

# Oklahoma Business Center

1700 - 1704 S Broadway, Moore, OK 73160 (SW 19th & Broadway)



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	3,240 - 12,960 SF
<b>Lease Rate:</b>	\$13.50 SF/yr + \$3.00 SF/yr (NNN)
<b>Building Size:</b>	50,964 SF
<b>Year Built:</b>	2005
<b>Cross Streets:</b>	South Broadway Street & Southwest 19th Street

## FOR MORE INFORMATION, CONTACT

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## PROPERTY OVERVIEW

The property is located on South Broadway just north of 19th Street. The highly visible, attractive service center development faces Sam's Club.

The area is highly concentrated with retailers such as Sams, Super Wal-Mart, Home Depot, Lowes, Super Target, JC Penney, Best Buy, Bed, Bath & Beyond, PetSmart, Winco, At Home, Ross, Hemispheres, and multiple restaurants and entertainment venues.

Oklahoma Business Center offers some of the most affordable rental rates in the rapidly growing Moore area.

Suites 1700C, 1700D, 1704C & 1704D are combined  
= 6,480 SF available

Suites 1700E, 1700F, 1704E & 1704F are combined  
= 6,480 SF available

Suite 1700I and 1704I are combined  
= 3,240 SF available

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# Oklahoma Business Center / 3,240 - 12,960 Sq Ft Available

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1704A	1704B	1704C 1,620 sf AVAILABLE	1704D 1,620 sf AVAILABLE	1704E 1,620 sf AVAILABLE	1704F 1,620 sf AVAILABLE	1704G	1704H	1704I 1,620 sf AVAILABLE	1704J	1704K	1704L	1704M
1700A	1700B	1700C 1,620 sf AVAILABLE SPACES COMBINED 6,480 sf	1700D 1,620 sf AVAILABLE	1700E 1,620 sf AVAILABLE SPACES COMBINED 6,480 sf	1700F 1,620 sf AVAILABLE	1700G	1700H	1700I 1,620 sf AVAILABLE SPACES COMBINED 3,240 sf	1700J	1700K	1700L	1700M

South Broadway



### 1700 S Broadway

A	Orthopedic Spine & Sports PT - OSSPT	
B	Orthopedic Spine & Sports PT - OSSPT	
C	<b>AVAILABLE (combined spaces-6,480 SF)</b>	<b>1,620 SF</b>
D	<b>AVAILABLE</b>	<b>1,620 SF</b>
E	<b>AVAILABLE (combined spaces-6,480 SF)</b>	<b>1,620 SF</b>
F	<b>AVAILABLE</b>	<b>1,620 SF</b>
G	Vapor Vintage	
H	Lincoln Lending	
I	<b>AVAILABLE (combined spaces- 3,240 SF)</b>	<b>1,620 SF</b>
J	Superior Finance Co.	
K	Austin Taylor Salon	
L	The Green Egg	
M	S&S Pool	

### TENANTS

### 1704 S Broadway

A	Orthopedic Spine & Sports PT - OSSPT	
B	Orthopedic Spine & Sports PT - OSSPT	
C	<b>AVAILABLE (combined spaces- 6,480 SF)</b>	<b>1,620 SF</b>
D	<b>AVAILABLE</b>	<b>1,620 SF</b>
E	<b>AVAILABLE (combined spaces- 6,480 SF)</b>	<b>1,620 SF</b>
F	<b>AVAILABLE</b>	<b>1,620 SF</b>
G	Matthew Mann CPA	
H	Lincoln Lending	
I	<b>AVAILABLE (combined spaces- 3,240 SF)</b>	<b>1,620 SF</b>
J	Superior Finance Co.	
K	Superior Finance Co.	
L	Happy Hearts Learning Center	
M	Happy Hearts Learning Center	

### Demographics

Radius	Population	Average HH Income
1	9,541	\$72,538
3	70,700	\$74,614
5	117,707	\$81,226

### Traffic Counts

South Broadway	7,933
SW 19th - East	15,960
SW 19th - West	32,494