550	\$58,812
Average house value	\$136,404	\$130,717	\$131,896

* Demographic data derived from 2010 US Census

TRAFFIC COUNT		
N Eastern Ave	north	17,818
N Eastern Ave	south	17,531

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