

# PRICE EDWARDS AND CO. OFFICE BUILDING FOR LEASE

## GRAND CENTRE

5400 N GRAND BOULEVARD OKLAHOMA CITY, OK 73112



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5400 N GRAND BOULEVARD OKLAHOMA CITY, OK 73112



### PROPERTY HIGHLIGHTS

- Excellent access to NW Expressway, I-44 and Lake Hefner Parkway
- Superb visibility from Lake Hefner Parkway
- After hours secured access including 24 hour video surveillance
- Many suites have a view of Lake Stella directly south of the property
- Ample parking available including a limited amount of covered spaces
- Floor layout allows flexibility in planning for individual offices or open areas
- Floor size provides maximum efficiency for small to large space requirements

### OFFERING SUMMARY

<b>Available SF:</b>	979 - 11,226 SF
<b>Lease Rate:</b>	\$17.50 SF/yr
<b>Lease Type:</b>	Full Service
<b>Year Built:</b>	1984
<b>Building Size:</b>	101,217 SF
<b>Submarket:</b>	North

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#### IAN SELF

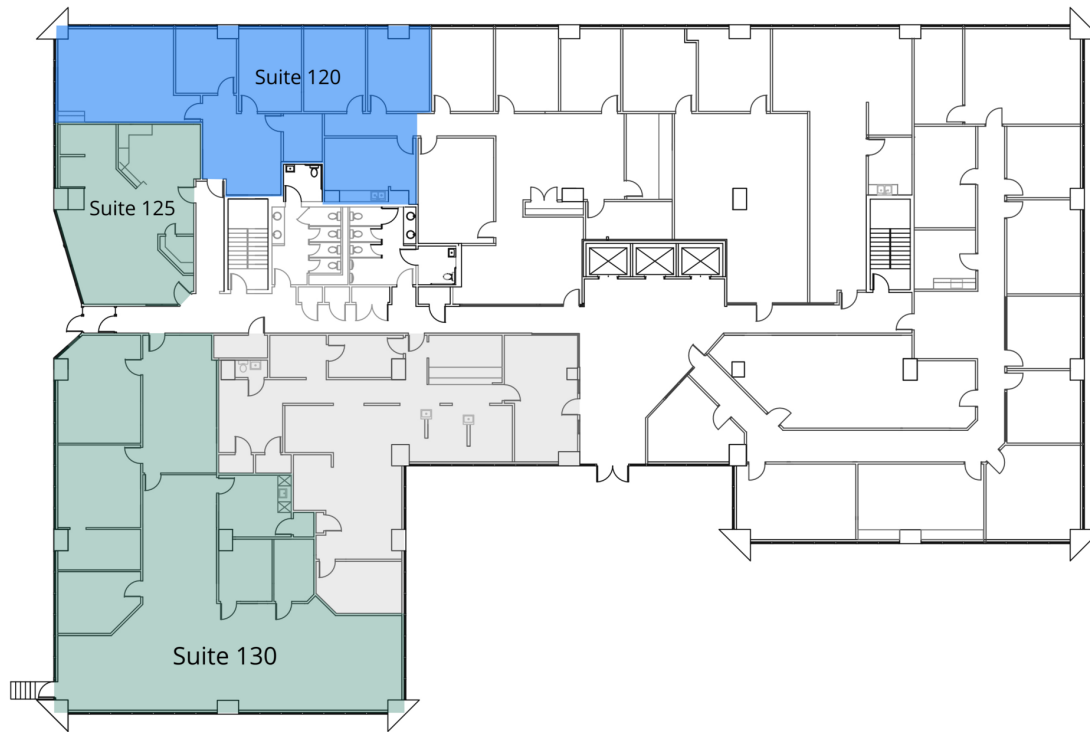
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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 120	Available	2,009 SF	Full Service	\$17.50 SF/yr
■ Suite 125	Available	979 SF	Full Service	\$17.50 SF/yr
■ Suite 130	Available	3,749 SF	Full Service	\$17.50 SF/yr

