

3705 WEST MEMORIAL ROAD, OKLAHOMA CITY, OKLAHOMA

## CHASE PLAZA



### PROPERTY SUMMARY

**Available SF:** 1,450 - 9,687 SF

**Lease Rate:** \$11.00 SF/yr  
NNN (\$2.81  
estimate) Tenant  
pays utilities

**Building Size:** 159,341

**Market:** North Oklahoma  
City

**Submarket:** Memorial Corridor

### MEMORIAL ROAD FRONTAGE

Located in the heart of a rapidly developing area of medical offices and retail along the Memorial Road Corridor, this property offers an opportunity for expansion, or a great location for a new venture.

For more information please contact:

**TOM FIELDS**  
tfields@priceedwards.com  
405.239.1205

**CRAIG TUCKER**  
ctucker@priceedwards.com  
405.843.7474

## DEMOGRAPHICS / TRAFFIC COUNTS

### DEMOGRAPHICS (PER 2010 CENSUS, 5 MILE RADIUS)

Census Population 2010	113,890
Estimated Population 2018	127,782
Est. Avg. Household Income	\$82,646
Median Age	36.5

### TRAFFIC COUNTS (PER ACOG & OTA)

On Memorial Rd. West of Lake Hefner Pkwy	30,616 ('14)
On Memorial Rd. West of Lake Hefner Pkwy	28,569 ('12)
On Lake Hefner Pkwy South of Memorial Rd.	77,400 ('10)
On Lake Hefner Pkwy North of Memorial Rd.	30,116 ('13)
Kilpatrick Turnpike West of Lake Hefner Pkwy	20,256 ('14)
Kilpatrick Turnpike East of Lake Hefner Pkwy	23,276 ('02)



For more information please contact:

**TOM FIELDS**

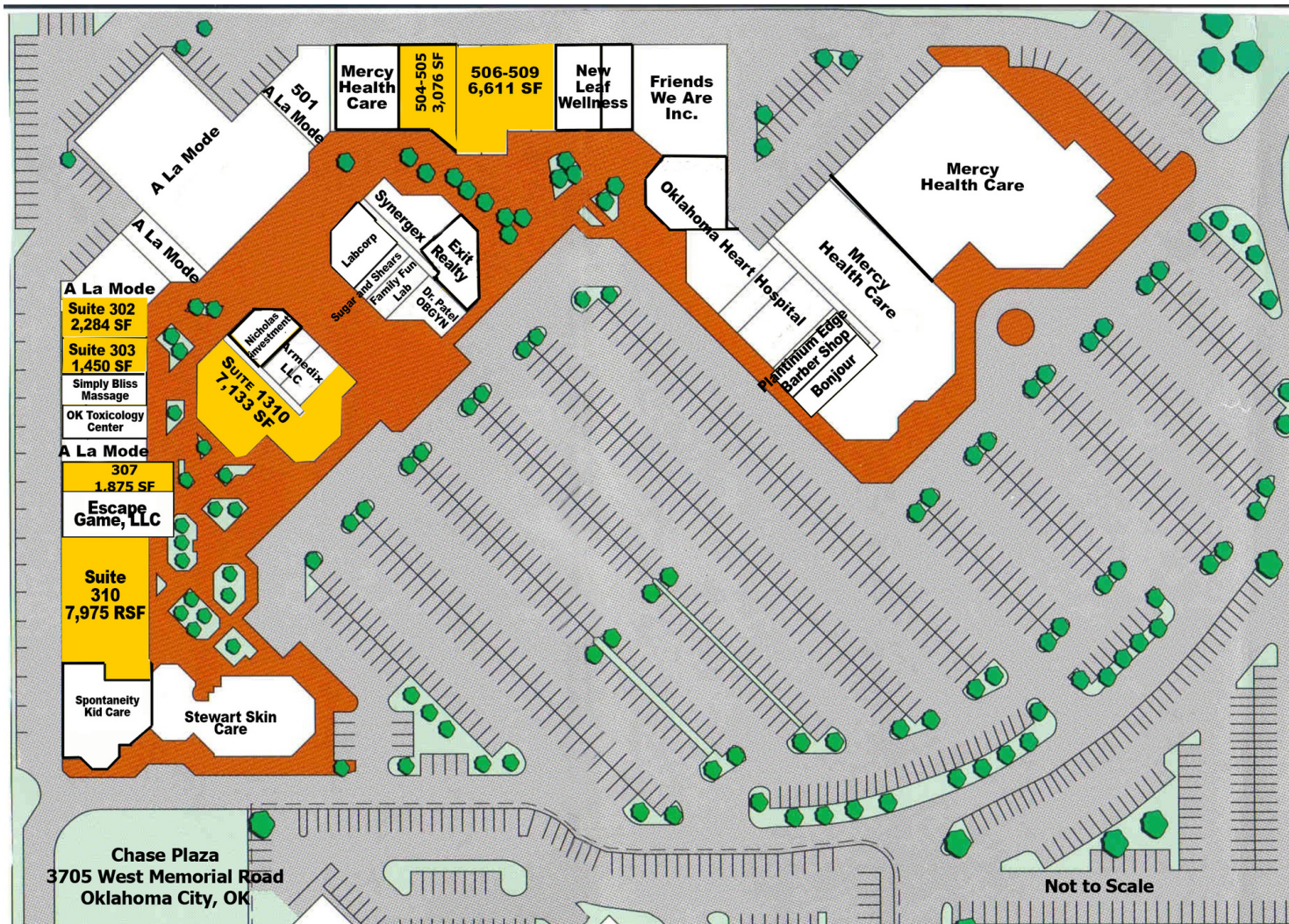
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CHASE PLAZA

