

THE SHOPPES ON BROADWAY

3224 S Broadway, Edmond, OK 73013



OFFICE SPACE NOW AVAILABLE

Available SF:	Suite 235:	±767 RSF
	Suite 245:	± 290 RSF
	Suite 255:	± 236 RSF
Lease Rate:	Suite 235	\$575 per month
	Suite 245	\$335 per month
	Suite 255	\$335 per month
Building Size:		124,295 SF
Market:		North
Sub Market:		Edmond
Cross Streets:		E 33rd St & S Broadway

PROPERTY OVERVIEW

Edmond's finest mixed use development offers six private offices and a large conference room on glass, kitchen style breakroom, reception, and built-in workstations for eight. The space has high ceilings, Class A finishes including crown and base. Finding the suite is easy with elevator access off the lobby.

LOCATION OVERVIEW

Located at the gateway to Edmond this property on the intersection of 33rd St & S Broadway is the most visible landmark entering Edmond from Oklahoma City. This upscale mixed use gem affords the best of both worlds; a shopping destination with premier Tenants and an office component with class A type finishes.

C. DEREK JAMES

Broker, Associate

djames@priceedwards.com

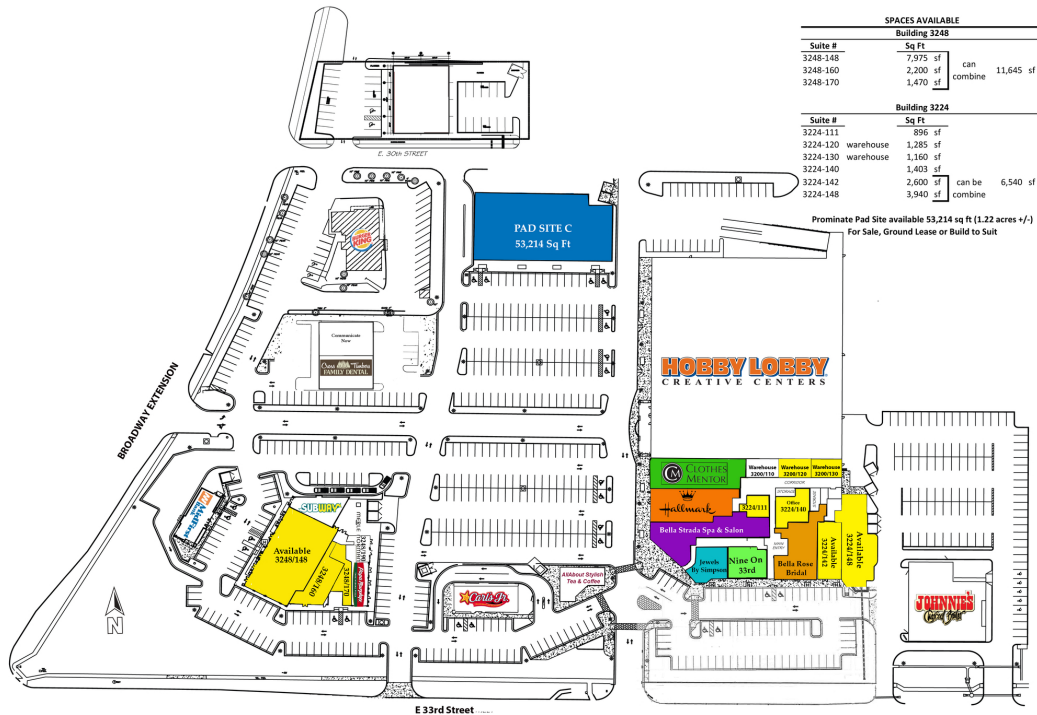
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210 Park Ave, Suite 700, Oklahoma City, OK 73102

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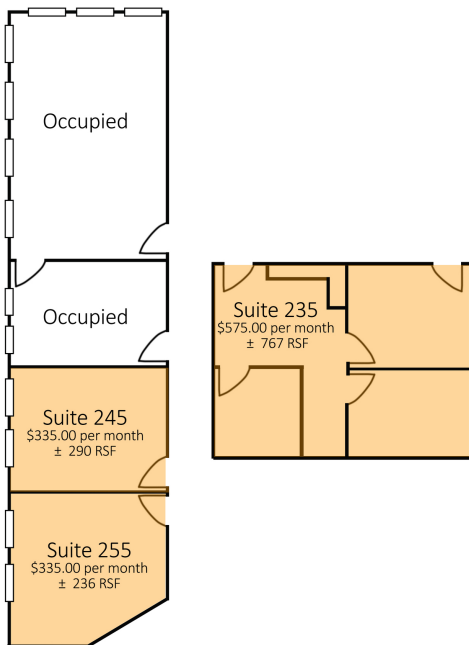


DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	129,849
Population Density	129,849
Median Age	33.0
Median Age (Male)	31.5
Median Age (Female)	34.4
Total Households	50,526
# of Persons Per HH	2.6
Average HH Income	\$80,088
Average House Value	\$204,343

TRAFFIC COUNTS (per ACOG)

Broadway		40,329
Broadway	south	41,600
E 33rd St		27,006
E 33rd St	west	18,871



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