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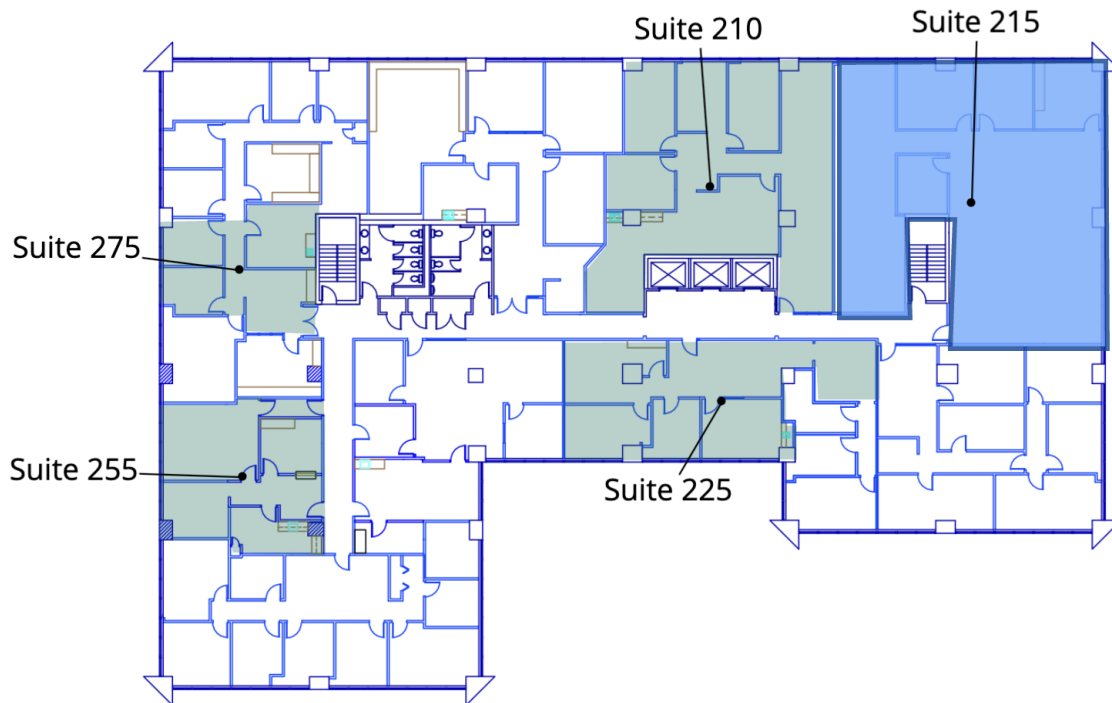
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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 210	Available	2,437 SF	Full Service	\$17.50 SF/yr
■ Suite 215	Available	3,317 SF	Full Service	\$17.50 SF/yr
■ Suite 255	Available	1,160 SF	Full Service	\$17.50 SF/yr
■ Suite 275	Available	868 SF	Full Service	\$17.50 SF/yr
■ Suite 225	Available	1,559 SF	Full Service	\$17.50 SF/yr

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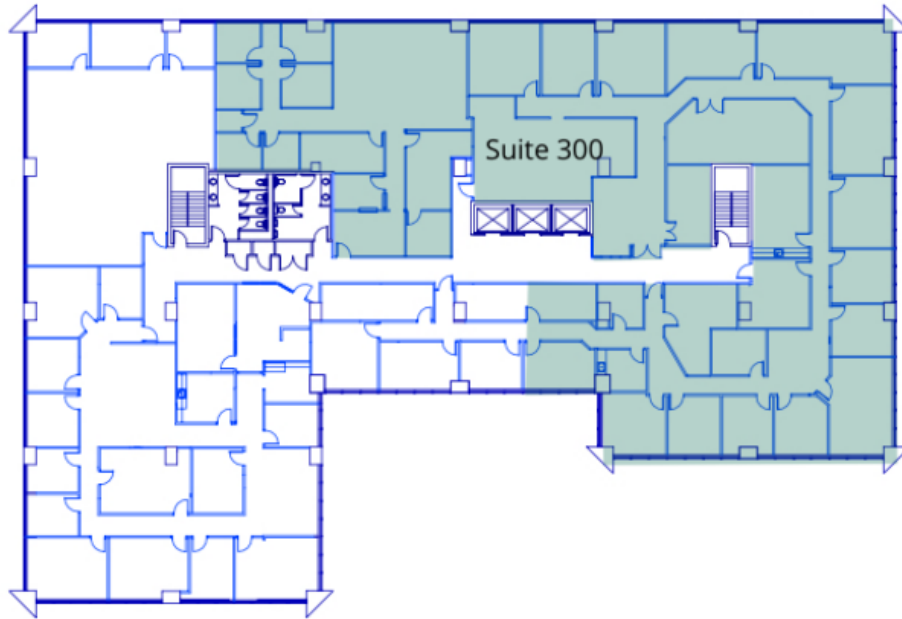
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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 300	Available	11,226 SF	Full Service	\$17.50 SF/yr

