

The Shoppes on Broadway - Office Space Available

3224 S Broadway, Edmond, OK 73013



OFFICE SPACE NOW AVAILABLE

Available SF - 2nd Floor:	Suite 3224-230 - 3,655 SF
Lease Rate:	Starting at \$16.00 FSG
Building Size:	124,295 SF
Market:	North
Sub Market:	Edmond
Cross Streets:	E 33rd St & S Broadway

PROPERTY OVERVIEW

Located at the gateway to Edmond this property on the intersection of 33rd St & S Broadway is the most visible landmark entering Edmond from Oklahoma City. This upscale mixed use gem is a shopping destination with premier Tenants and an office component with class A type finishes.

LEASE OVERVIEW

Edmond's finest mixed use development offers six private offices and a large conference room on glass, kitchen style breakroom, reception, and built-in workstations for eight. The space has high ceilings, Class A finishes including crown and base. Finding the suite is easy with elevator access off the lobby.

FOR MORE INFORMATION, CONTACT

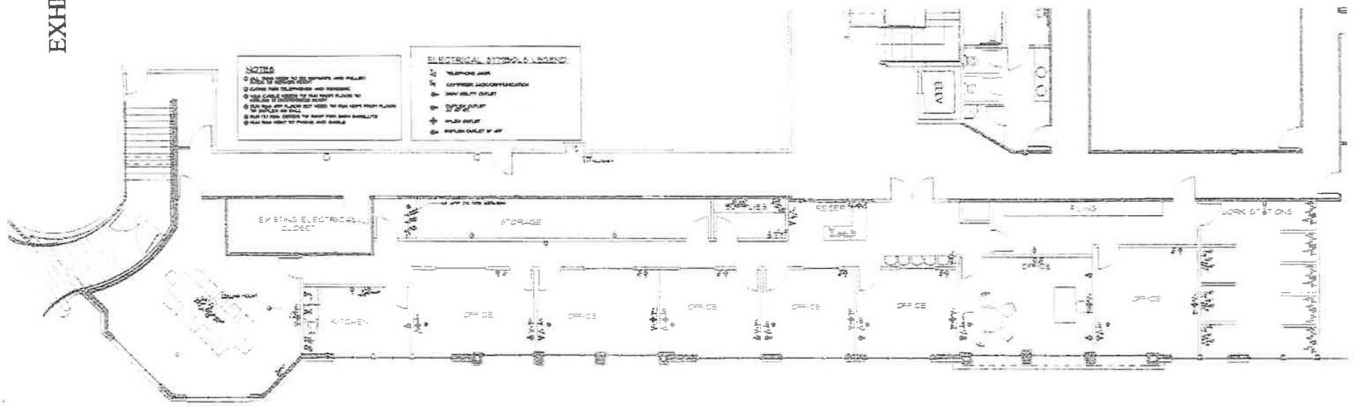
Derek James
djames@pricedwards.com
405.843.7474
210 Park Ave, Suite 1000
Oklahoma City, OK 73102
www.pricedwards.com

The Shoppes on Broadway - Office Space Available

3224 S Broadway, Edmond, OK 73013



EXHIBIT "A"



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	157,811
Population Density	157,811
Median Age	33.0
Median Age (Male)	31.5
Median Age (Female)	34.4
Total Households	50,526
# of Persons Per HH	2.6
Average HH Income	\$85,752
Average House Value	\$204,343

TRAFFIC COUNTS (per ACOG)

Broadway	north	40,328
Broadway	south	41,600
E 33rd St	east	27,006
E 33rd St	west	18,871

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.