SITE PLAN

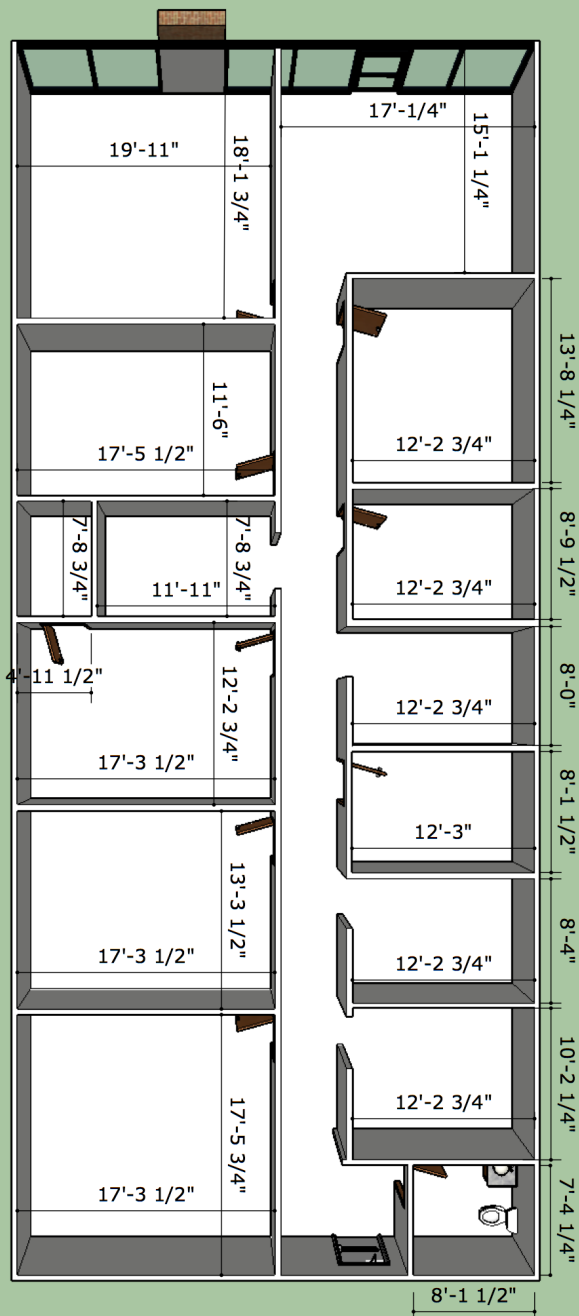


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SUITE 302: 2,284 SF



