



OFFERING SUMMARY

Lease Rate:	\$16.00 - 20.00 SF/yr (NNN)
Building Size:	29,713 SF
Available SF:	2,084 - 10,000 SF
Lot Size:	6.256 Acres
Year Built:	2008
Zoning:	Commercial
Market:	OKC Metro
Submarket:	Northwest

PROPERTY OVERVIEW

The Shops at Veranda is a premier Class A Shopping center in North Oklahoma City. Conveniently located in an affluent area in North OKC, while also being just a short drive from the ever-growing community of Edmond.

The property is located on the northeast corner of NW 150th and N Western Avenue. Directly across the street to the west is prestigious neighborhood of Fairview Farm with home ranging from \$750,000 to \$2,500,000. The other corners include retail and upscale residential neighborhoods.

PROPERTY HIGHLIGHTS

- Prominent location near the Fairview Farms and Glen Eagles neighborhoods
- Built out medical/clinic space allows for a plug and play opportunity
- Elegant architectural styling
- Easy access to Kilpatrick Turnpike
- Nearby tenants include: Stella Nova, BancFirst, Walgreens and Precision Footwear

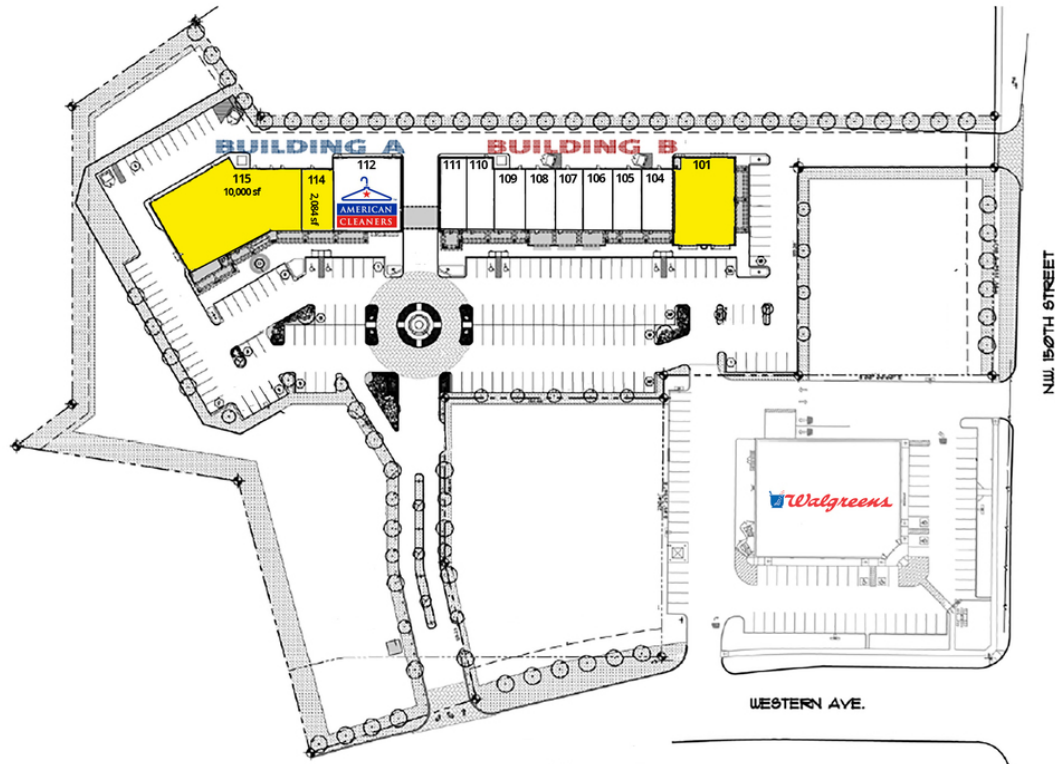
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Shops At The Veranda

15300 N Western, Oklahoma City, OK 73013



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,084 - 10,000 SF	Lease Rate:	\$16.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 115	Available	10,000 SF	NNN	\$16.00 - 18.00 SF/yr	Former Medical/Clinic Space
Suite 114	Available	2,084 SF	NNN	\$18.00 - 20.00 SF/yr	-
Suite 101	Available	4,313 SF	NNN	\$18.00 - 20.00 SF/yr	-

