

# PRICE EDWARDS AND CO. OFFICE BUILDING FOR LEASE

## GRAND CENTRE

5400 N GRAND BOULEVARD OKLAHOMA CITY, OK 73112



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### PROPERTY HIGHLIGHTS

- Excellent Access to NW Expressway, I-44 & Lake Hefner Parkway
- Superb Visibility from Lake Hefner Parkway
- After-hours secured access including 24-hour video surveillance
- Many suites have a view of Lake Stella directly south of the property
- Ample parking available including a limited amount of covered spaces
- Floor layout allows flexibility in planning for individual offices or open areas
- Floor size provides maximum efficiency for small to large space requirements
- Onsite Conference Center

### OFFERING SUMMARY

<b>Available SF:</b>	868 - 11,226 SF
<b>Lease Rate:</b>	\$17.50 SF/yr
<b>Lease Type:</b>	Full Service
<b>Year Built:</b>	1984
<b>Building Size:</b>	101,217 SF
<b>Submarket:</b>	North

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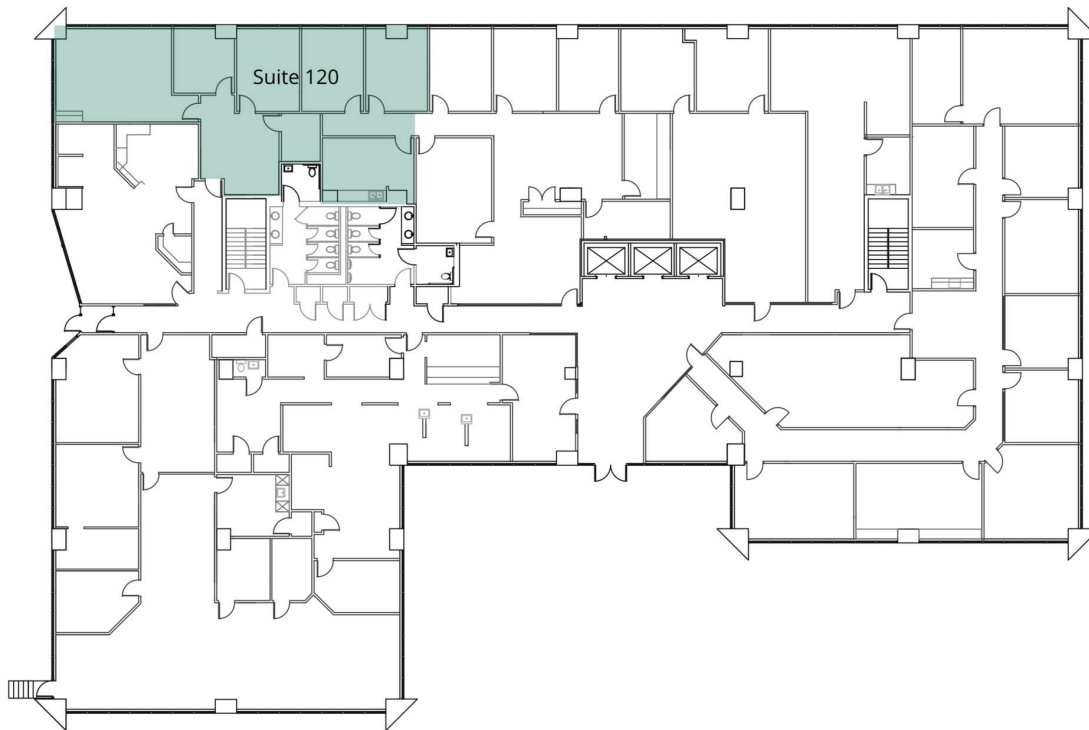
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### LEASE INFORMATION

<b>Lease Type:</b>	Full Service
<b>Total Space:</b>	868 - 11,226 SF

<b>Lease Term:</b>	Negotiable
<b>Lease Rate:</b>	\$17.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 120	Available	2,009 SF	Full Service	\$17.50 SF/yr	-