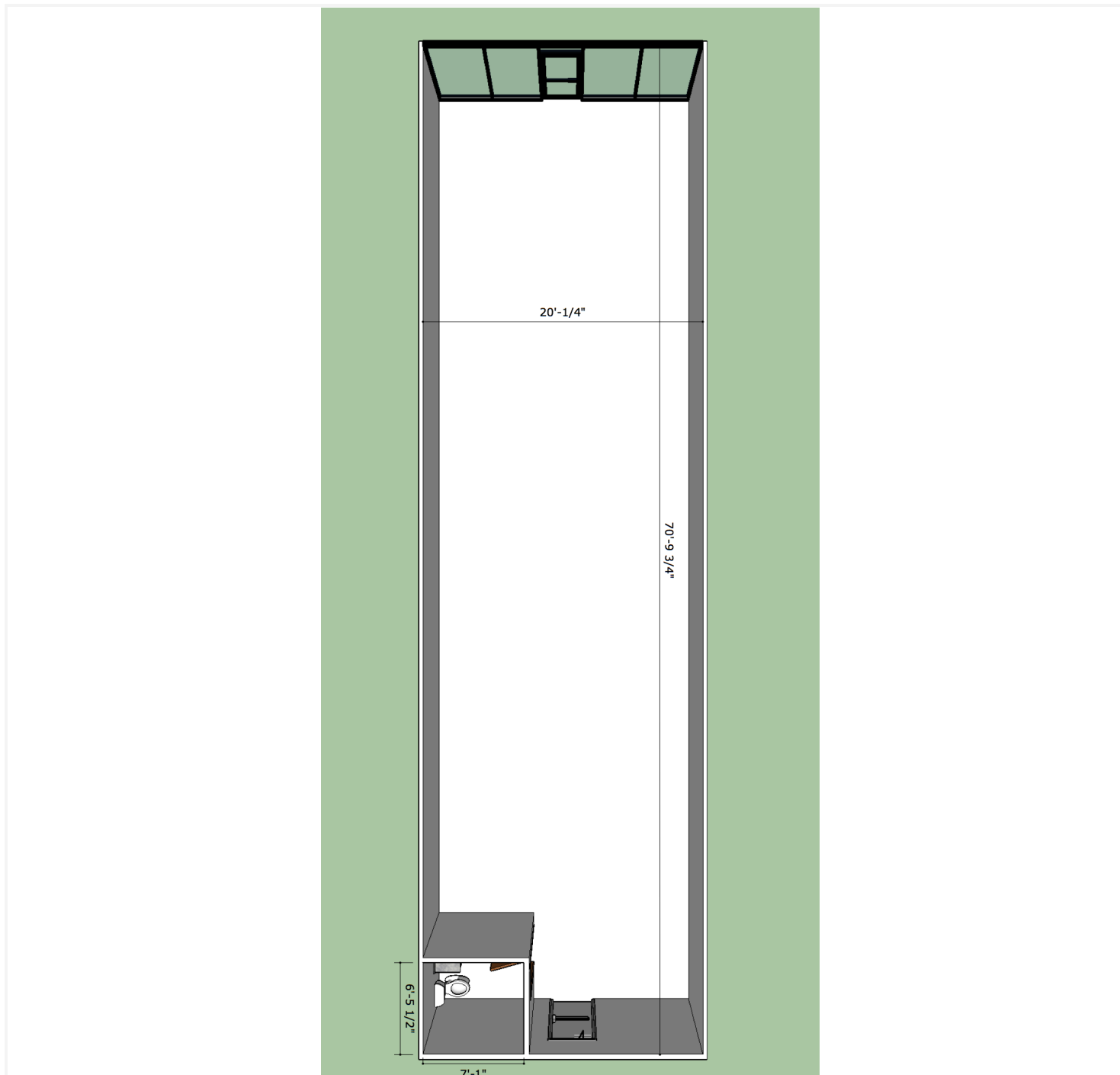
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CHASE PLAZA