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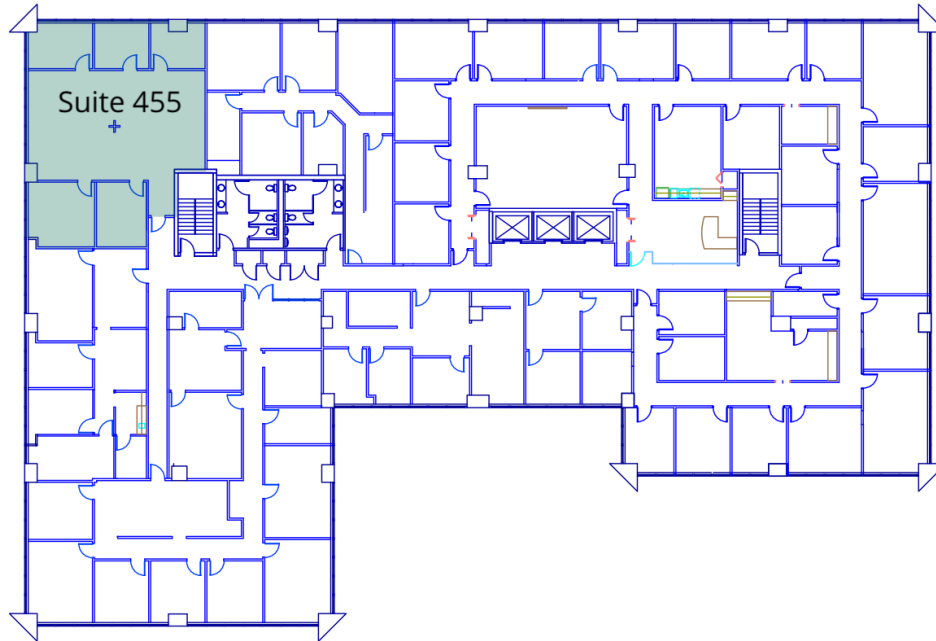
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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 455	Available	2,063 SF	Full Service	\$17.50 SF/yr

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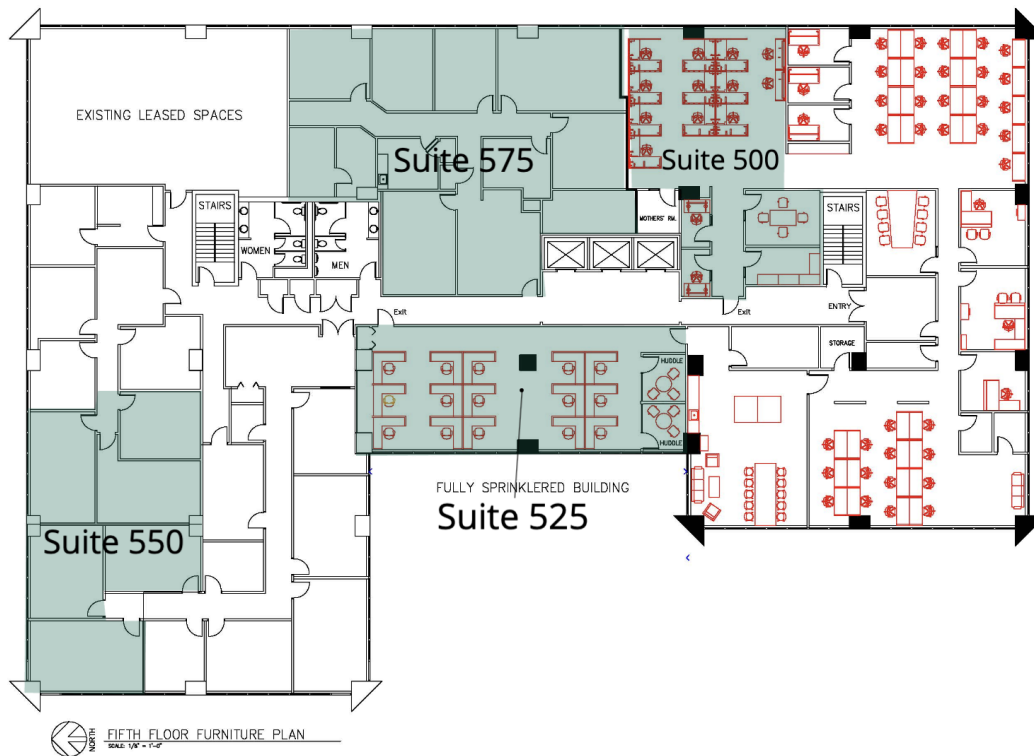
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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite 550	Available	1,937 SF	Full Service	\$17.50 SF/yr
■ Suite 575	Available	3,263 SF	Full Service	\$17.50 SF/yr
■ Suite 525	Available	1,756 SF	Full Service	\$17.00 SF/yr
■ Suite 500	Available	1,981 SF	Full Service	\$17.00 SF/yr

