



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	82,000 SF
Available SF:	2,000 - 7,278 SF
Can Combine:	up to 20,267 SF
Year Built:	2014

PROPERTY OVERVIEW

The St. Anthony Mustang Healthplex is conveniently located at the intersection of Sara Road and Highway 152. Approximately 20,267 square feet remaining space is situated on the first floor, and connected to the three story Healthplex. Large bay depths and limited structural columns allow for a flexible space layout. Energy efficient geothermal HVAC system.

Spaces below can be combined to accommodate a single 20,267 SF Tenant, creating an East facing entrance. Offering excellent visibility and parking.

Located at the heart of Mustang retail, adjacent to Wal-Mart SuperCenter and Lowe's.

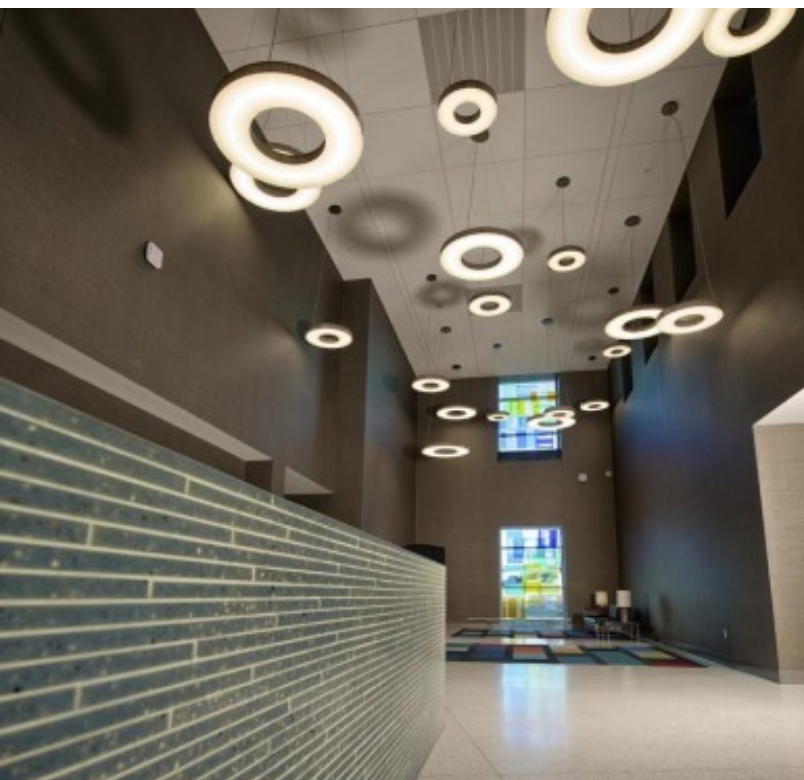
Great visibility and access. Sara Road provides access to Newcastle, Tuttle, Blanchard and Minco traffic.

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SPACES	LEASE RATE	SPACE SIZE
Suite 1	Negotiable	5,722 SF
Suite 3	Negotiable	2,000 SF
Suite 5	Negotiable	2,372 SF
Suite 6	Negotiable	2,895 SF
Suite 7	Negotiable	7,278 SF