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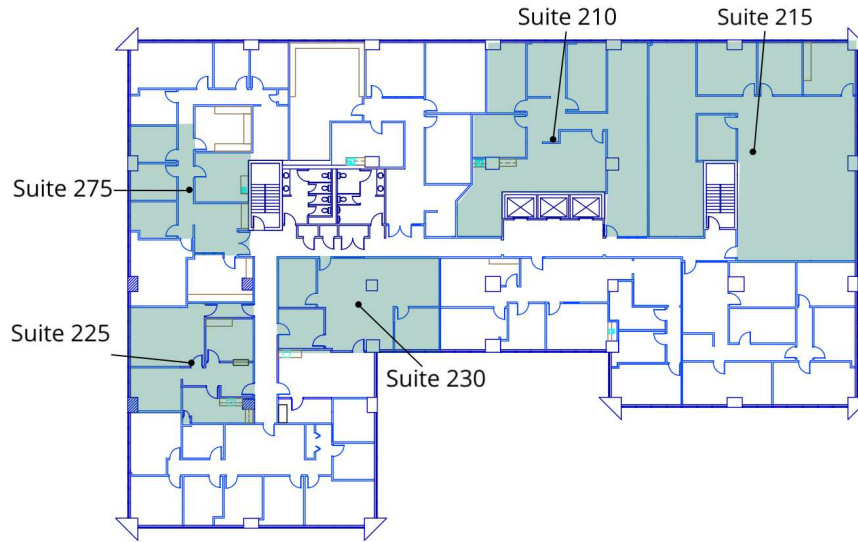
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### AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■	Suite 210	Available	2,437 SF	Full Service	\$17.50 SF/yr	-
■	Suite 215	Available	3,317 SF	Full Service	\$17.50 SF/yr	-
■	Suite 230	Available	1,204 SF	Full Service	\$17.50 SF/yr	-
■	Suite 275	Available	868 SF	Full Service	\$17.50 SF/yr	-
■	Suite 275	Available	868 SF	Full Service	\$17.50 SF/yr	-

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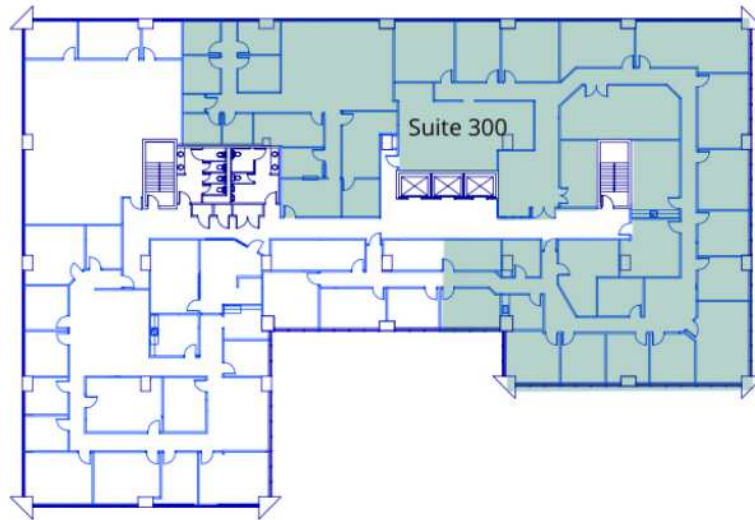
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<b>Lease Rate:</b>	\$17.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 300	Available	11,226 SF	Full Service	\$17.50 SF/yr	-

