

PRICE EDWARDS AND CO.

FOR
LEASE

2801 UNIVERSITY DRIVE

DURANT, OK 74701



BRANDY RUNDEL

retail leasing associate
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Lease Rate

\$3,500.00 per month (Gross)

2801 UNIVERSITY DRIVE

DURANT, OK 74701



PROPERTY DESCRIPTION

Located just off Highway 69/75 on University Drive, the executive suite at 2801 University Drive offers an impressive 1,656 sqft of professionally finished office space ideal for any growing business. This end-cap suite includes four generously sized private offices, a welcoming reception area that sets a polished tone for clients, and a fully equipped kitchen/break room with elegant granite countertops. The two restrooms also showcase granite finishes, adding sophistication to both staff and visitor areas. Built-in bookcases and crown molding throughout provide an upscale, executive aesthetic, while two locking file rooms ensure secure document storage. Two rear exits offer convenience and practicality, and the availability of pylon signage enhances road visibility. With ample surface parking and easy access from Highway 69/75, this office delivers both style and function in one turnkey package.

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (Gross)
Available SF:	1,764 SF
Building Size:	1,764 SF

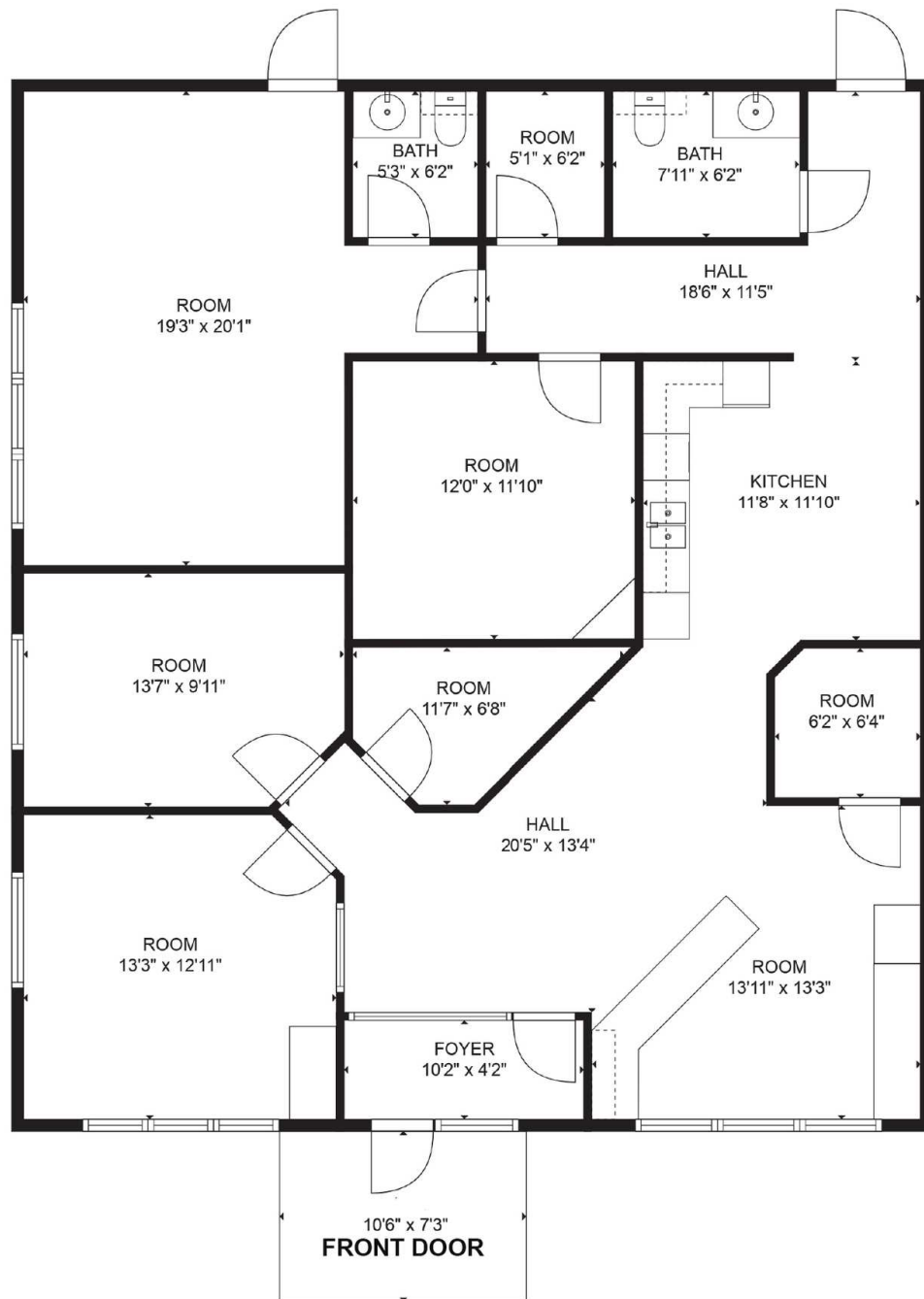
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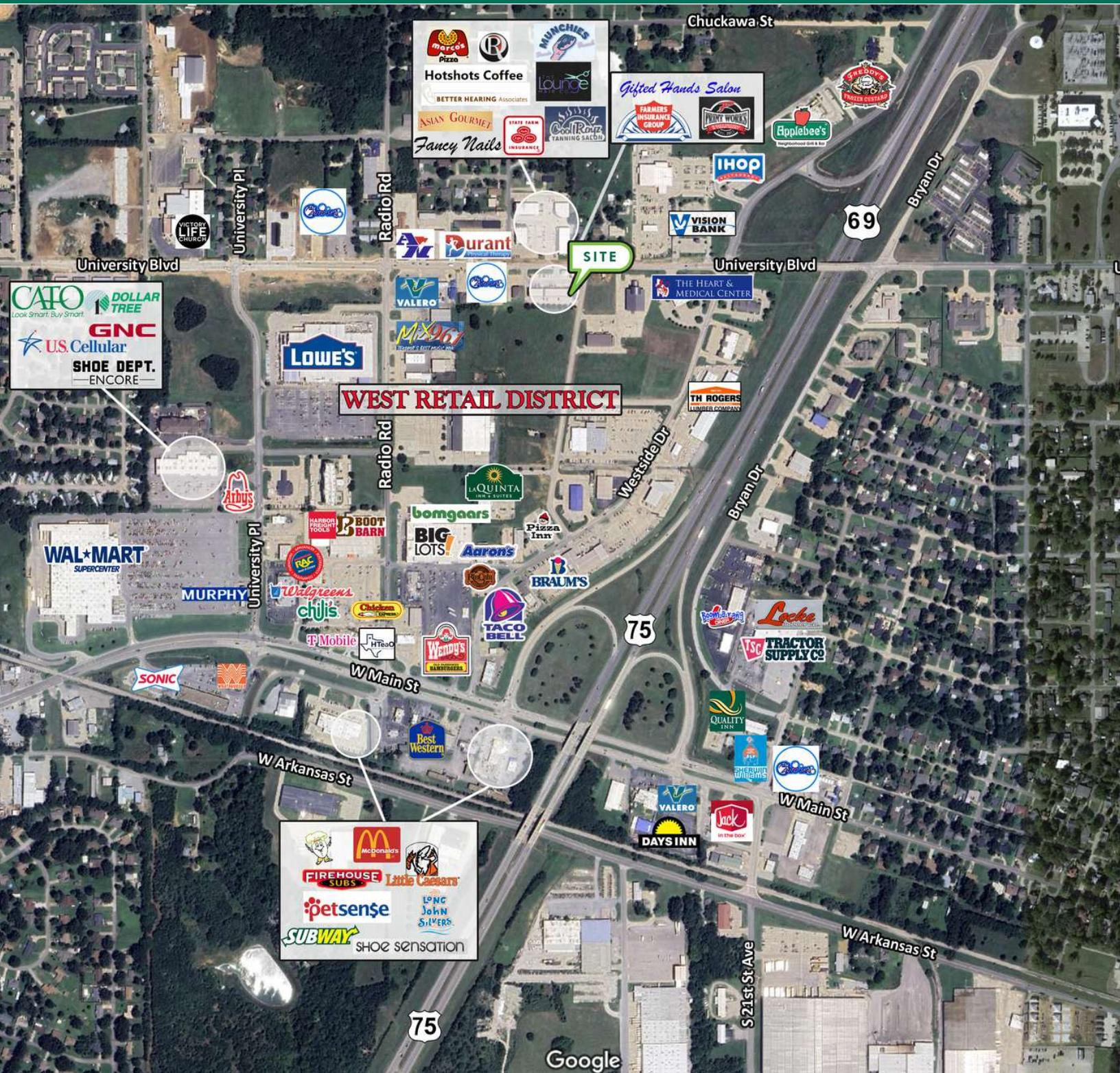
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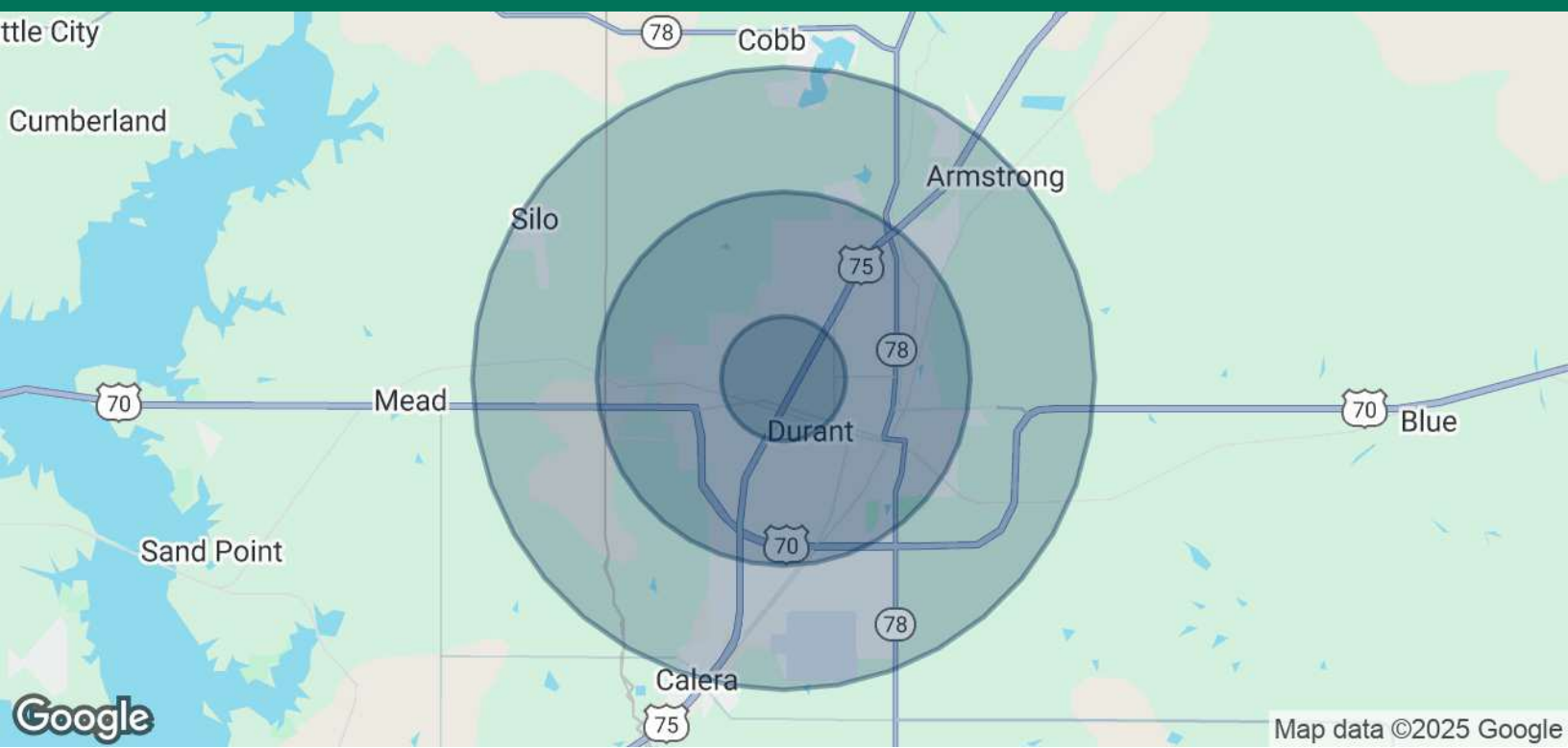
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,471	20,247	26,950
Average Age	39	37	37
Average Age (Male)	37	35	36
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,816	7,695	10,244
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$77,667	\$73,821	\$77,457
Average House Value	\$191,200	\$190,256	\$200,742

Demographics data derived from AlphaMap

07102025

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