

9002 N MAY AVE

OKLAHOMA CITY, OK 73120



### PROPERTY DESCRIPTION

This well-maintained 4,100 SF standalone office building is located in the St. Martin's Office Park on North May Avenue, just south of Britton Road. The property offers an efficient two-story layout with modern finishes and flexible space for a variety of professional users. Built in 1986 and fully renovated in 2018, the building is turnkey and ready for occupancy. Its prime location provides excellent visibility on May Avenue, convenient access to Lake Hefner Parkway, and close proximity to Nichols Hills, retail centers, and area amenities. With strong surrounding demographics and ample parking, this is an outstanding opportunity for businesses seeking a north Oklahoma City presence in a professional office park setting.

### PROPERTY HIGHLIGHTS

- Ten private offices
- Glass enclosed conference room
- Break room
- Two private restrooms
- Ample surface parking

### OFFERING SUMMARY

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

|               |          |
|---------------|----------|
| Available SF: | 4,100 SF |
|---------------|----------|

|                         |             |
|-------------------------|-------------|
| Year Built / Renovated: | 1986 / 2018 |
|-------------------------|-------------|

#### TRE DUPUY

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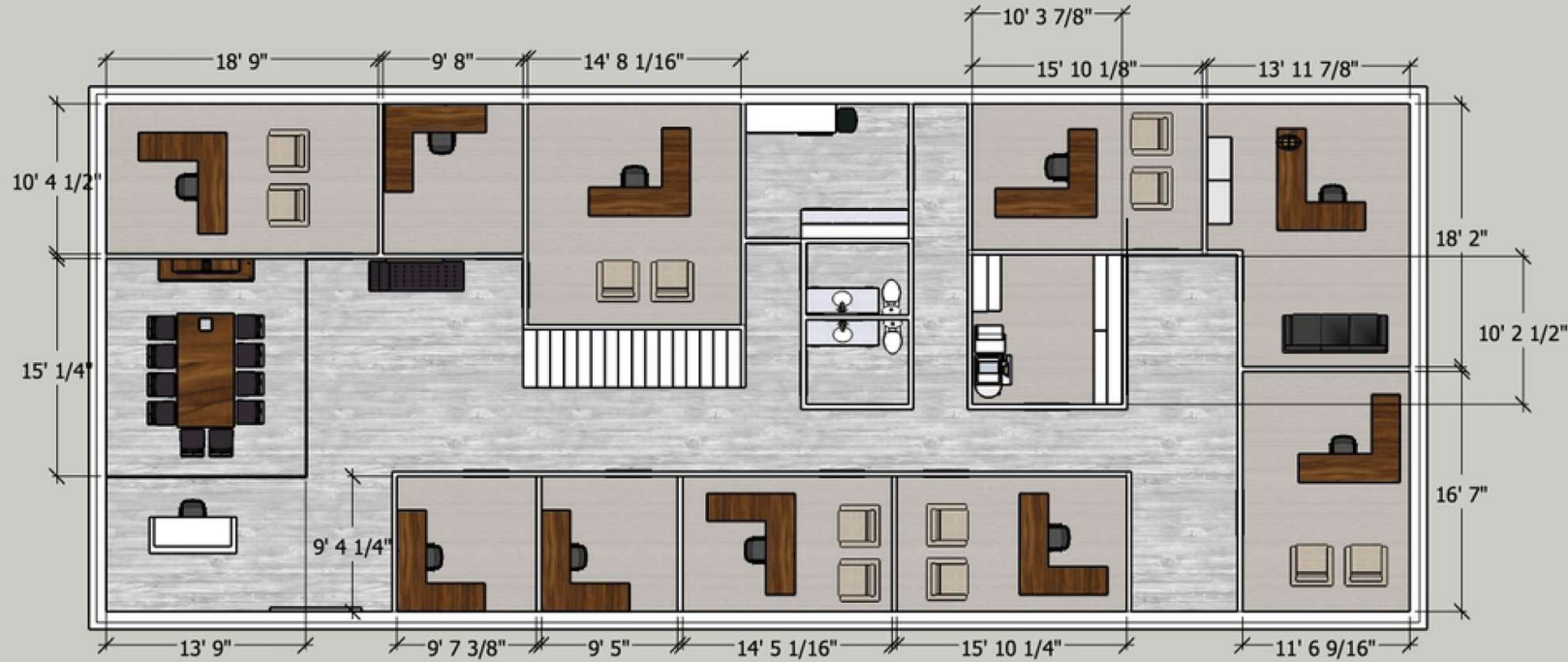
#### IAN SELF

