

Sales Price: \$1,400,000 (\$145.79/SF)  
 Lease Price: \$14.00/SF Full Service

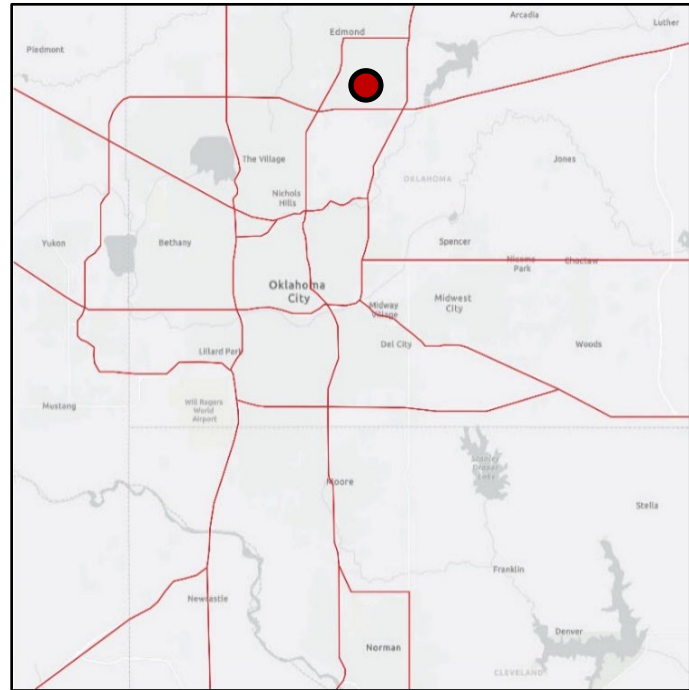


## 3317 E. Memorial Road

Edmond, Oklahoma 73013

- In Place Income: \$96,000/YR Gross
- Vacant Suites: Suite 201: 2,400 SF  
 Suite 202: 2,400 SF  
 Can Be Combined for 4,800 SF
- 50% Occupied
- Value Add Opportunity

TOTAL SF	9,603 SF on 0.86 Acres MOL
BUILT	1999
ZONED	PUD-455, O-1



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## ABOUT THE PROPERTY

### 1<sup>st</sup> FLOOR HIGHLIGHTS

- First Floor: (Occupied)
- Tenant 1: Swift Physical Therapy
- (4) Large Office and/or Therapy Rooms
- Large Reception Area
- Waiting Room
- Restroom
- Tenant 2: Oklahoma Quarter Horse Racing
- (5) Private Offices
- Large Conference Room
- Spacious Reception Area
- Break room

### 2<sup>nd</sup> FLOOR HIGHLIGHTS

- Second Floor: (Available)
- Suite 201: 2,400 SF
- Suite 202: 2,400 SF
- Can Be Combined for 4,800 SF
- (8) Large Private Offices
- Wood Floors Throughout
- (4) Offices contain Built in Work Stations
- Natural Light
- Large Break Room - Full Kitchen
- 2 ADA Compliant Restrooms

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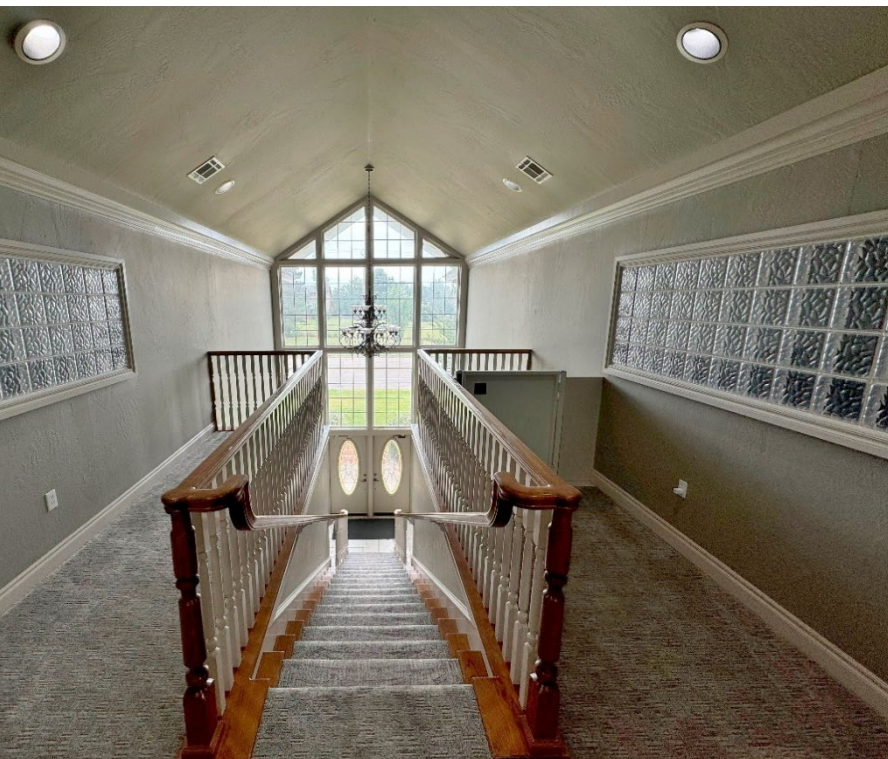
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## LOCATION HIGHLIGHTS

- Easy Access to Major Highways: I-35, Broadway Extension, Kilpatrick Turnpike
- 1 Mile from Oklahoma Christian University
- Desirable Southeast Edmond Location

Population	1 Mile: 7,065	3 Miles: 35,723	5 Miles: 100,074
Average Household Income	1 Mile: \$121,748	3 Miles: \$105,703	5 Miles: \$99,081
Total Households	1 Mile: 2,646	3 Miles: 14,250	5 Miles: 40,088

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