SUITE 303: 1,450 SF



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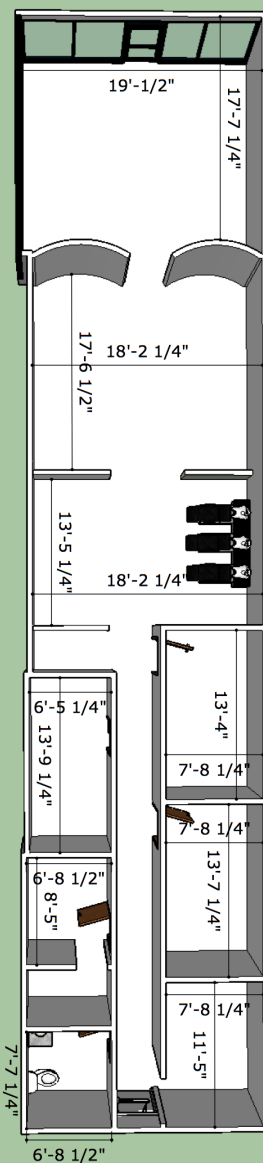
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SUITE 307: 1,875 SF



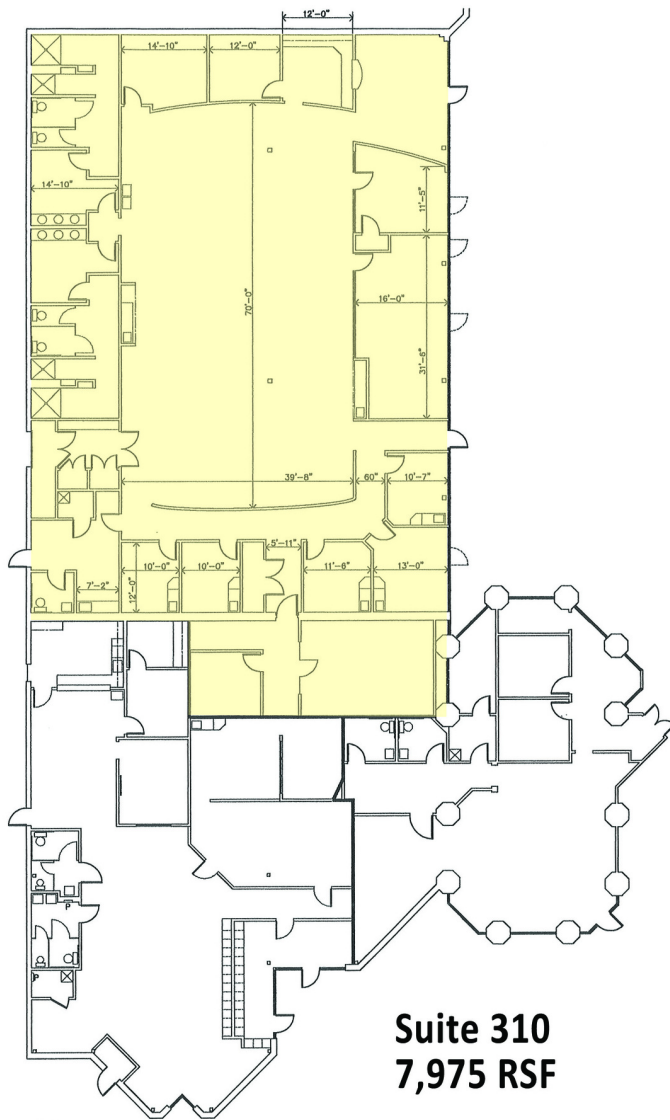
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CHASE PLAZA

