

FOR LEASE



Details

Lease Rate:	\$12 - 14 SF/yr (NNN)
Available SF:	1,500 SF
Building Size:	3,200 SF

Highlights

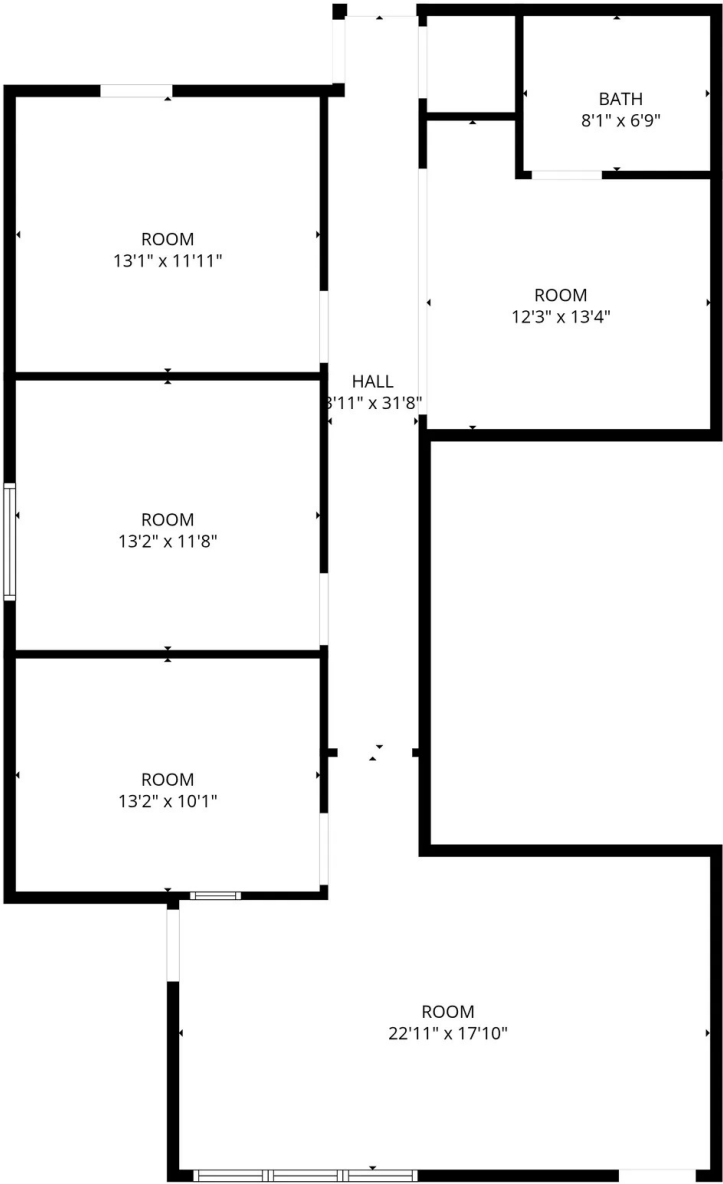
- 1,500 SF Available for Lease
- Rate: \$12.00 - \$14.00 psf /NNN
- Immediate occupancy available

Overview

1500 SF of move in ready office space on NE 23rd street near the Kickapoo turnpike. Layout includes a front lobby reception area, three private offices, private restroom and an open kitchenette breakroom area. Signage is available at the street level.

