

OFFICE & RETAIL SPACE FOR LEASE

COUNTRY CLUB VILLAGE

2802 West Country Club Drive, Oklahoma
City, OK 73116

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$20 - 25 SF/yr (Full Service; NNN)
Building Size:	31,242 SF
Available SF:	1,000 - 7,500 SF
Year Built:	1971
Renovated:	1993

PROPERTY OVERVIEW

The second floor of 2802 West Country Club Drive is available for lease, offering a professional office opportunity designed to support a range of business uses. This property is ideal for an owner-user or investor seeking a well-positioned office asset. The building provides a clean, efficient environment with the potential to accommodate private offices, collaborative work areas, and client-facing functions, making it a compelling option for businesses looking to establish or expand their presence in a stable office setting.

Also available for lease in the Country Club Village is a 1,000 SF Retail / Professional Services Space, previously occupied by Edward Jones. This space offers a welcoming reception and waiting area, private offices, restrooms and on-site parking.

PROPERTY HIGHLIGHTS

- Suitable for owner-user or investment strategies
- Supports private offices and collaborative work areas
- Ideal for client-facing professional services
- Prominent West Country Club Drive address
- Strong candidate for long-term office occupancy
- Versatile asset for office investors

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Additional Photos

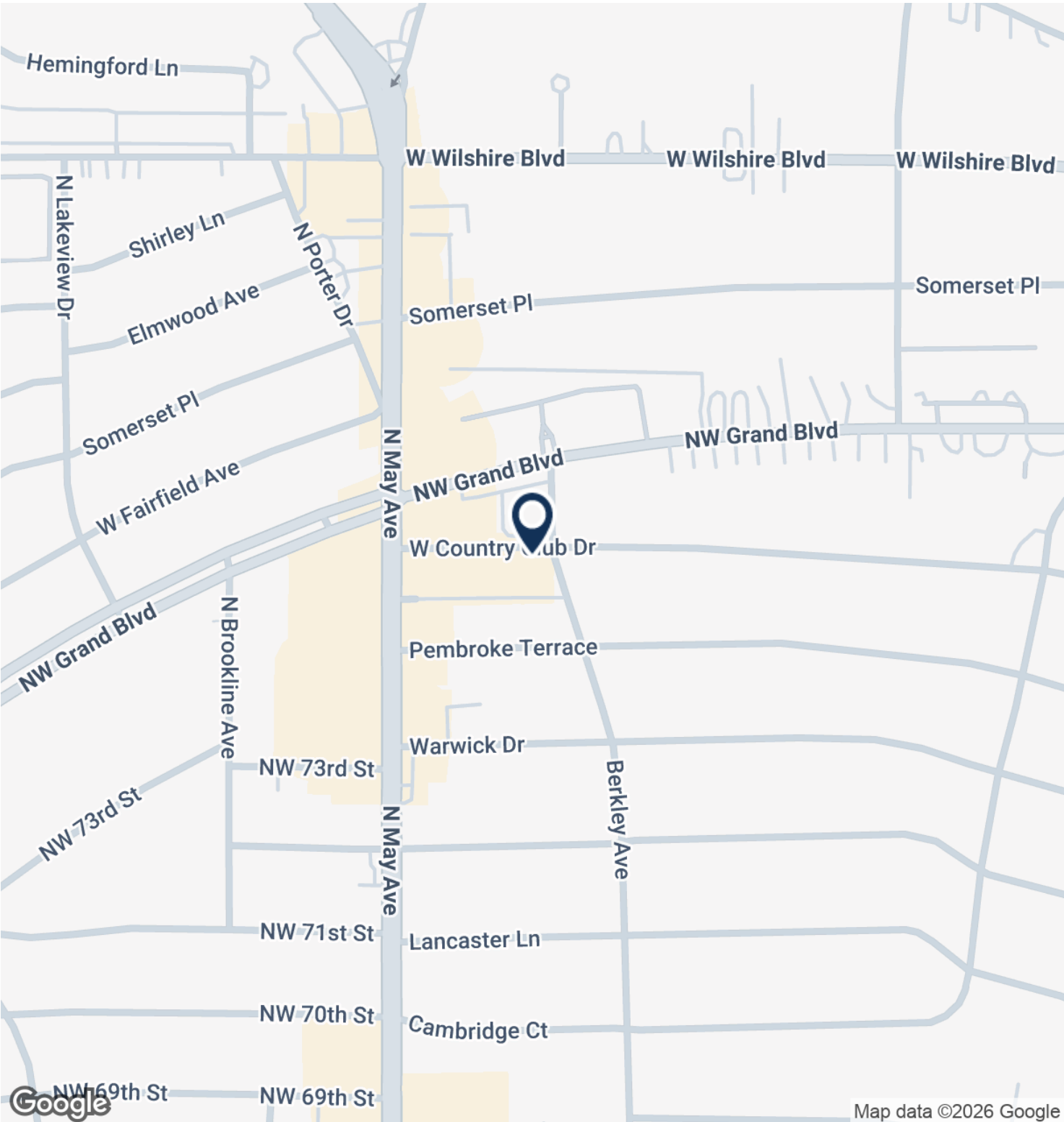


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Location Map

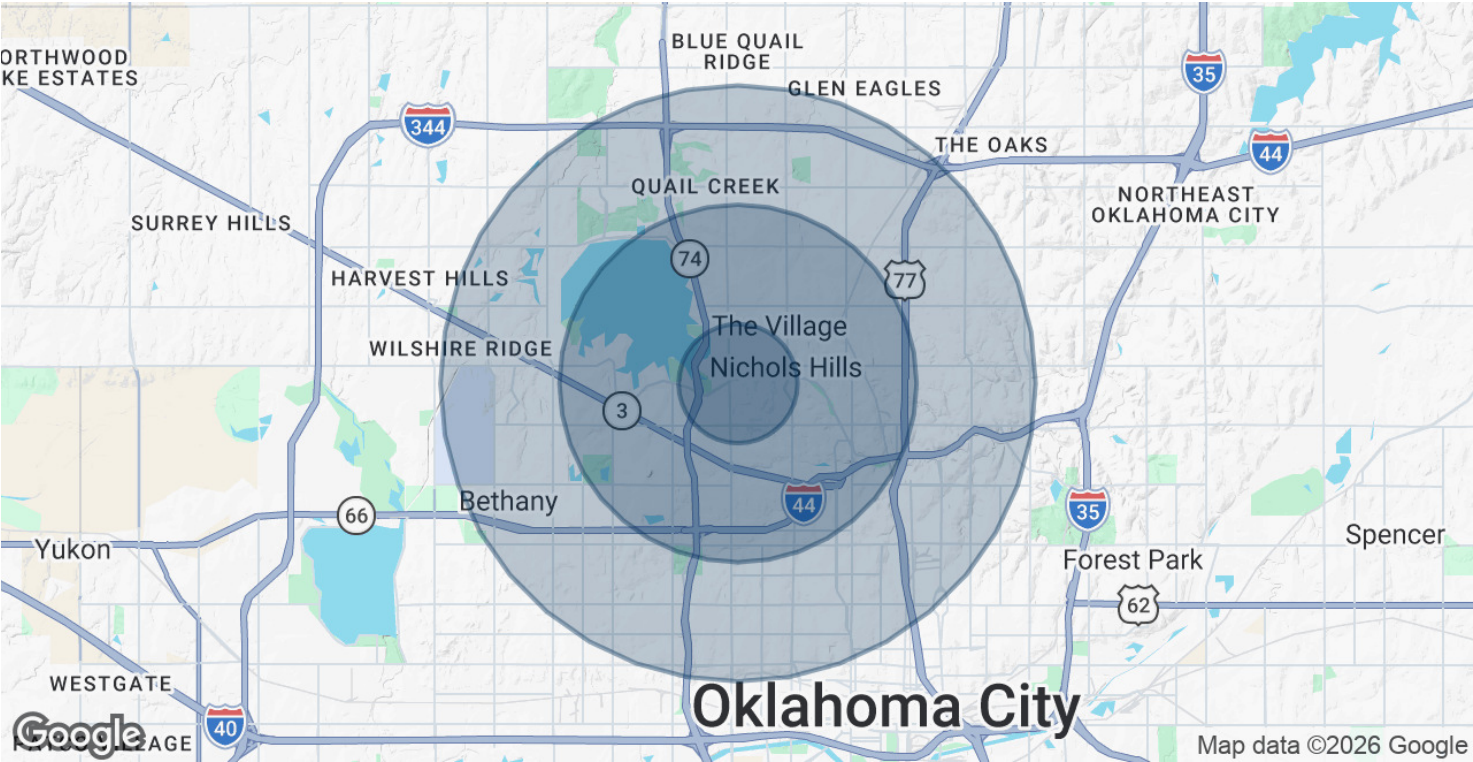


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,027	74,504	221,146
Average Age	44.3	39.4	36.7
Average Age (Male)	43.8	38.6	36.6
Average Age (Female)	45.1	39.9	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,998	35,916	101,240
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$161,537	\$99,305	\$87,599
Average House Value	\$415,205	\$290,505	\$252,806

2023 American Community Survey (ACS)

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