SUITE 310: 7,975 SF



**Suite 310**  
**7,975 RSF**

 PARTIAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
CHASE PLAZA  
3705 W. MEMORIAL ROAD - OKLAHOMA CITY, OK

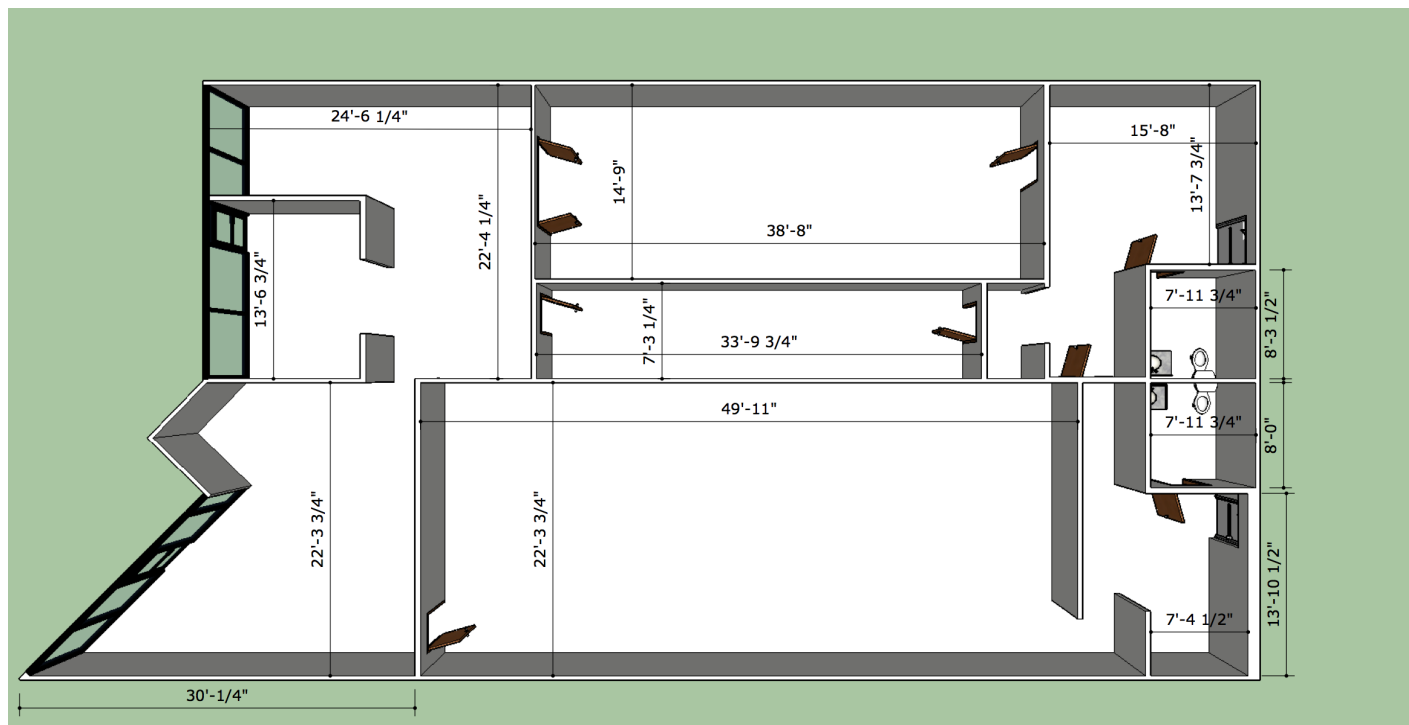
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CHASE PLAZA