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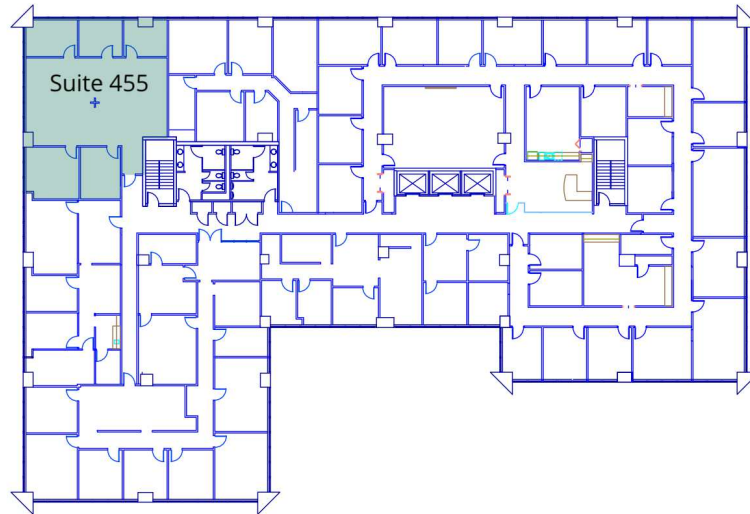
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<b>Lease Rate:</b>	\$17.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 455	Available	2,063 SF	Full Service	\$17.50 SF/yr	-

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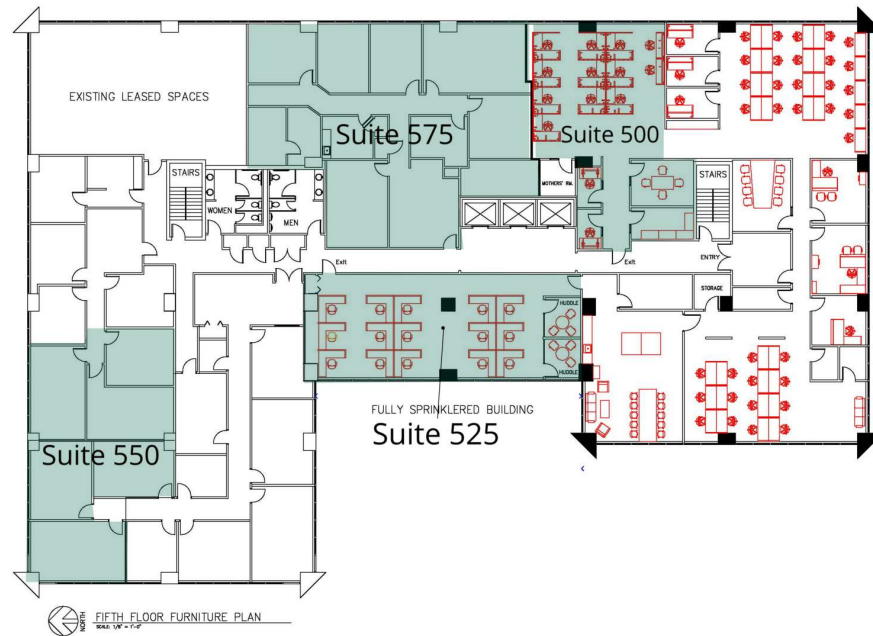
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### AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE	RATE
■	Suite 500	Available	1,942 SF	Full Service	\$17.50 SF/yr
■	Suite 525	Available	1,795 SF	Full Service	\$17.50 SF/yr
■	Suite 550	Available	1,937 SF	Full Service	\$17.50 SF/yr
■	Suite 575	Available	3,263 SF	Full Service	\$17.50 SF/yr