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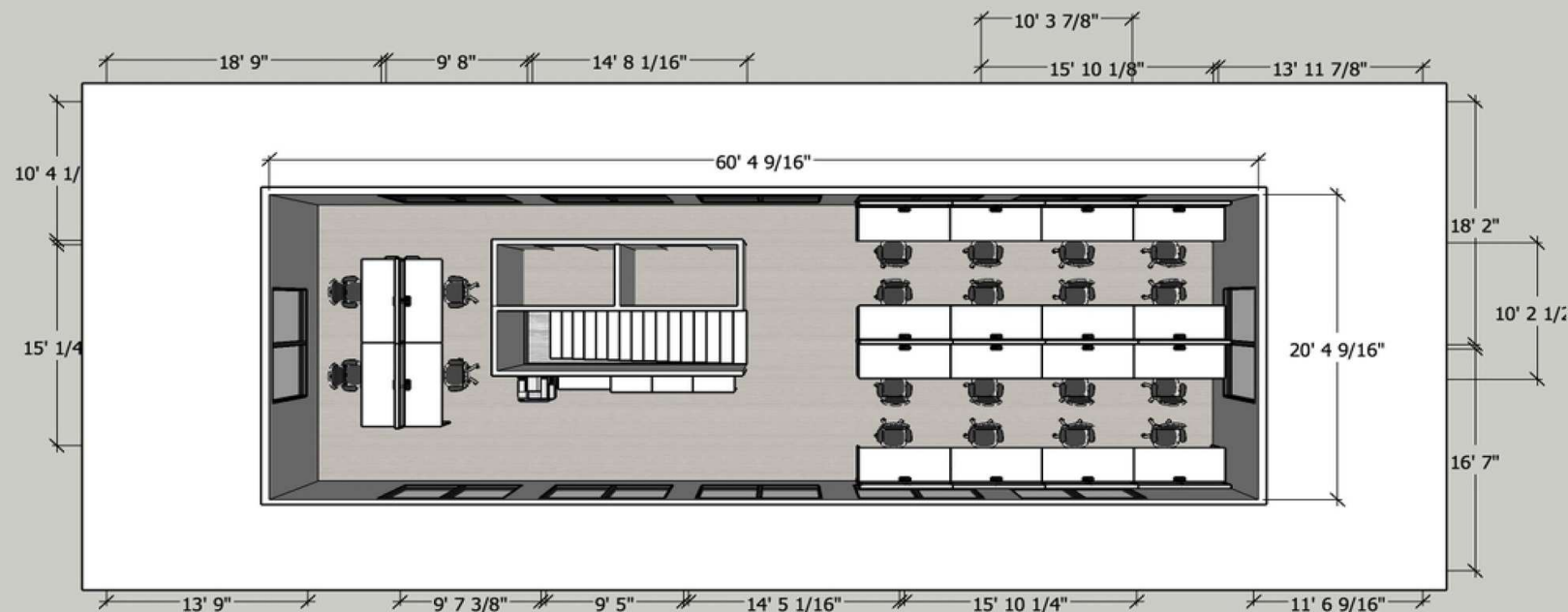
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### FIRST FLOOR



### SECOND FLOOR



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# PRICE EDWARDS AND CO.