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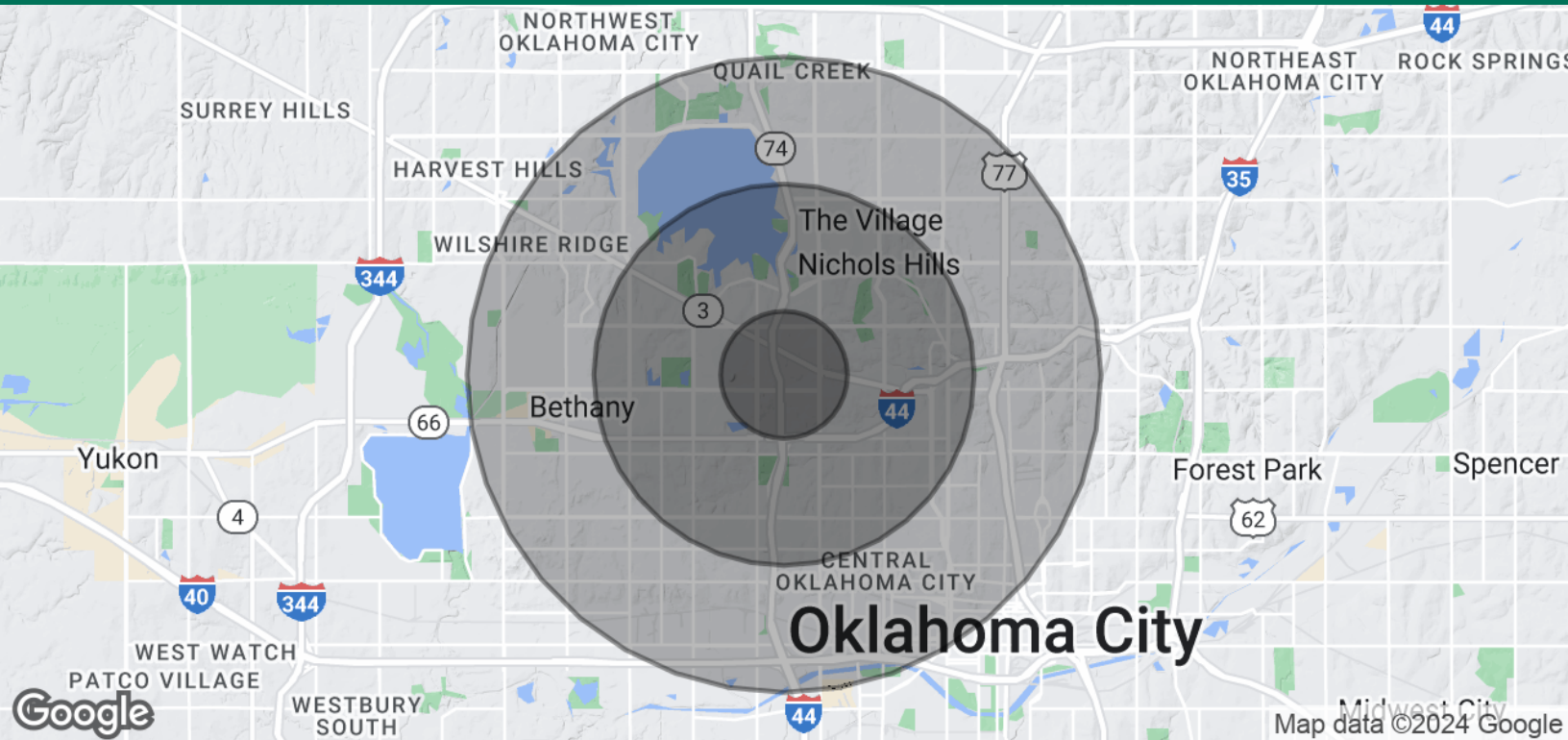
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,650	97,806	243,243
<b>Average Age</b>	35.7	37.5	35.5
<b>Average Age (Male)</b>	33.9	36.0	34.4
<b>Average Age (Female)</b>	39.1	38.7	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,995	44,484	103,945
<b># of Persons per HH</b>	2.1	2.2	2.3
<b>Average HH Income</b>	\$51,076	\$61,418	\$58,679
<b>Average House Value</b>	\$134,468	\$166,958	\$165,485

2020 American Community Survey (ACS)

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