



### LEASE OVERVIEW

Available SF: 3,266 SF

Lease Rate: \$17.00 SF/yr (NNN)

NNN: \$3.50 SF/yr

Lot Size: 0.12 Acres

Year Built: 2015

Building Size: 3,266

Submarket: North

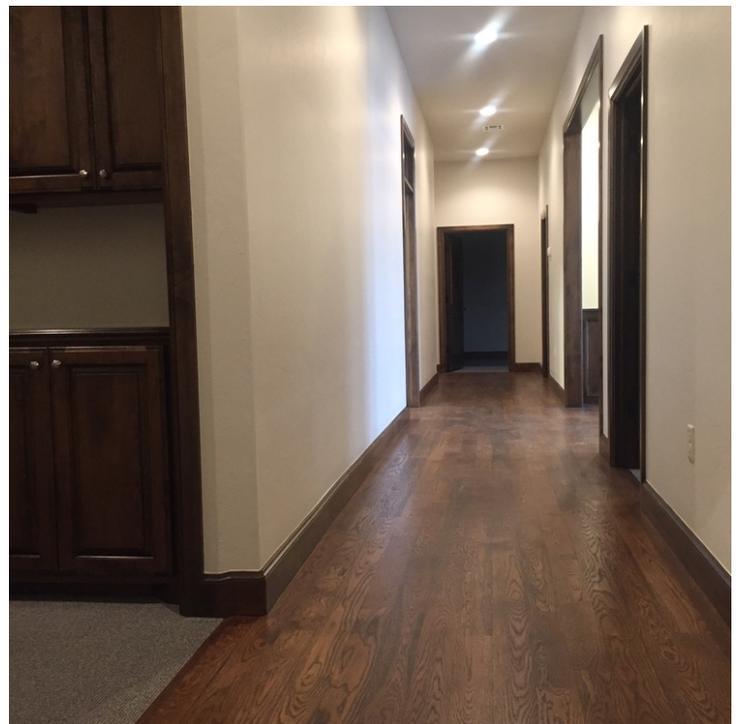
### PROPERTY OVERVIEW

This beautiful office building is located in the Glen Eagles Office Park, just blocks from the Chisholm Creek development with easy access to Memorial Road and the Kilpatrick Turnpike.

### PROPERTY HIGHLIGHTS

- Dedicated Fiber Line
- Large Conference Room
- High Ceilings & LED Lights
- Nine Individual Offices
- Multi-Person Receptionist Office
- Open Concept Work Areas
- Break Room with Stainless Steel Appliances
- Exterior Signage Available
- Beautiful Built-Ins

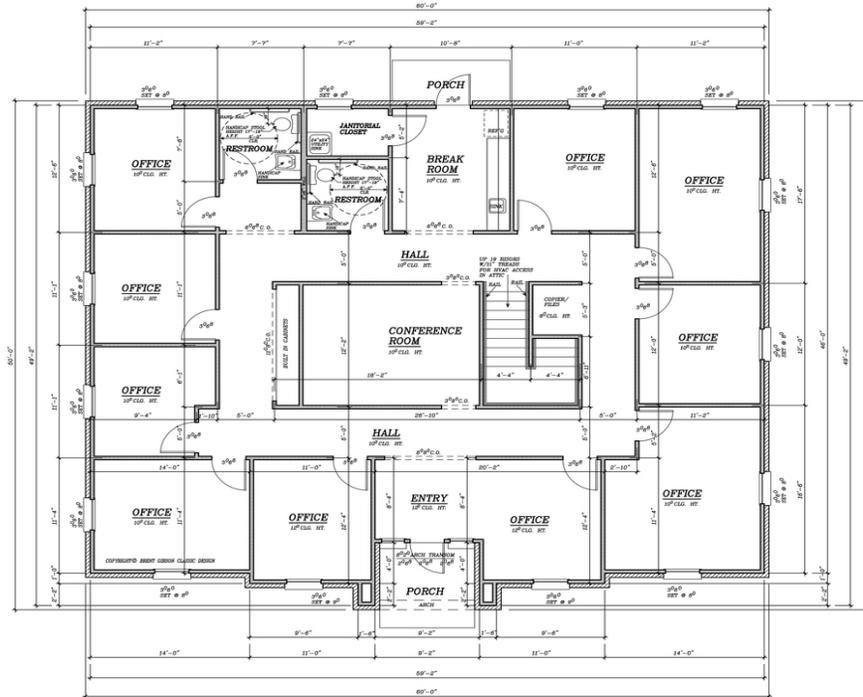
**GIRMA MOANING**  
405.239.1244  
gmoaning@pricedwards.com  
pricedwards.com