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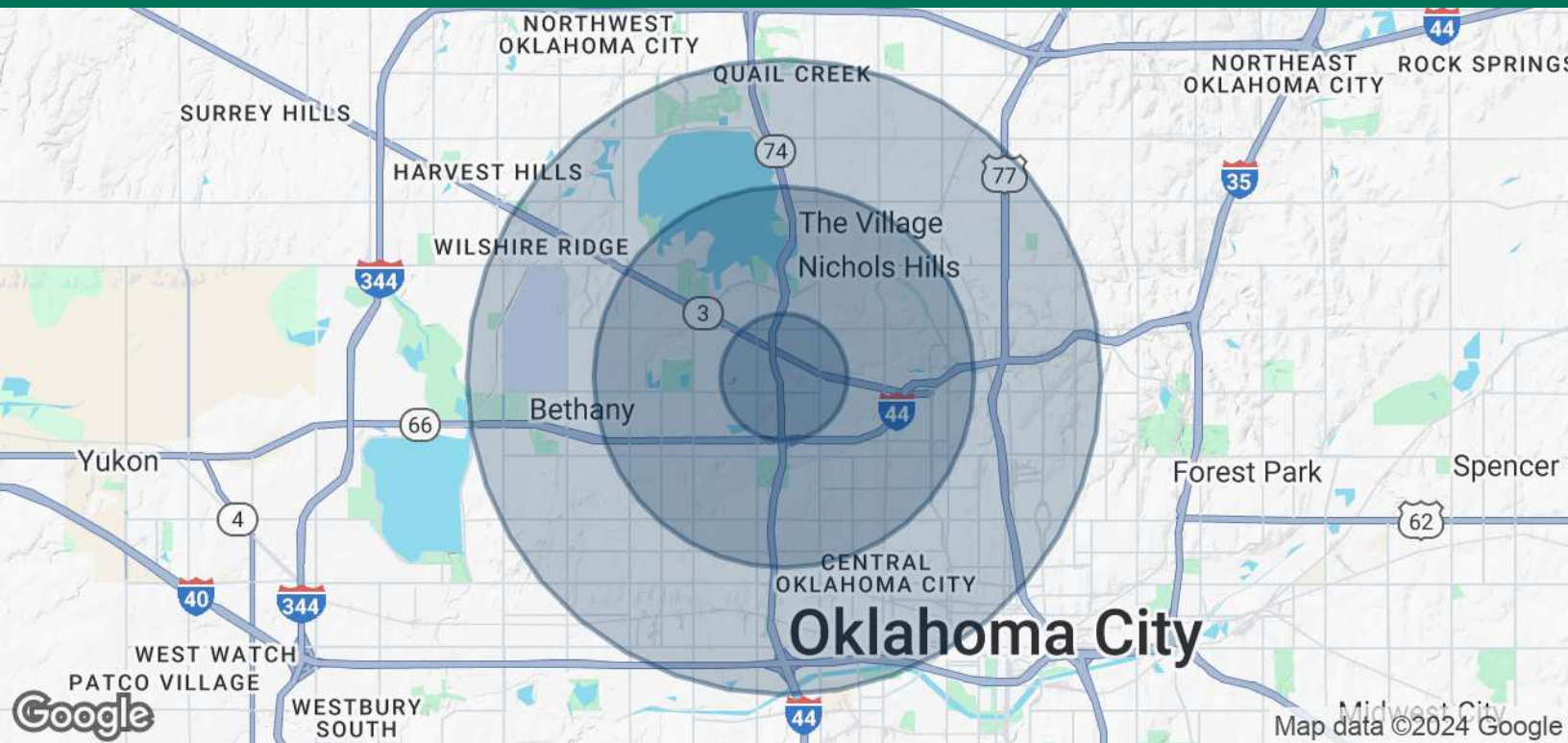
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## GRAND CENTRE

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## POPULATION

## 1 MILE

## 3 MILES

## 5 MILES

## Total Population

12,650

97,806

243,243

## Average Age

35.7

37.5

35.5

## Average Age (Male)

33.9

36.0

34.4

## Average Age (Female)

39.1

38.7

36.4

## HOUSEHOLDS &amp; INCOME

## 1 MILE

## 3 MILES

## 5 MILES

## Total Households

5,995

44,484

103,945

## # of Persons per HH

2.1

2.2

2.3

## Average HH Income

\$51,076

\$61,418

\$58,679

## Average House Value

\$134,468

\$166,958

\$165,485

2020 American Community Survey (ACS)

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