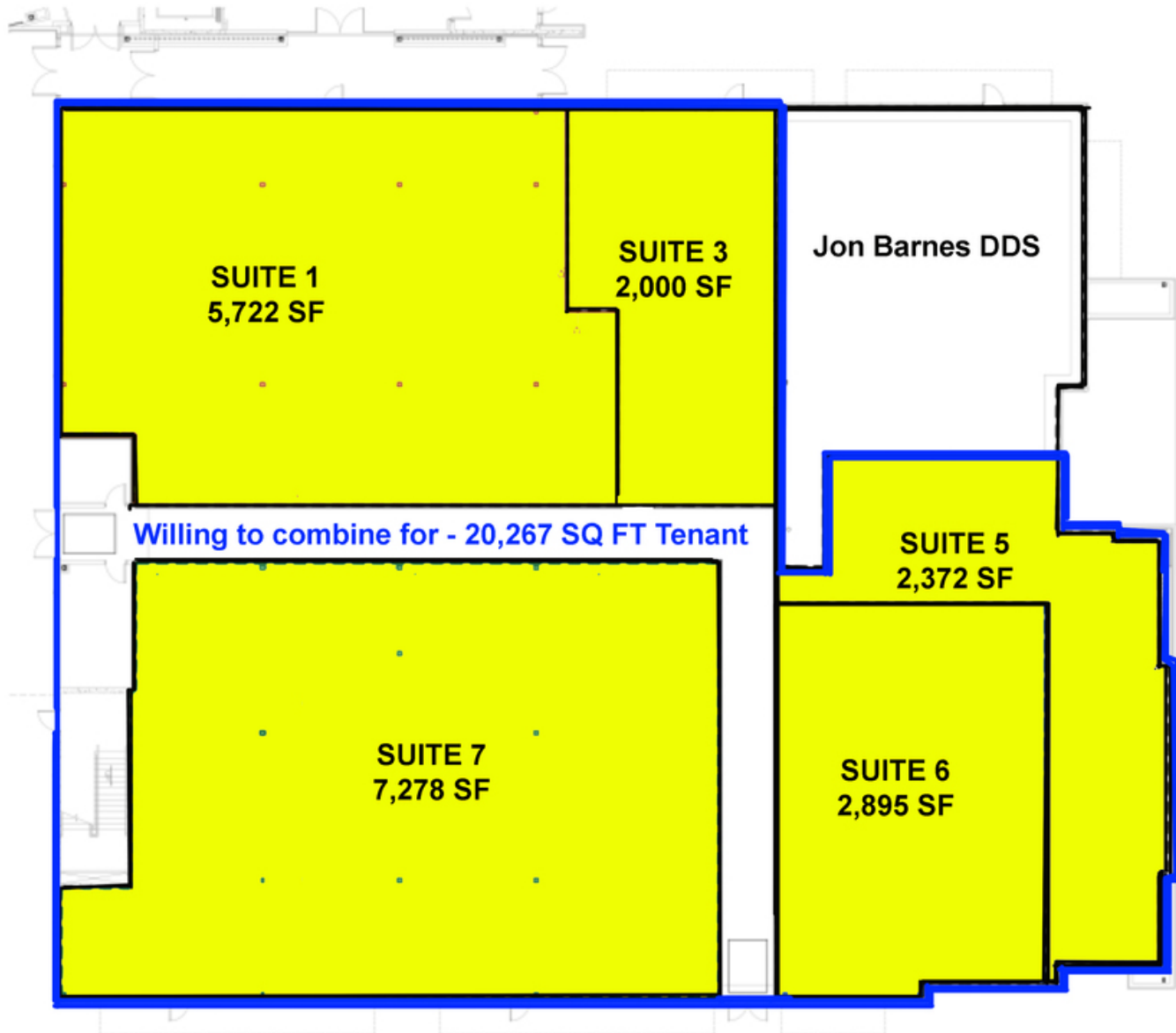
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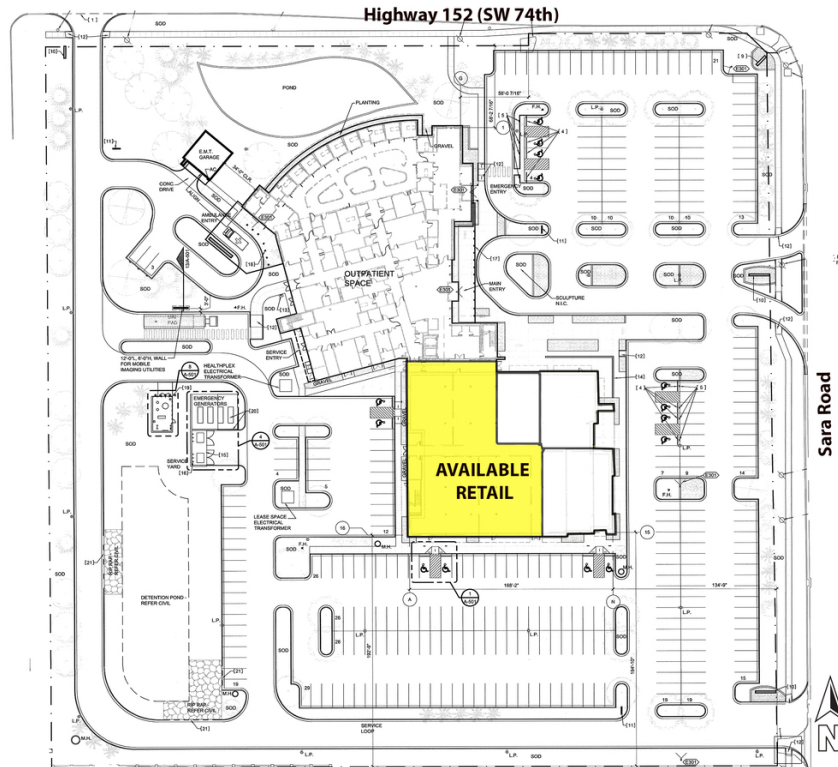
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,768	43,660	192,666
Average age (Male)	29.0	33.8	34.4
Average age (Female)	34.5	33.7	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,444	15,733	72,298
# of persons per HH	2.6	2.8	2.7
Average HH income	\$72,052	\$74,910	\$61,228
Average house value		\$221,623	\$140,200

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

Sara Rd	north south	8,830 12,500
Hwy 152 (SW 74th st)	east/west	23,600

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