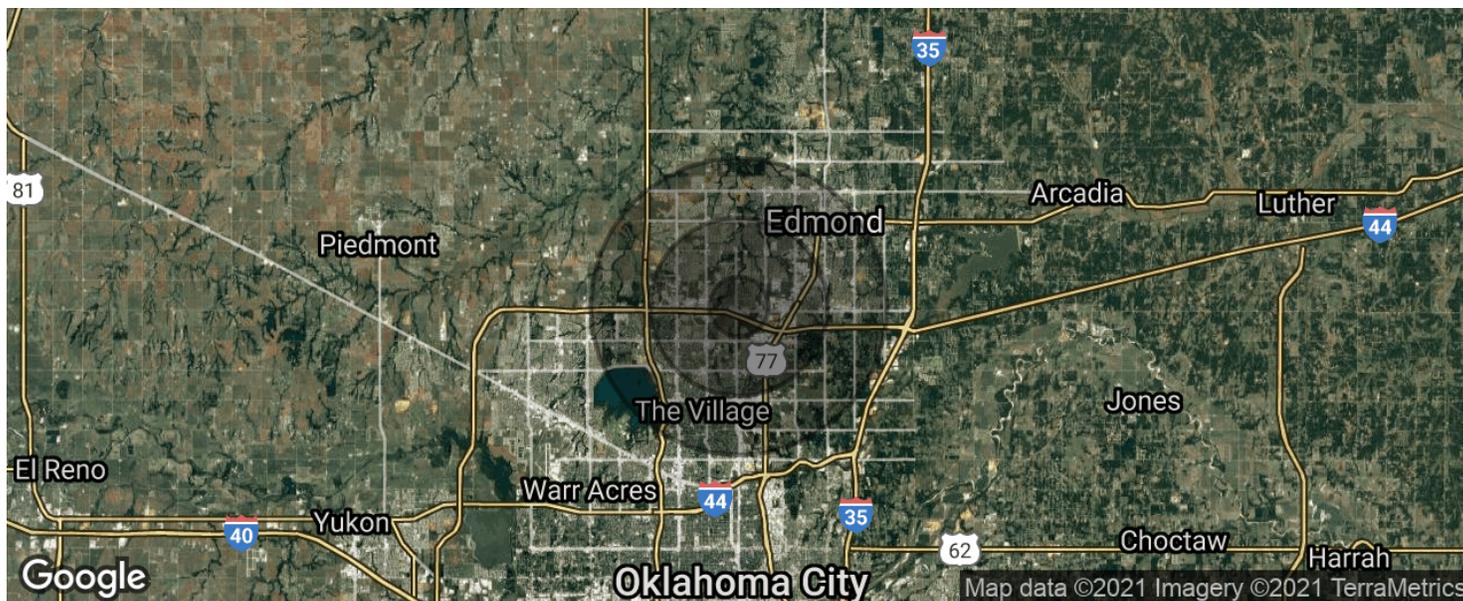
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# Office Building For Lease

900 139th St Parkway, Edmond, OK 73013



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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,930	68,736	156,761
Median age	32.1	32.3	34.0
Median age (Male)	32.2	30.8	32.2
Median age (Female)	32.0	33.6	35.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,221	29,032	64,656
# of persons per HH	2.2	2.4	2.4
Average HH income	\$80,818	\$69,113	\$75,851
Average house value	\$226,657	\$182,434	\$195,991

*\* Demographic data derived from 2010 US Census*

**TRAFFIC COUNTS**

N Western Ave	north	25,570
N Western Ave	south	25,515
W Memorial Rd	east	19,871
W Memorial Rd	west	25,548
		022021

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