

Esperanza Office Park - Building 2905

2905 NW 156th St, Edmond, OK 73013



OFFICE SPACE NOW AVAILABLE

Available SF:	4,477 SF
	Immediate occupancy available
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.37 Acres
Building Size:	4,500 SF
Building Class:	A
Year Built:	2009
Sub Market:	North Oklahoma City/Edmond

FOR MORE INFORMATION, CONTACT

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www.priceedwards.com

PROPERTY OVERVIEW

Esperanza is a beautiful executive office building located in Northwest OKC/Edmond area. The property is very well laid out with large private windowed offices, a large conference room, as well as the kitchen/break room. There is also an additional 18 x 20 mezzanine upstairs that could serve as an additional creative office space or storage area. Esperanza boasts very nice class A interior finishes throughout including maple base and crown molding, 8' doors and granite countertops in entry, kitchen and restrooms. Exterior common areas are very well maintained.

Property is located one 1/2 mile north of the major intersection of NW 150th and N. May Avenue in the prestigious Esperanza north office park. The convenient location provides easy access to both Kilpatrick Turnpike and Highway 74 as well as a diverse choice of dining, shopping, and entertainment venues including BJ's Brewhouse, Olive Garden, Abuelos, TopGolf, Quail Springs Mall and more.

- HIGH END CLASS A INTERIOR FINISHES
- LARGE FULL KITCHEN/BREAK AREA
- ALL PRIVATE OFFICES CONTAIN WINDOWS

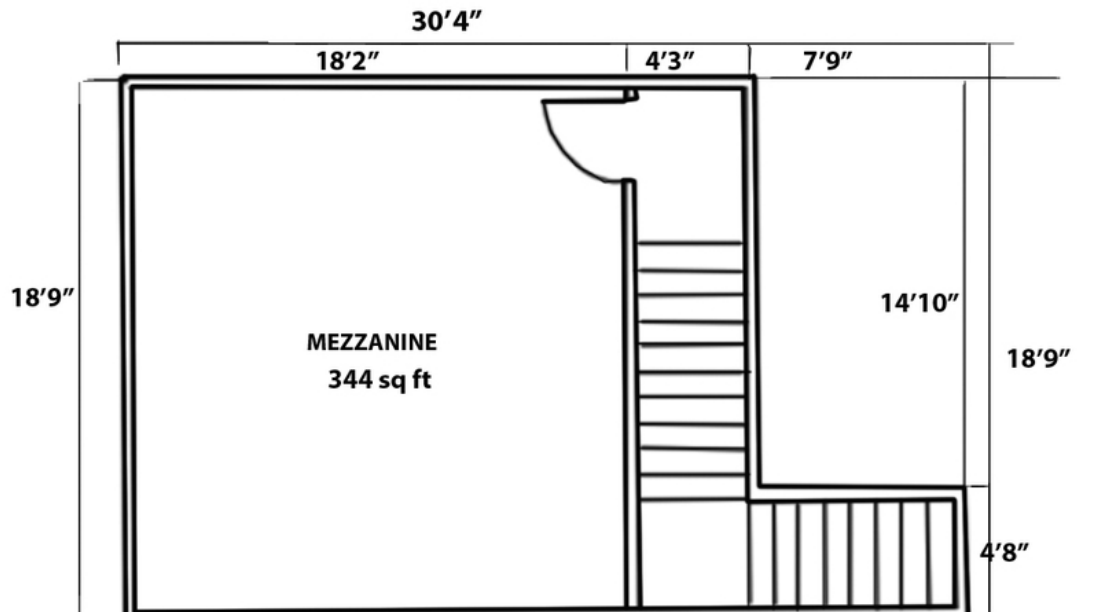
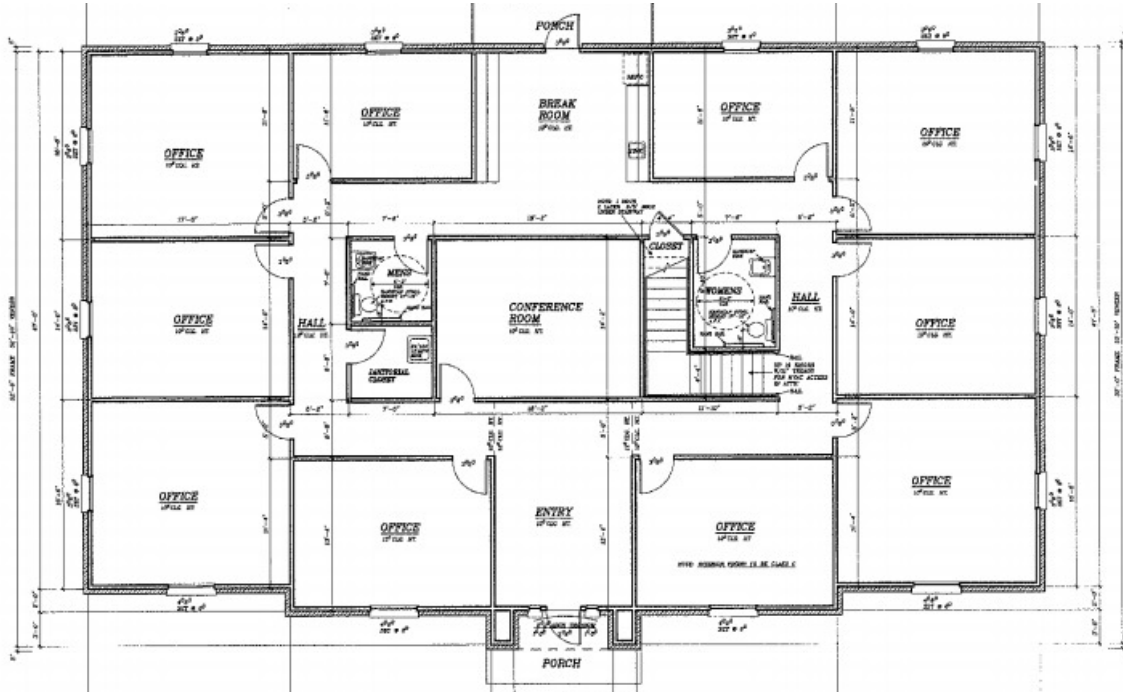
www.retailoklahoma.com/esperanza

