

# KELLEY POINTE PLAZA

2601 NORTH KELLEY POINTE, EDMOND, OK 73013



## OFFICE SPACE FOR LEASE



**Available SF:** 4,441SF

**Lease Rate:** \$22.00 PSF  
(full service)

**Lot Size:** 2.6 Acres

**Year Built:** 2001

**Building Size:** 21,584 SF

**Submarket:** Edmond

**Cross Streets:** Kelly & 33rd St

Class A office space located in the heart of Edmond. Located just off 33rd and Kelly and minutes away from Broadway Extension and the Kilpatrick Turnpike, Kelley Pointe is an ideal space for creative office, flex work or as an executive space. Kelley Pointe has a modern feel with interior commercial glass walls as well as great light and views as all the exterior walls are primarily windows.

### LOCATION OVERVIEW

Conveniently located off Kelly Avenue just north of 33rd St in the city of Edmond. Broadway Extension and the Kilpatrick Turnpike are within minutes plus the location has many restaurants and retail options within a ten minute drive time.

- CLASS A OFFICE SPACE
- LOCATED IN KELLEY POINTE
- CREATIVE OFFICE SPACE - IMMEDIATE OCCUPANCY AVAILABLE

[www.retailoklahoma.com/kelleypointe](http://www.retailoklahoma.com/kelleypointe)

[Explore Kelley Point in 3D](#)

For more information please contact:

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## PHOTOS



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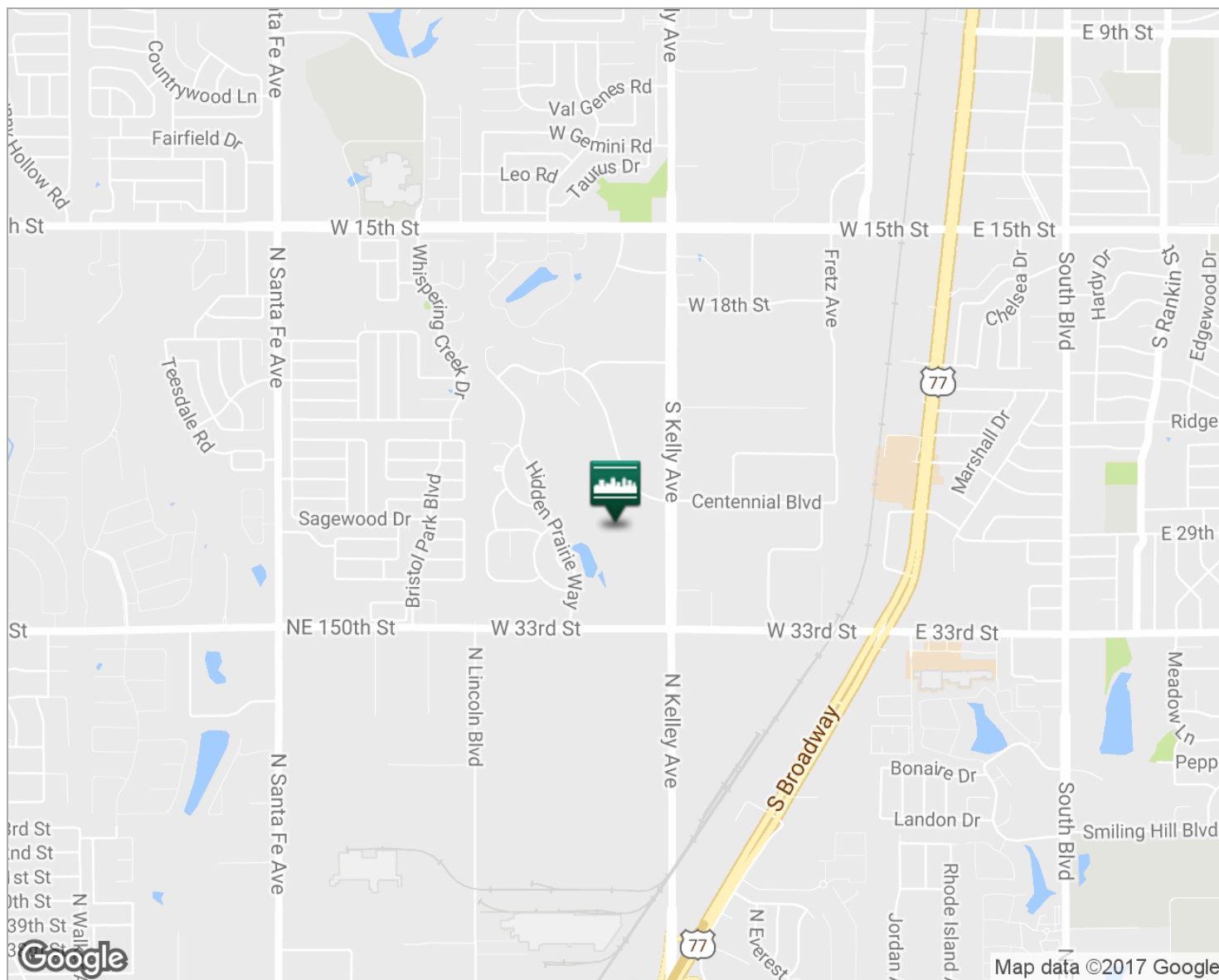
INTERIOR PHOTOS



