

3317 E. MEMORIAL ROAD
EDMOND, OK 73013

Office Building For Sale or Lease

9,603 RSF on 0.86 Acres MOL

\$1,400,000 (\$145.79/SF)

\$14.00/SF Full Service

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COMMERCIAL
REAL ESTATE



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MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



1st FLOOR HIGHLIGHTS

- First Floor: (Occupied)
- Tenant 1: Swift Physical Therapy
- (4) Large Office and/or Therapy Rooms
- Large Reception Area
- Waiting Room
- Restroom
- Tenant 2: Oklahoma Quarter Horse Racing
- (5) Private Offices
- Large Conference Room
- Spacious Reception Area
- Break Room

LOCATION HIGHLIGHTS

- Easy Access to Major Highways: I-35, Broadway Extension, Kilpatrick Turnpike
- 1 Mile from Oklahoma Christian University
- Desirable Southeast Edmond Location

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2nd FLOOR HIGHLIGHTS

- Second Floor: (Available)
- Suite 201: 1,800 SF
- Suite 202: 1,800 SF
- Can Be Combined for 3,600 SF
- (8) Large Private Offices
- Wood Floors Throughout
- (4) Offices contain Built in Work Stations
- Natural Light
- Large Break Room - Full Kitchen
- 2 ADA Compliant Restrooms



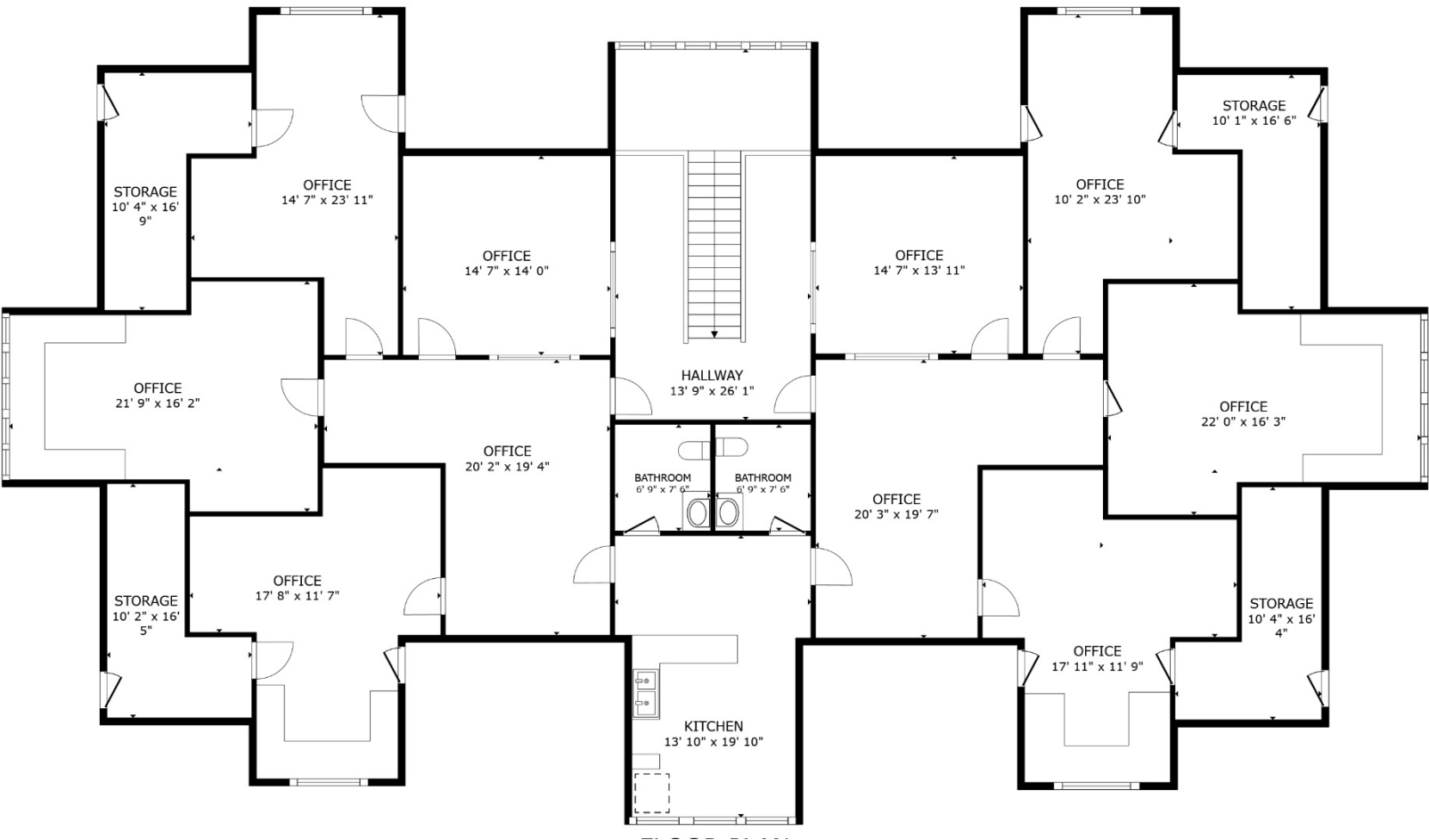
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2nd FLOOR



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,065	35,723	100,074
AVERAGE HOUSEHOLD INCOME	\$121,748	\$105,703	\$99,081
TOTAL HOUSEHOLDS	2,646	14,250	40,088

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