SUITE 504-505: 3,076 SF



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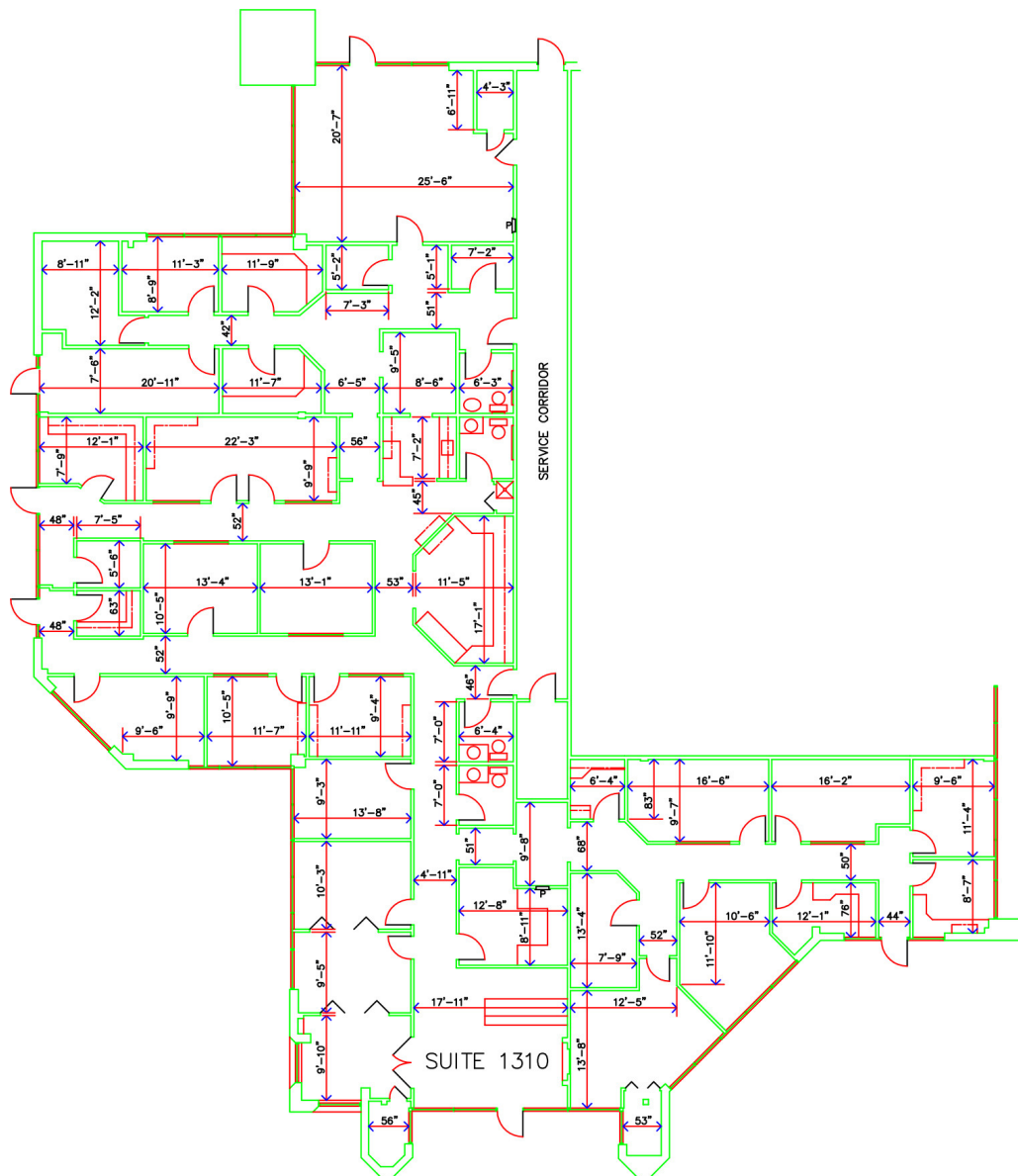
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CHASE PLAZA

SUITE 1310: 7,133 SF



NORTH  
 CHASE PLAZA  
 Scale: 1/16" = 1'-0"