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## LOCATION MAPS



### LOCATION DESCRIPTION

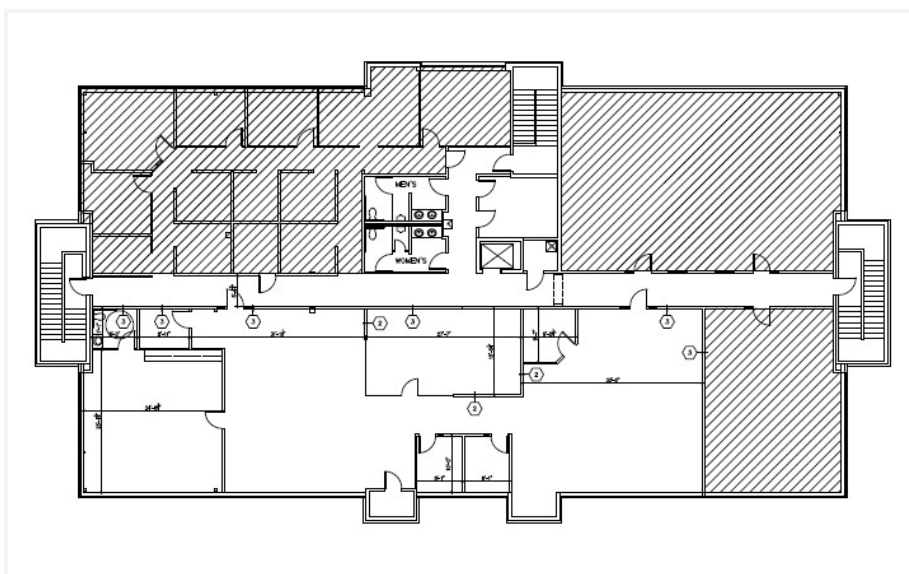
Located off Kelly Avenue just north of 33rd St. Broadway Extension and Kilpatrick Turnpike.

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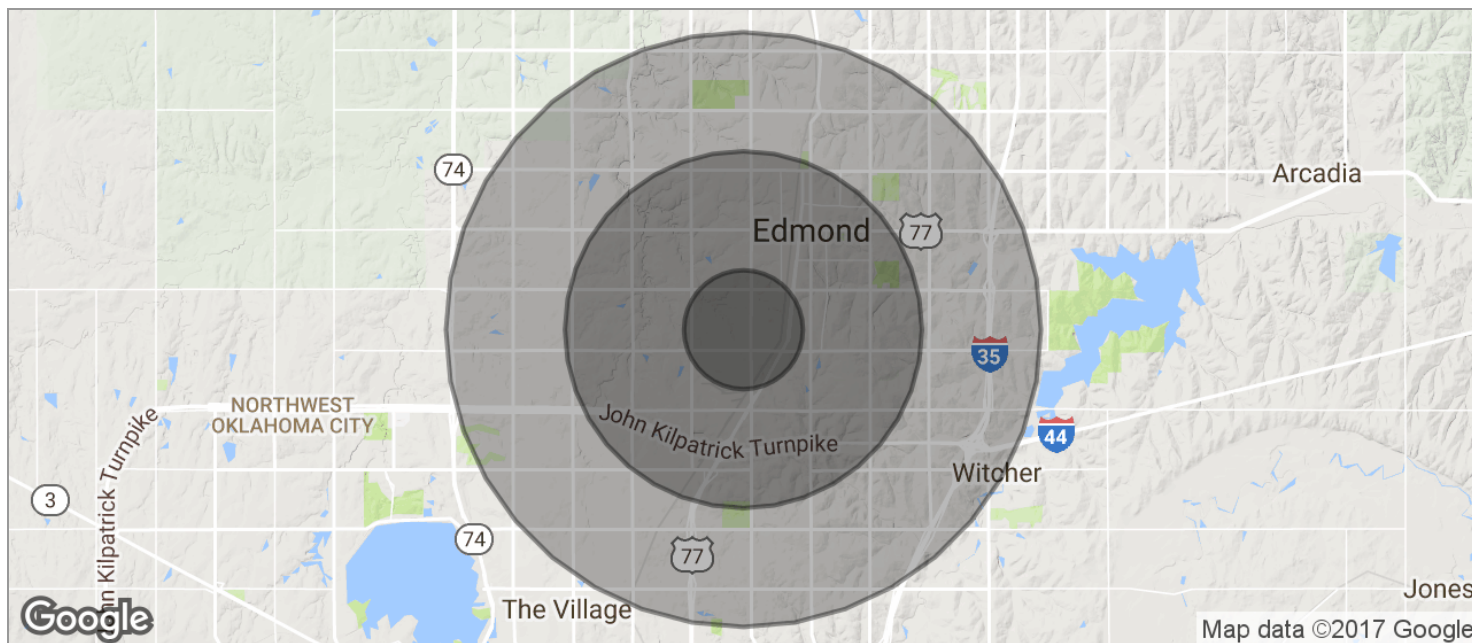
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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,253	67,755	148,865
MEDIAN AGE	30.0	31.5	32.7
MEDIAN AGE (MALE)	28.8	30.0	31.2
MEDIAN AGE (FEMALE)	30.9	32.9	34.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,820	26,082	59,079
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$67,416	\$71,520	\$76,664
AVERAGE HOUSE VALUE	\$160,338	\$184,898	\$197,869

\* Demographic data derived from 2010 US Census

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