



OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	8,910 SF
Available SF:	3,000 SF
Lot Size:	1.49 Acres
Year Built:	1999
Zoning:	PUD
Submarket:	Midwest City
Building Class:	A

PROPERTY OVERVIEW

This 8,910 SF building was built in 1999, and is home to the International Bank of Commerce. The building currently contains 3,000 SF of Class A office space available for lease. The location allows users and customers to conveniently access I-40 which is less than a mile away. The tenant will have the opportunity for building signage which is visible to the 27,000 cars that pass by this location per day.

PROPERTY HIGHLIGHTS

- 3,000 SF of class A space
- Located less than a mile from I-40
- Ample surface parking spaces
- Building signage possible
- Traffic count of 27,000 cars per day

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,133	45,293	100,546
Average age	35.7	35.3	35.4
Average age (Male)	35.6	33.8	34.1
Average age (Female)	35.9	37.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,063	18,620	40,826
# of persons per HH	2.5	2.4	2.5
Average HH income	\$58,791	\$51,956	\$53,085
Average house value	\$162,782	\$112,992	\$103,820

** Demographic data derived from 2010 US Census*

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