## FOR LEASE

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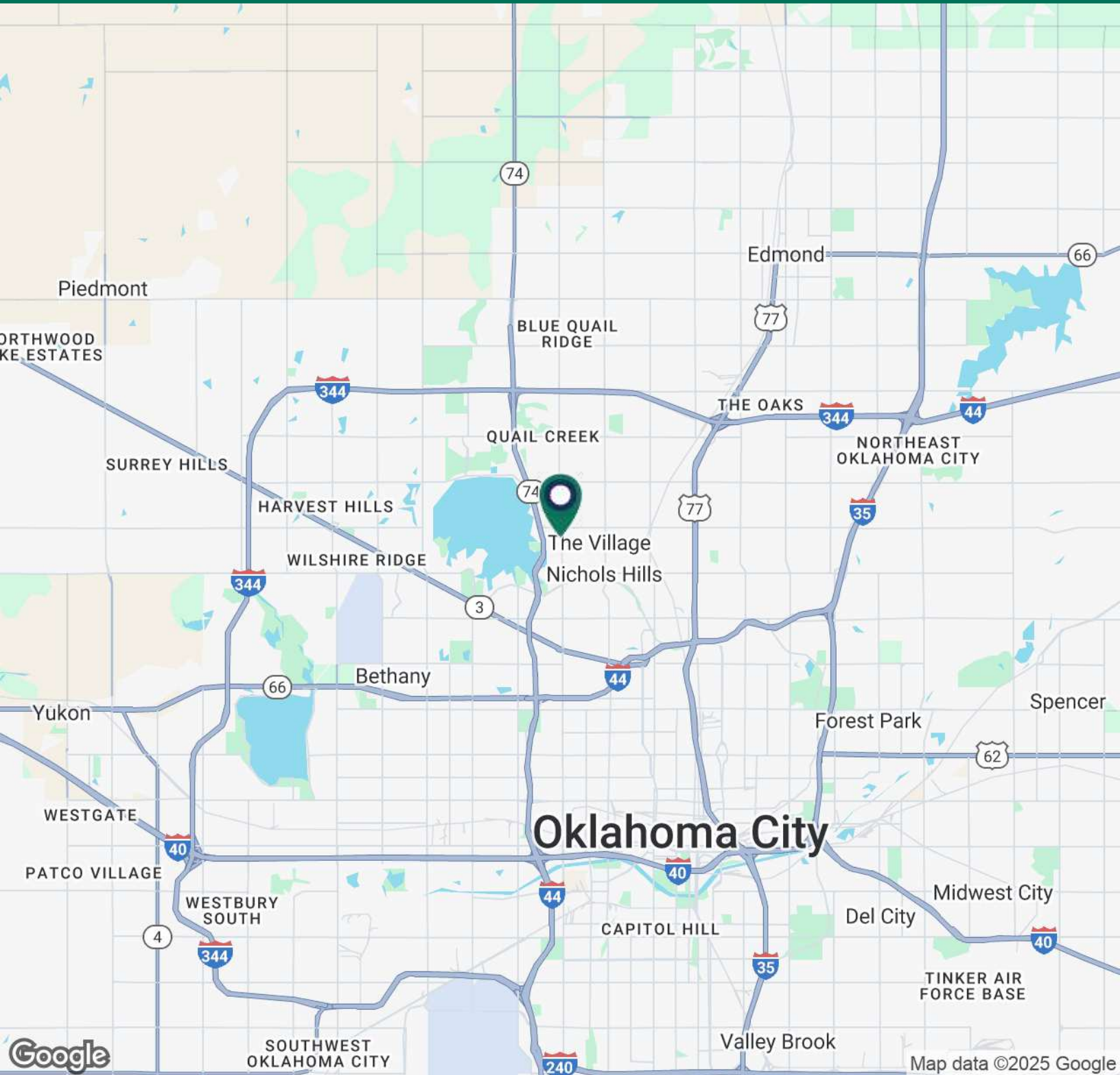
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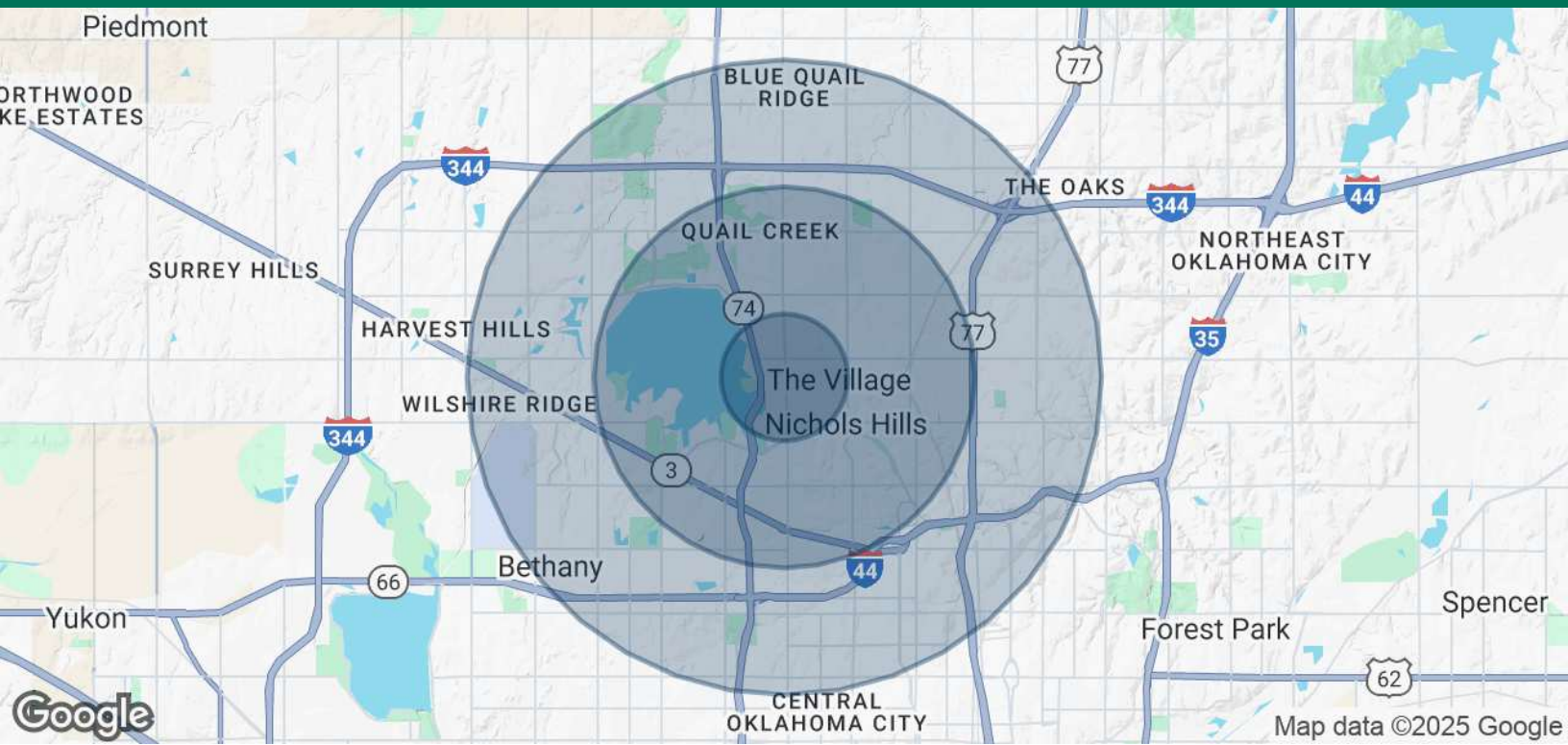
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 8,402     | 77,359    | 229,578   |
| Average Age          | 43        | 41        | 40        |
| Average Age (Male)   | 41        | 39        | 38        |
| Average Age (Female) | 44        | 42        | 41        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 4,233     | 36,246    | 102,160   |
| # of Persons per HH  | 2         | 2.1       | 2.2       |
| Average HH Income    | \$110,103 | \$93,840  | \$88,754  |
| Average House Value  | \$396,747 | \$330,023 | \$288,285 |

Demographics data derived from AlphaMap

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