



### PROPERTY DESCRIPTION

This well maintained, multi tenant office property is located in south Oklahoma City just east of S Pennsylvania Ave and north of SW 104th St, offering convenient access to I 240, I 35, and the surrounding Moore and south OKC trade areas.

Suite 10315 offers approximately 1,107 square feet and is available May 1, 2026. The space is positioned within a professional office setting alongside established legal, financial, and healthcare users, making it well suited for a variety of service oriented tenants. Offered at 14.00 per square foot NNN, this is a quality office opportunity within a stable South Oklahoma City submarket.

The property features a clean exterior, efficient layouts, and ample surface parking. Surrounded by a strong residential base with over 92,000 residents within a three mile radius, the location provides consistent support for office users.

### OFFERING SUMMARY

|                         |                     |
|-------------------------|---------------------|
| <b>Lease Rate:</b>      | \$14.00 SF/yr (NNN) |
| <b>Number of Units:</b> | 1                   |
| <b>Available SF:</b>    | 1,107 SF            |
| <b>Lot Size:</b>        | 0.69 Acres          |
| <b>Building Size:</b>   | 8,326 SF            |

### SPECIAL DETAILS

Space Available 5/1/2026

DO NOT DISTURB TENANT

**Rosha Wood**

rwood@priceedwards.com  
405.239.1219

**Brandy Rundel**

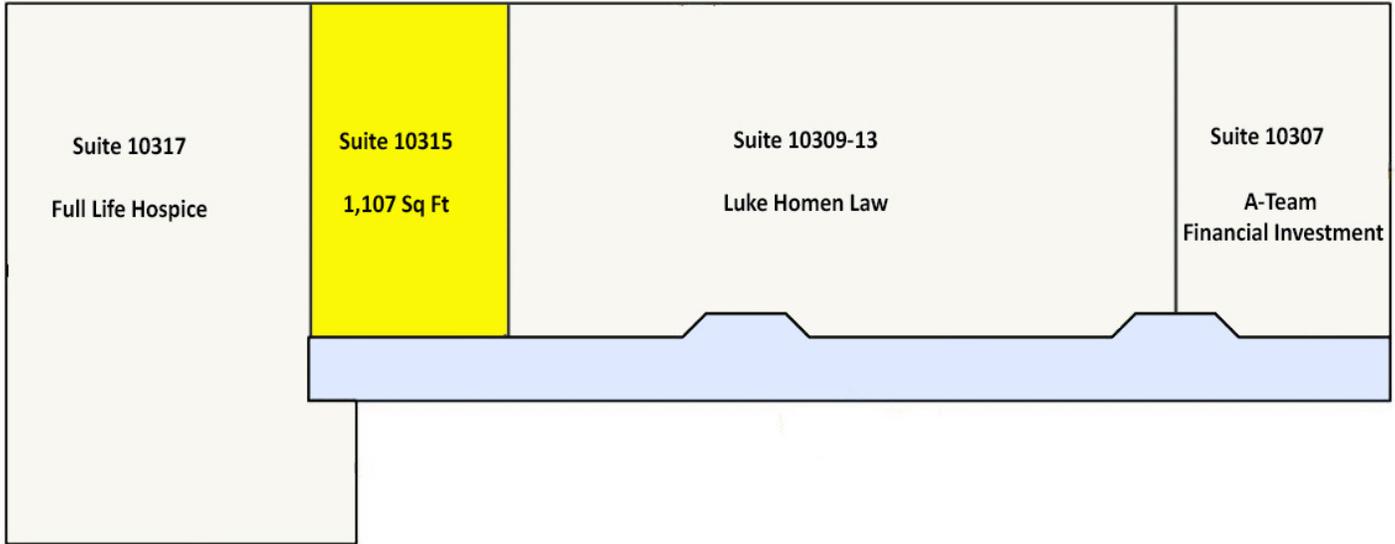
brundel@priceedwards.com  
405.990.5337

**PRICE EDWARDS**  
AND COMPANY

10307 -10317 Greenbriar Pkwy, Oklahoma City, OK 73159

**FOR LEASE**

\$14.00 SF/YR (NNN)