Explore Esperanza in 3D

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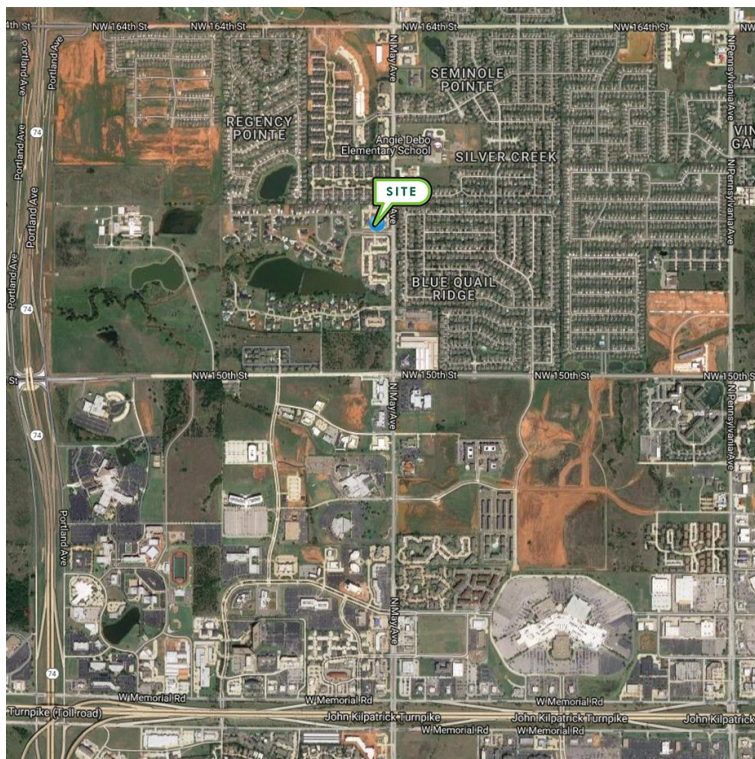
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Esperanza Office Park - Building 2905

2905 NW 156th St, Suite 1, Edmond, OK 73013



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	427,753
Population Density	427,753
Median Age	35.9
Median Age (Male)	34.4
Median Age (Female)	37.2
Total Households	176,667
# of Persons Per HH	2.4
Average HH Income	\$75,050
Average House Value	\$192,712

TRAFFIC COUNTS (per ACOG)

N May Ave	north	23,041
N May Ave	south	12,476

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.