

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	5,273 SF
Available SF:	1,600 - 5,273 SF
Lot Size:	0.22 Acres
Number of Units:	3
Price / SF:	\$20.00 s.f. MG
Year Built:	2021

PROPERTY OVERVIEW

- New Construction
- Professional Office Complex
- Well Thought Out Floor Plan
- High end Finishes Throughout
- Close Proximity to Both Hefner Pkwy and the Kilpatrick Turnpike
- Each Suite Features a Private Entrance

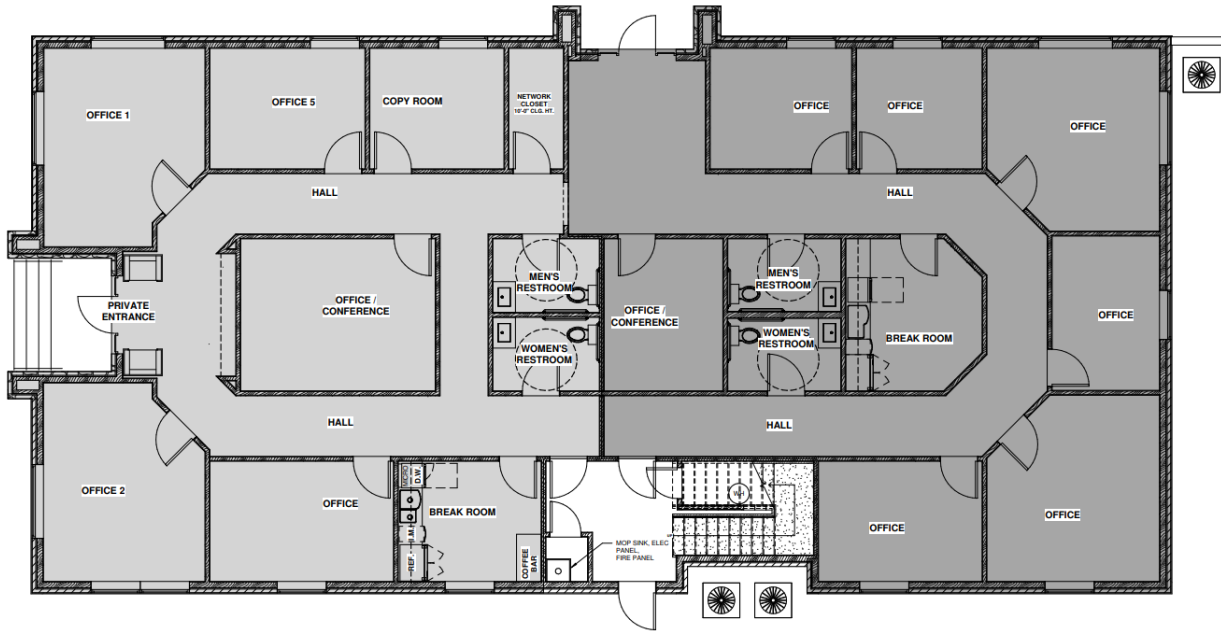
TYLER HUXLEY

405.973.8435
tyler@creekcre.com

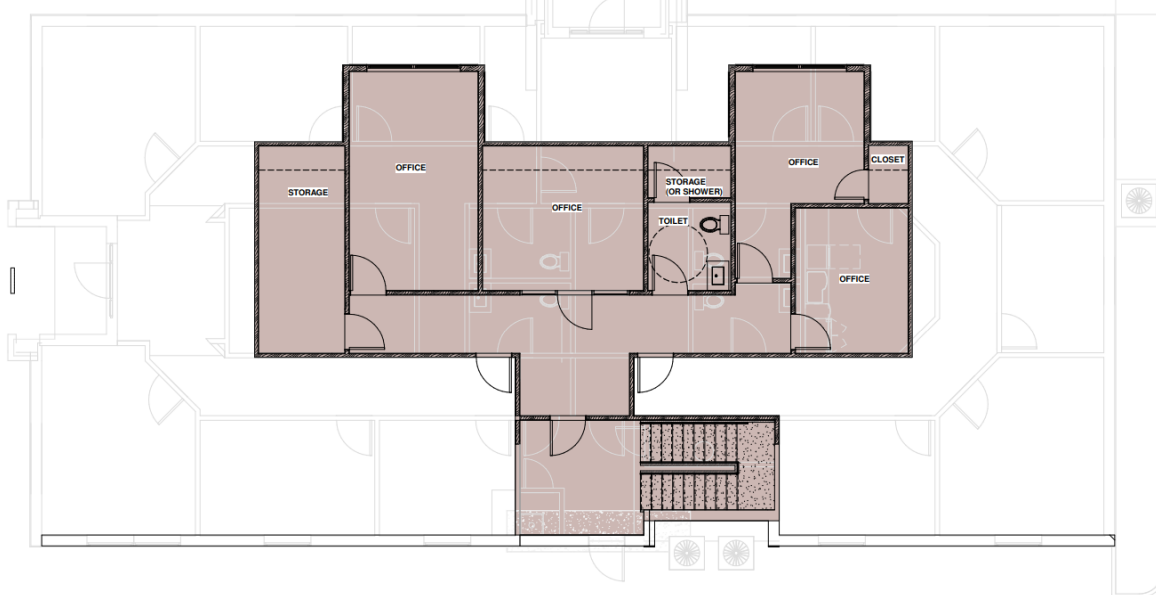
SITE PLAN

Space 'A' 1,955 SF

Space 'B' 1,940 SF



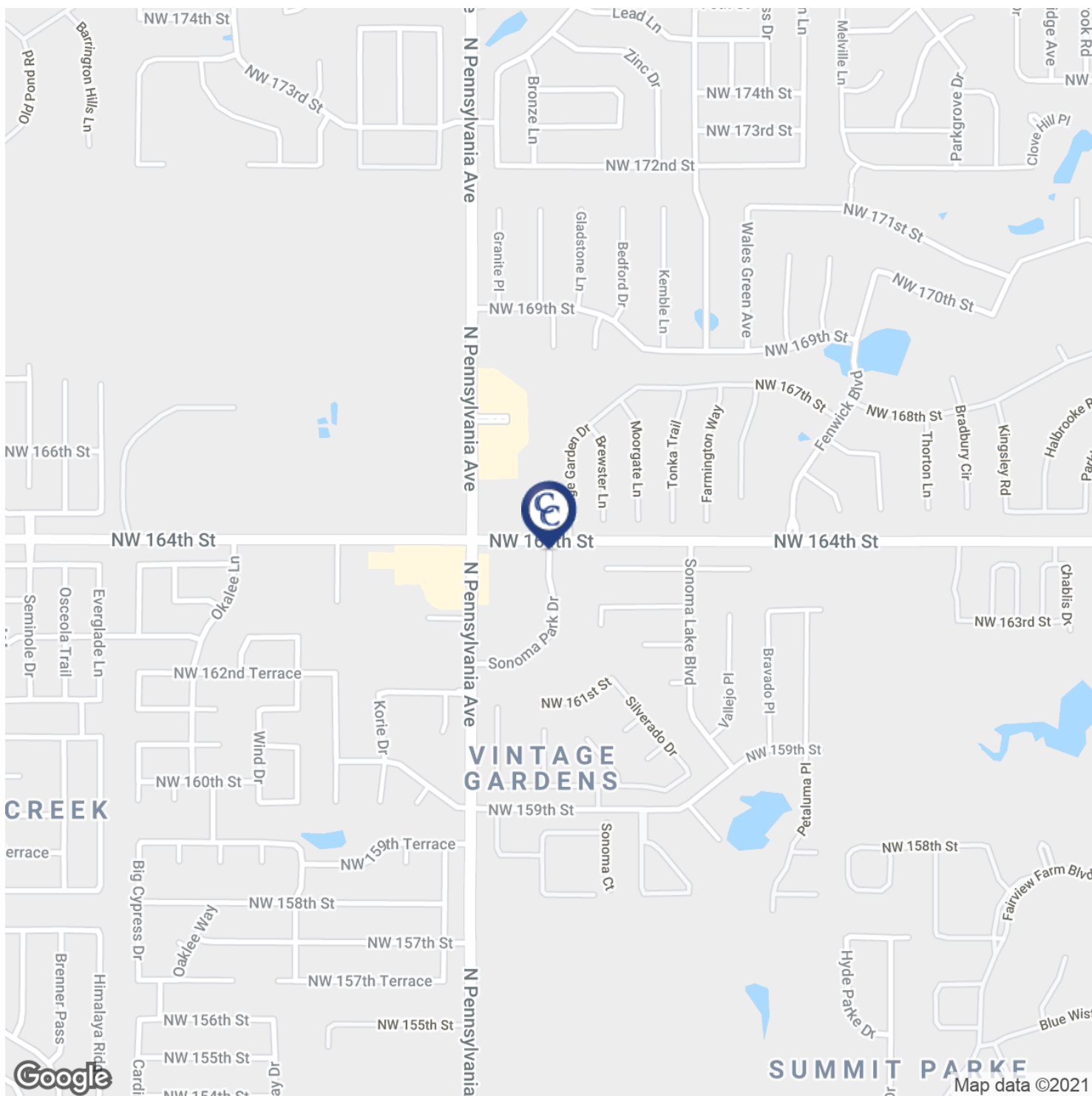
Space 'C' 1,600 SF*



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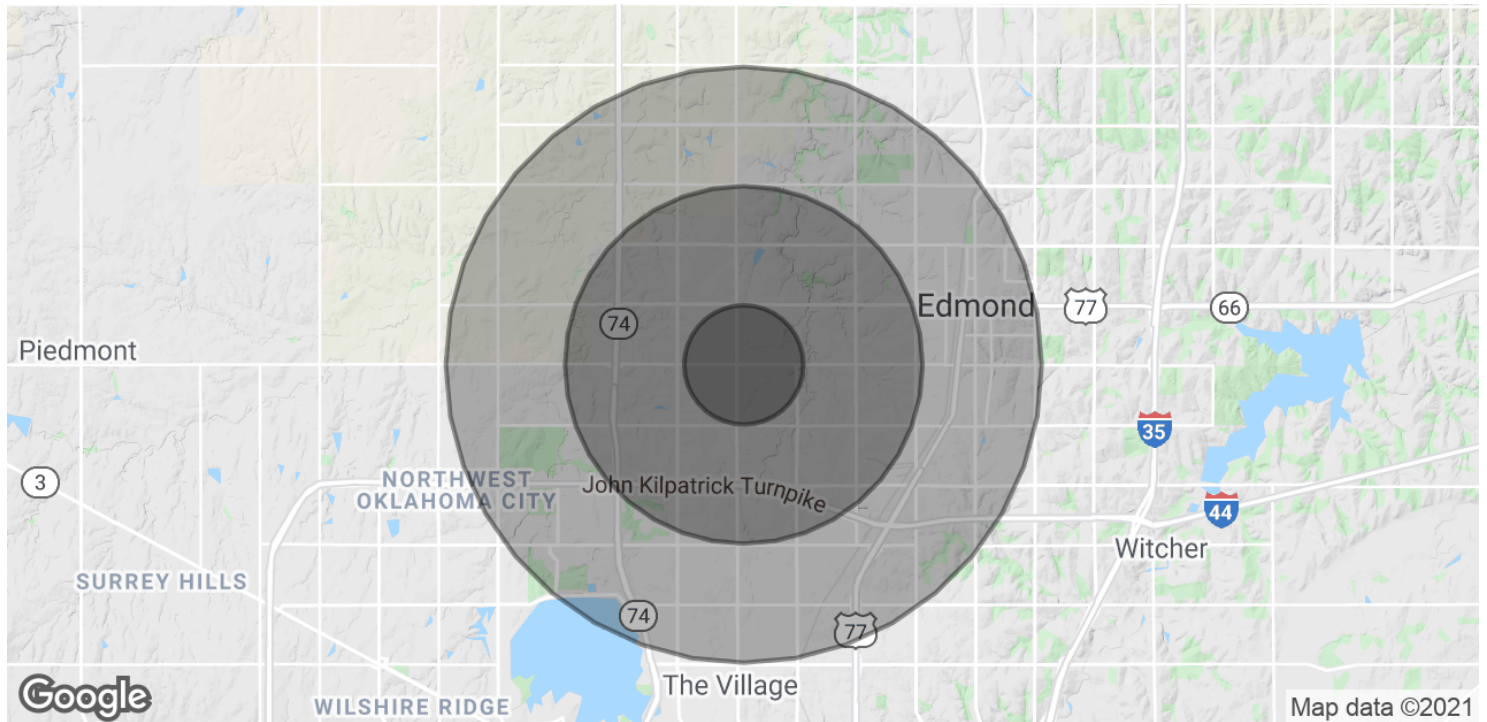
16216 SONOMA PARK DR.
16216 SONOMA PARK DR. | EDMOND, OK 73013

LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,899	52,113	133,386
Average age	34.0	33.6	34.1
Average age (Male)	34.5	33.1	32.6
Average age (Female)	33.3	33.8	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,372	21,695	55,217
# of persons per HH	2.6	2.4	2.4
Average HH income	\$97,748	\$82,777	\$77,790
Average house value	\$211,762	\$203,605	\$196,883

* Demographic data derived from 2010 US Census

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