

# THE SHOPPES ON BROADWAY

3224 S Broadway, Edmond, OK 73013



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	<b>Suite 230:</b>	±1,983 SF
<b>Lease Rate:</b>		\$16.00 SF/yr FSG
<b>Building Size:</b>		124,295 SF
<b>Market:</b>		North
<b>Sub Market:</b>		Edmond
<b>Cross Streets:</b>		E 33rd St & S Broadway

## PROPERTY 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.

## LOCATION 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 affords the best of both worlds; a shopping destination with premier Tenants and an office component with class A type finishes.

### C. DEREK JAMES

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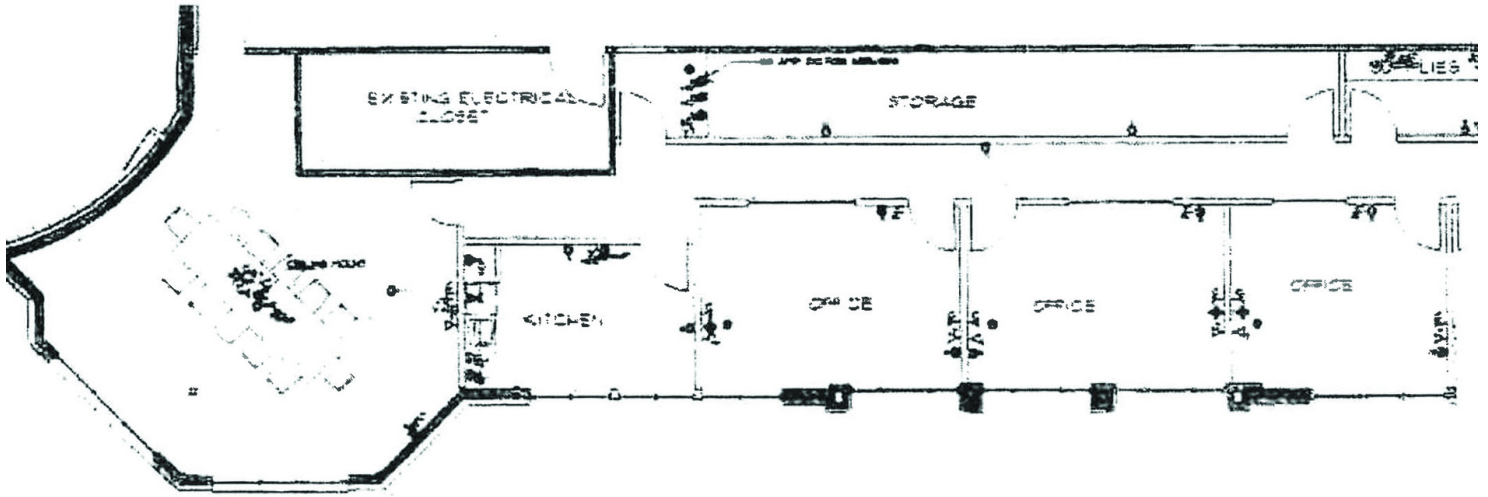
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## Suite 230 ±1,983 RSF



### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	129,849
Population Density	129,849
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	\$80,088
Average House Value	\$204,343

### TRAFFIC COUNTS (per ACOG)

Broadway		40,329
Broadway	south	41,600
E 33rd St		27,006
E 33rd St	west	18,871



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