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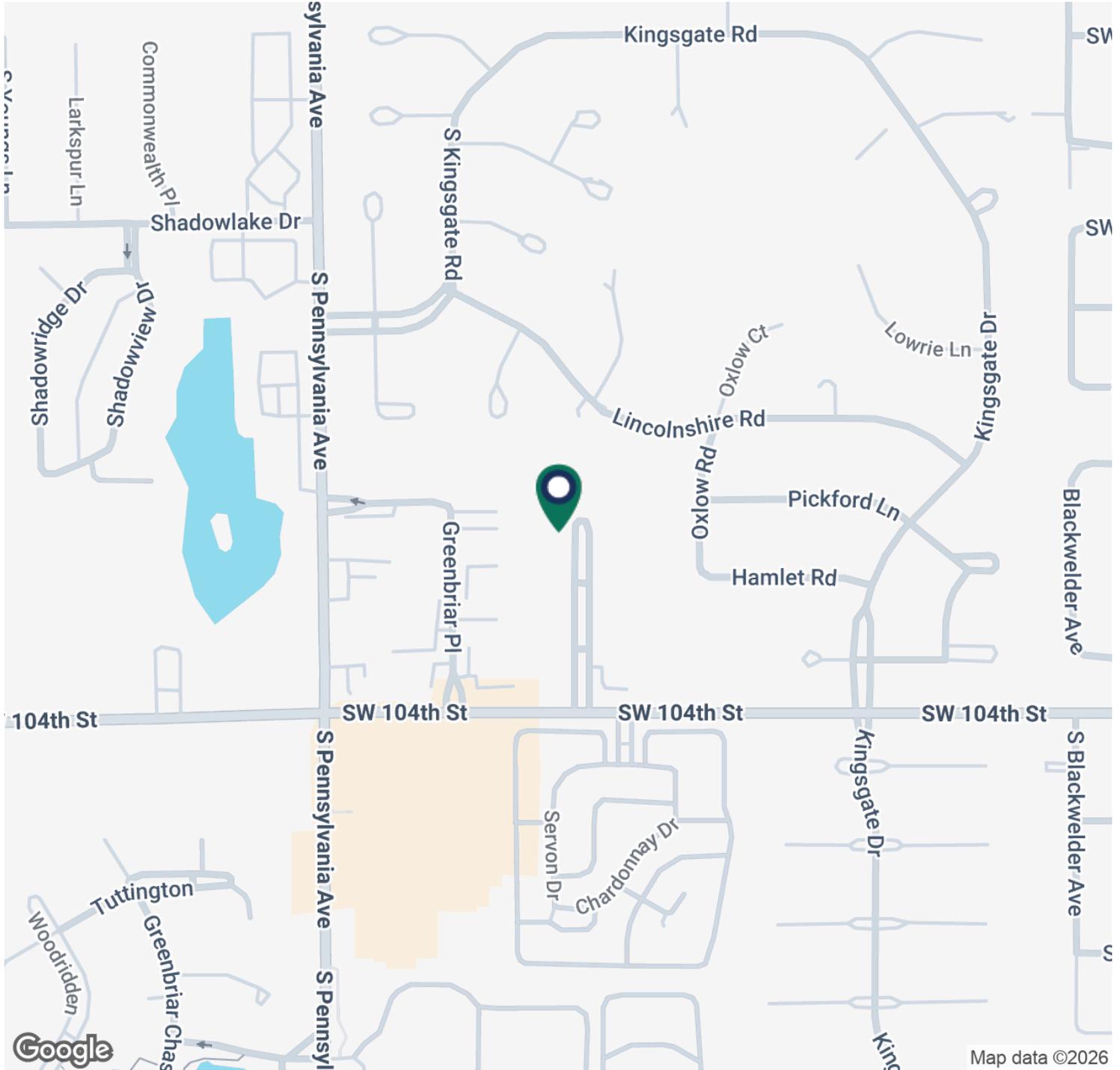
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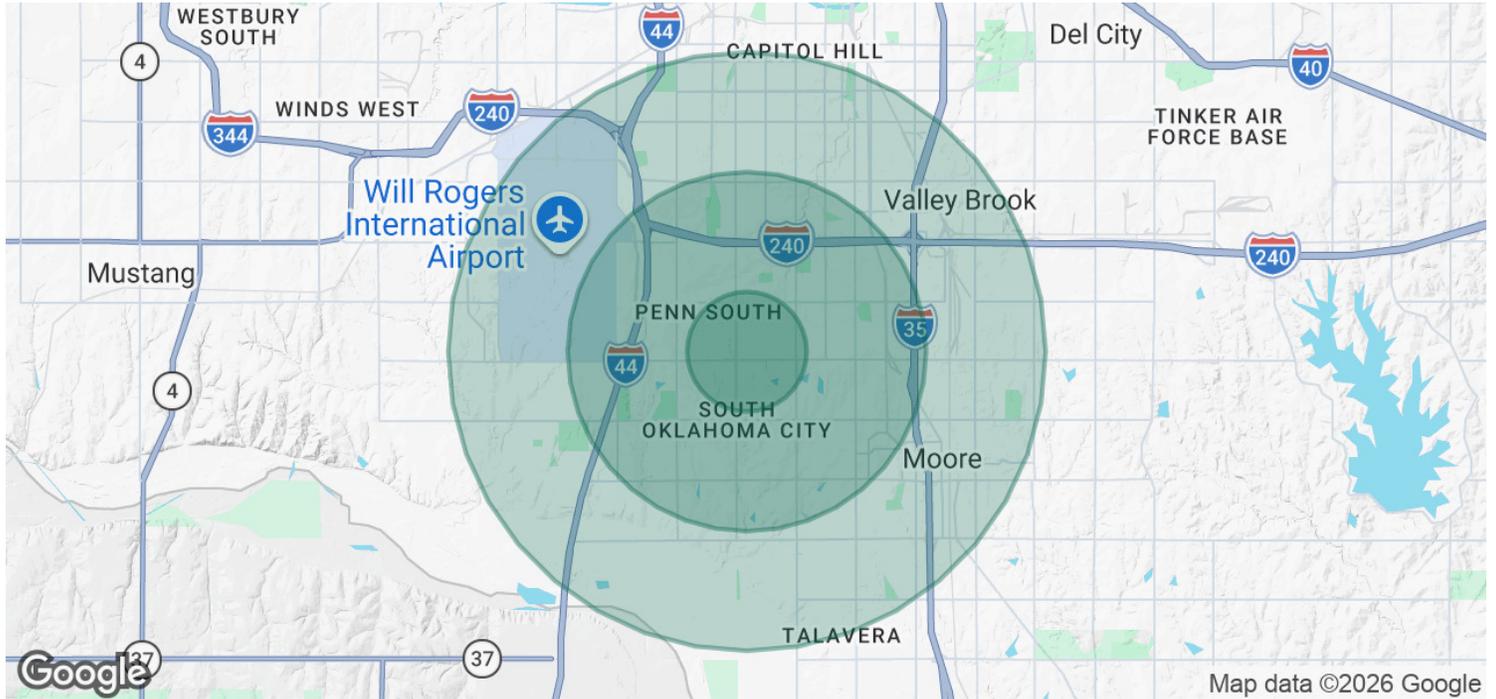
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| POPULATION                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 14,302    | 92,946    | 197,569   |
| <b>Average Age</b>          | 45.2      | 38.0      | 35.1      |
| <b>Average Age (Male)</b>   | 40.1      | 35.6      | 33.7      |
| <b>Average Age (Female)</b> | 48.7      | 39.4      | 36.3      |
| HOUSEHOLDS & INCOME         | 1 MILE    | 3 MILES   | 5 MILES   |
| <b>Total Households</b>     | 6,259     | 37,742    | 75,023    |
| <b># of Persons per HH</b>  | 2.3       | 2.5       | 2.6       |
| <b>Average HH Income</b>    | \$88,826  | \$81,963  | \$77,556  |
| <b>Average House Value</b>  | \$220,511 | \$208,527 | \$184,061 |

2023 American Community Survey (ACS)

03232026

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