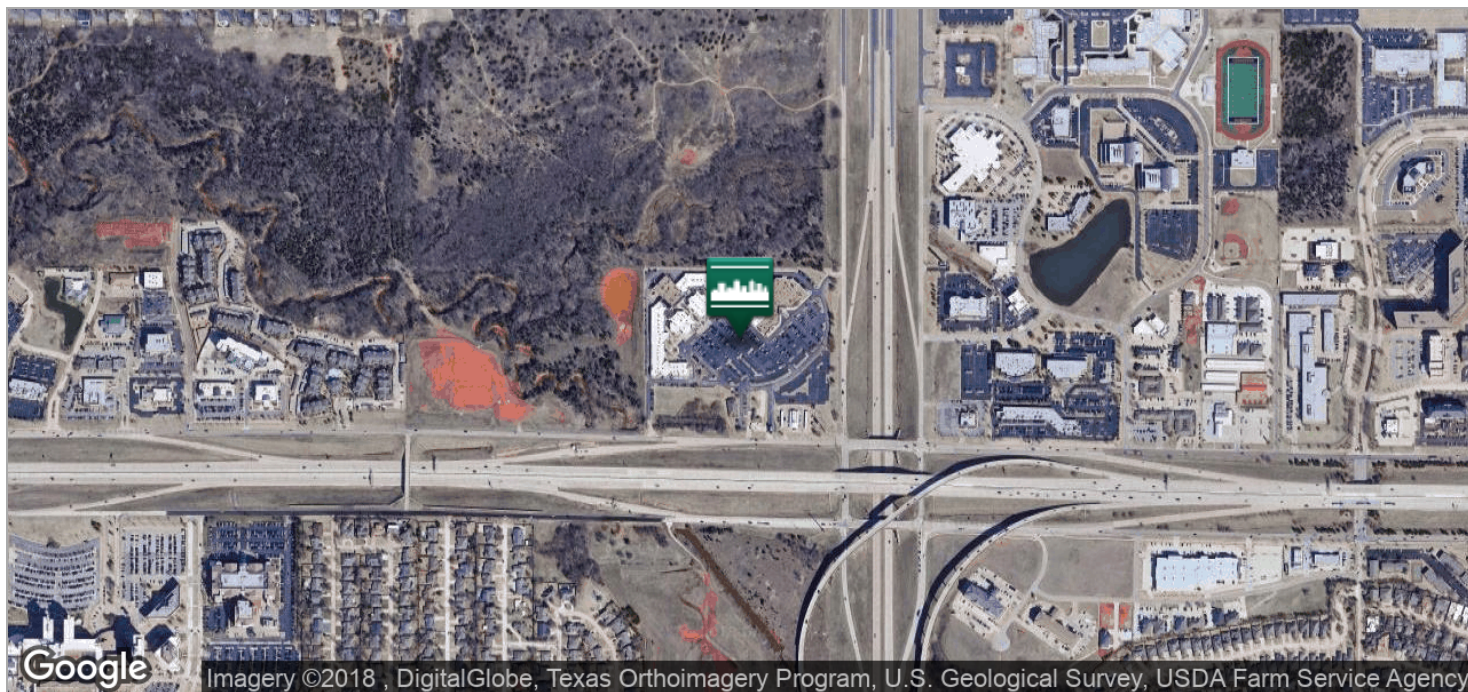
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LOCATION MAPS



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AVAILABLE SPACES

**Lease Rate:** \$11.00 SF/YR (NNN) **Total Space** 1,450 - 7,975 SF  
**Lease Type:** NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 302	Office Building	\$11.00 SF/YR	NNN	2,284 SF	Negotiable	
Suite 303	Office Building	\$11.00 SF/YR	NNN	1,450 SF	Negotiable	
Suite 307	Office Building	\$11.00 SF/YR	NNN	1,875 SF	Negotiable	
Suite 310	Office Building	\$11.00 SF/YR	NNN	7,975 SF	Negotiable	
Suite 504-505	Office Building	\$11.00 SF/YR	NNN	3,076 SF	Negotiable	
Suite 506-509	Office Building	\$11.00 SF/YR	NNN	6,611 SF	Negotiable	
Suite 1310	Office Building	\$11.00 SF/YR	NNN	7,133 SF	Negotiable	

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