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TENANT ROSTER

SUITE NO.	TENANT	SQ FT	SUITE NO.	TENANT	SQ FT
101	AVAILABLE	4,313	109	Get Real Nutrition	1,473
104	Hermosa	1,452	110	All Fur Paws	1,576
105	GLO Tanning	1,489	111	Trinity Exercise	1,575
106	Mint Nails and Spa	1,489	112	American Cleaners	1,300
107	Precision Footwear	1,489	114	AVAILABLE	2,084
108	Bryan and Kary Ott	1,473	115	AVAILABLE	10,000
				Grand Total	29,713

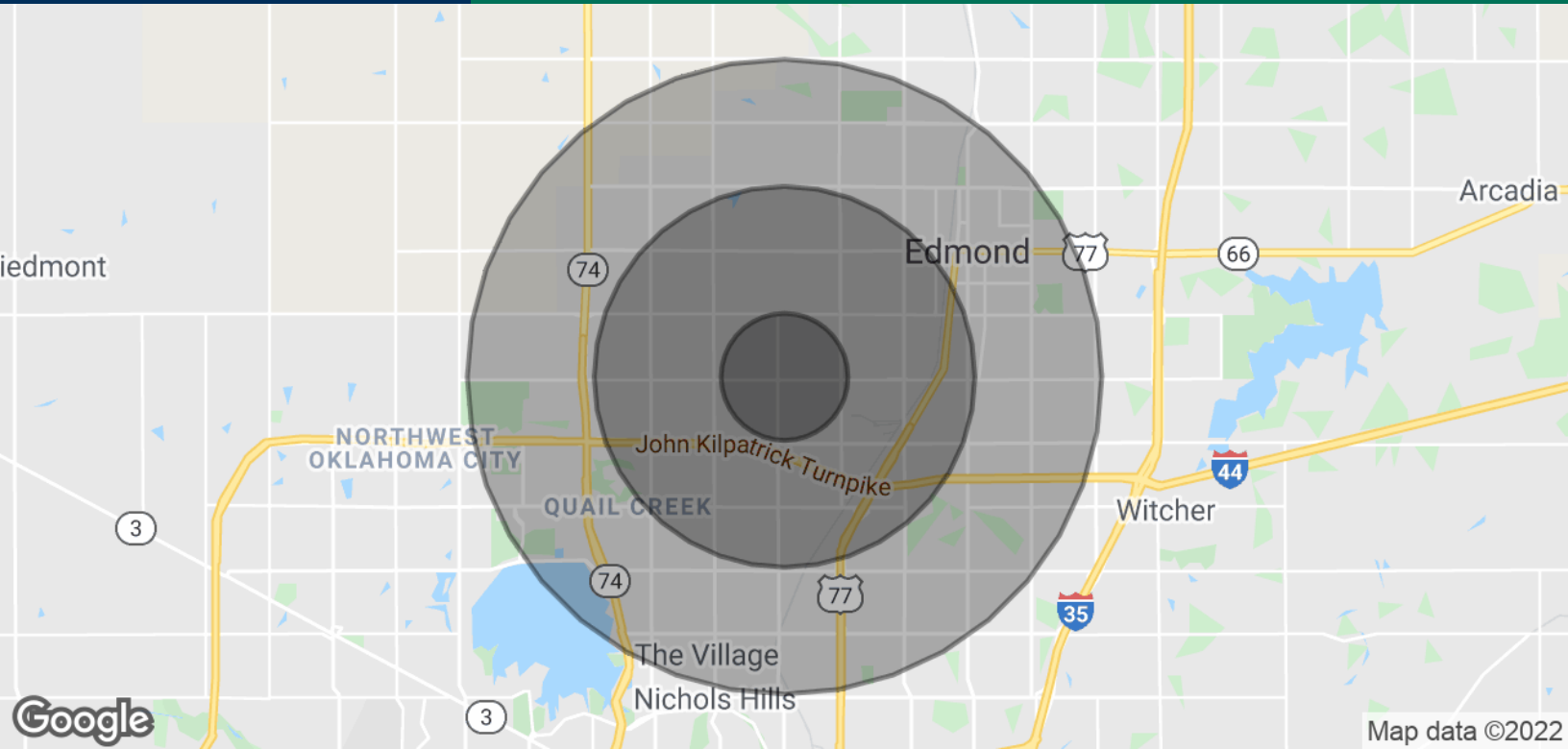
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,501	66,929	157,206
Average Age	34.0	32.4	33.1
Average Age (Male)	33.9	31.6	31.5
Average Age (Female)	33.9	33.2	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,239	28,011	64,192
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$101,722	\$73,710	\$72,706
Average House Value	\$228,073	\$194,156	\$183,195

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

NW 150th St	East	West	19,056 17,888
N Western Ave	North	South	18,651 22,693
			01192022

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