

101 E. HURD STREET
EDMOND, OK 73034



Office Space For Lease

Suite D: 454 RSF +/-

Suite E: 1,196 RSF +/-

Can Be Combined for 1,650 RSF +/-

Lease Price: \$12.50/SF Modified Gross

SUITE D HIGHLIGHTS

- Reception / Waiting Room
- Spacious Office with Restroom

SUITE E HIGHLIGHTS

- Reception / Waiting Room
- 2 Large Offices
- Kitchenette / Break Room
- Restroom

PROPERTY HIGHLIGHTS

- Tenant is responsible for the Electric, Communications, and Interior Maintenance
- Tenant parking is behind the building
- Public parking in front of the building
- Current tenants include: Sinless Tan, The Broadway Salon, Prime Time Travel, Catch The Buzz, and K&B Skin Studio
- Zoned: Central Business District (CBD)
- The building has 7 tenant parking spots in the back, 17 public parking spots, and 1 handicapped parking spot

LOCATION HIGHLIGHTS

- Close to University of Central Oklahoma & Downtown Edmond
- Easy Access to Dining, Retail, and Banking Services
- Quick Access to Broadway Extension, I-35, Route 66 & Oklahoma City Proper



PROPERTY OVERVIEW

TOTAL SF	8,896 SF
LOT SIZE	0.32 ACRES +/-
YEAR BUILT	1998
ZONING	CENTRAL BUSINESS DISTRICT (CBD)

DEMOGRAPHICS



POPULATION

1 MILE: 11,123
3 MILES: 73,958
5 MILES: 144,221



AVERAGE HOUSEHOLD INCOME

1 MILE: \$62,974
3 MILES: \$103,040
5 MILES: \$114,616



TOTAL HOUSEHOLDS

1 MILE: 4,886
3 MILES: 29,448
5 MILES: 55,493



DRIVE TIME

- 0.1 MILES FROM US 77
- 3 MILES FROM I-35
- 5 MILES FROM KILPATRICK TURNPIKE

101 E. HURD STREET PICS



101 E. HURD STREET AERIAL