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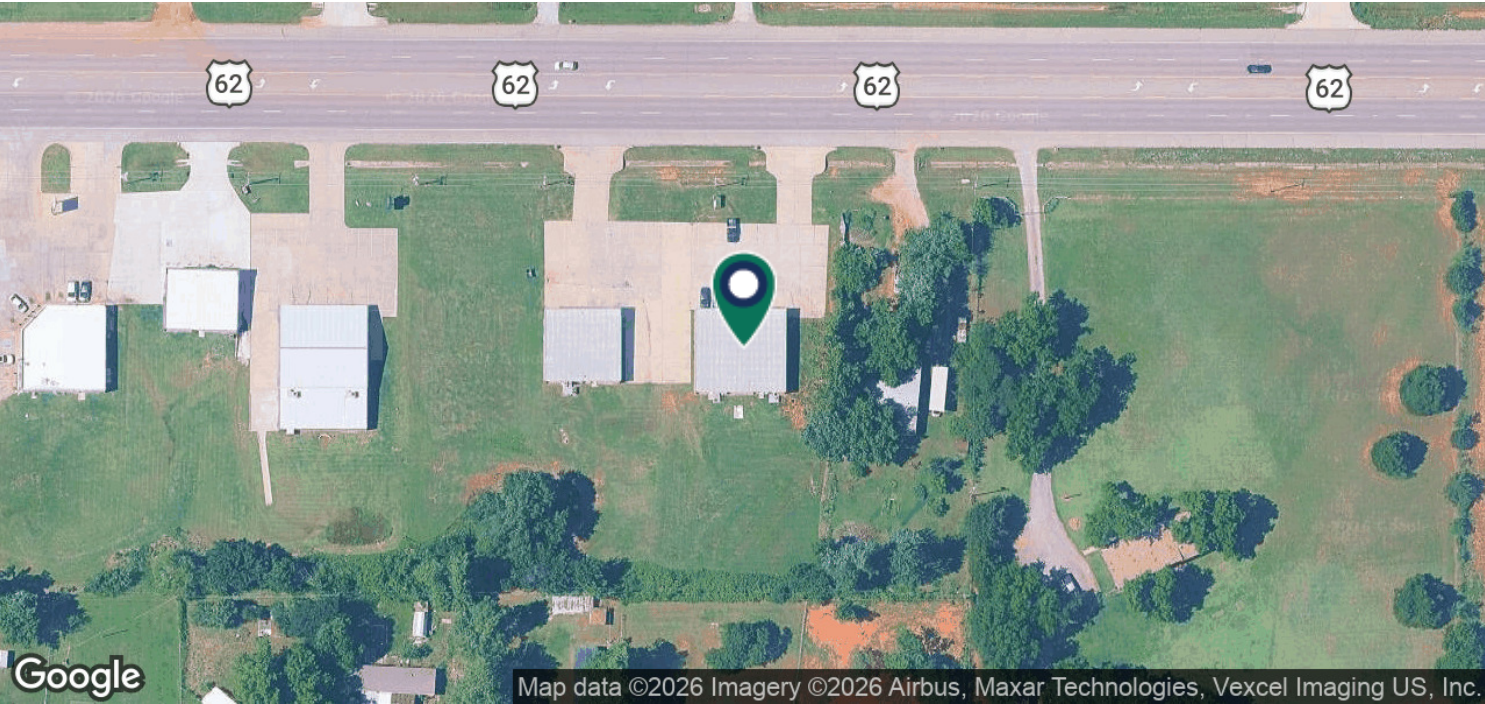
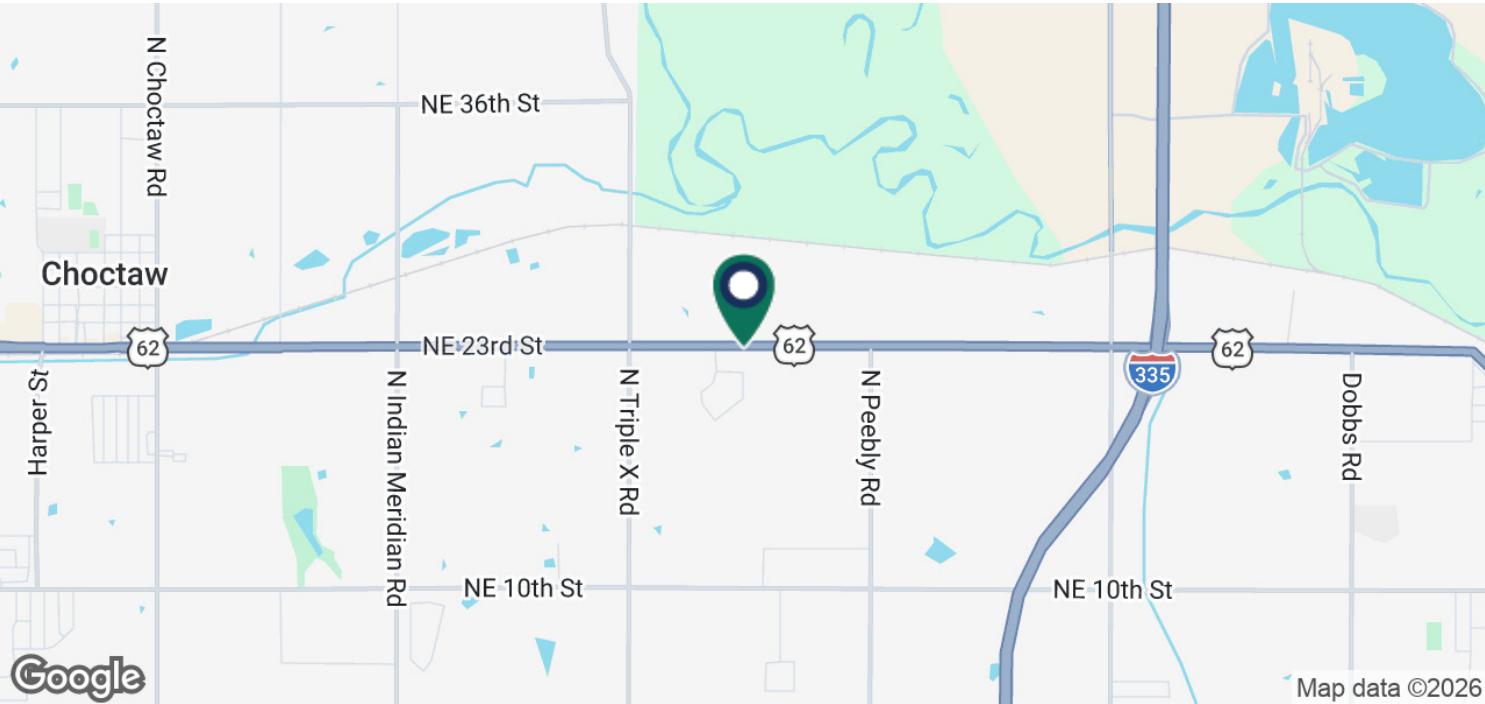
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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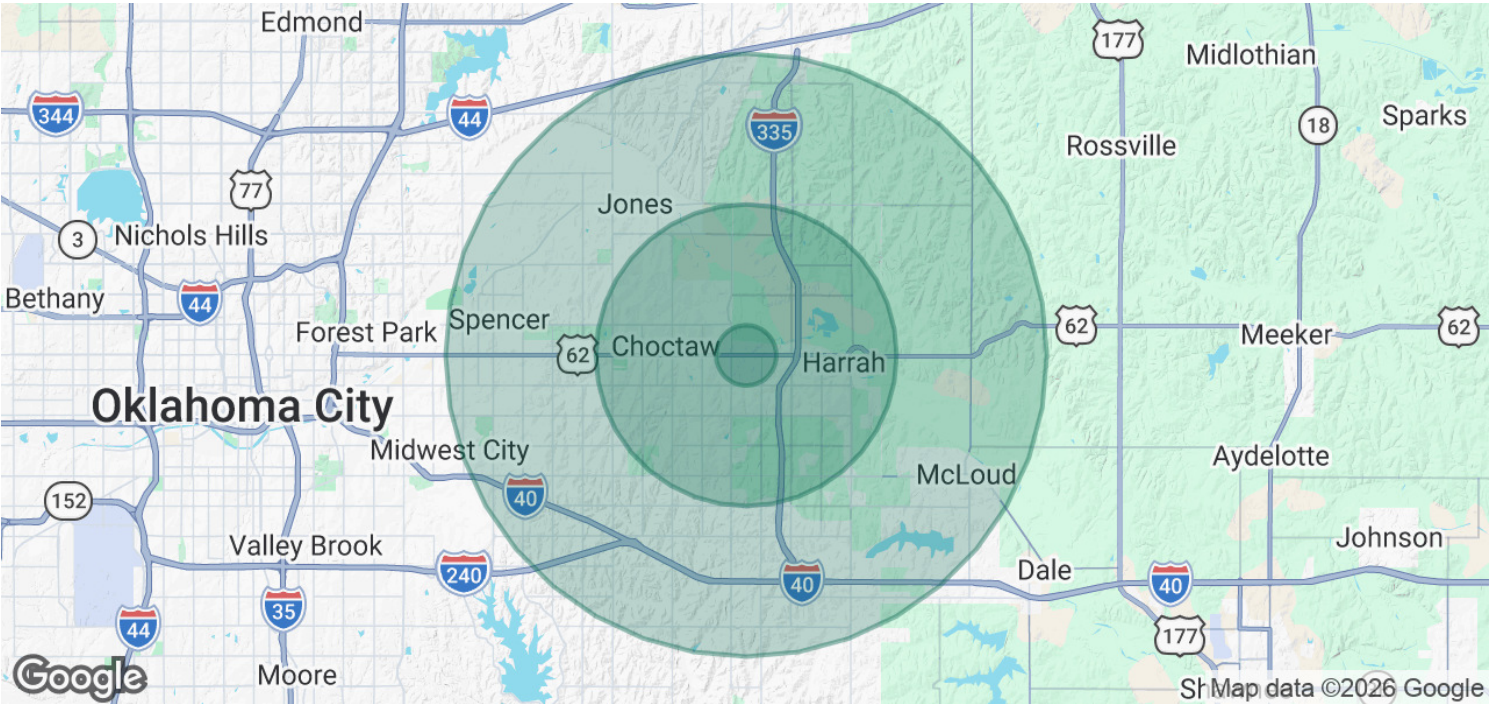


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17480 Northeast 23rd Street, Harrah, OK 73020

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	806	24,950	99,943
Average Age	31.5	40.2	40.3
Average Age (Male)	33.6	37.0	38.7
Average Age (Female)	30.0	42.8	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	258	9,004	37,908
# of Persons per HH	3.1	2.8	2.6
Average HH Income	\$92,715	\$110,436	\$95,282
Average House Value	\$265,972	\$243,141	\$215,047

2023 American Community Survey (ACS)

07282026

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