

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,044 - 8,352 SF

Lease Rate: \$20.00 - 28.00 SF/yr (NNN)

Lot Size: 0.8 Acres

Building Size: 8,352

PROPERTY OVERVIEW

The perfect opportunity to give your business a brand new, warm, and comfortable place to prosper. You, your team, your clients and guests will be happy and productive. This office and office park are well designed to accommodate today's business needs. Office has a welcoming lobby, open break-room, large conference room, plenty of storage, spacious private offices, and a nice open area for that open office concept. Other office sizes, other locations, including custom building are available. Text: Sites To: 405.358.3311 for details.

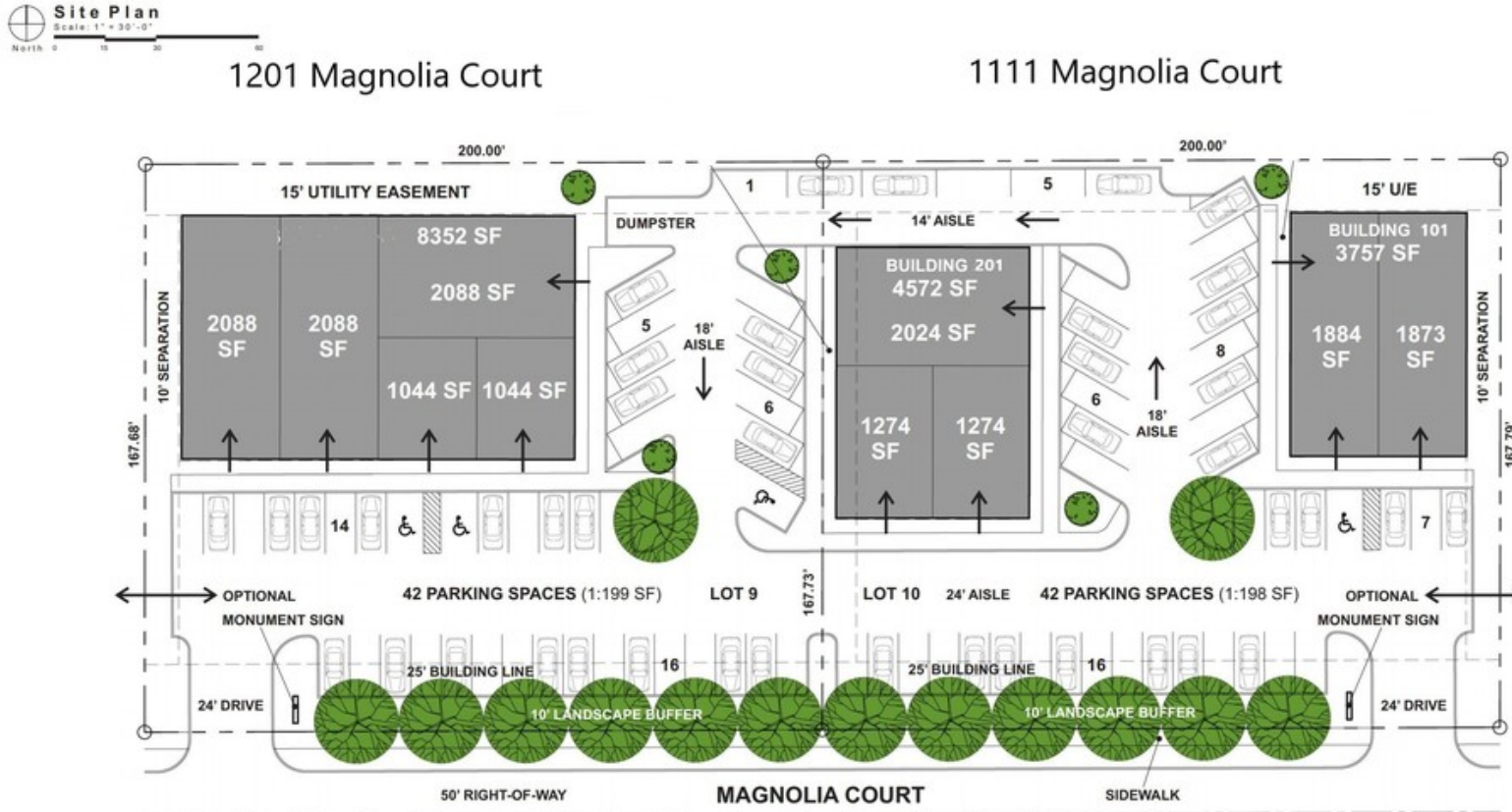
PROPERTY HIGHLIGHTS

- Magnolia Court is Immediately South of Fritz Farm & Busy 19th Street (31,280 cars per day) on Telephone Road (9,603 cars per day)
- Brand New Construction Easy Access & Visibility to I-35
- Additional Fees: \$3.5/SF/YR (Taxes, Insurance, CAM)
- Surrounded by Thriving Development (Costco, St. Anthony's, and many major retailers)
- Other office sizes, other locations, including custom building are available. Text: Sites To: 405.358.3311 for details.

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SITE PLAN



gso THE WILLOWS - LOTS 9-10, BLOCK 1, SECTION 1
 Conceptual Design Moore, Oklahoma 28 October 2020



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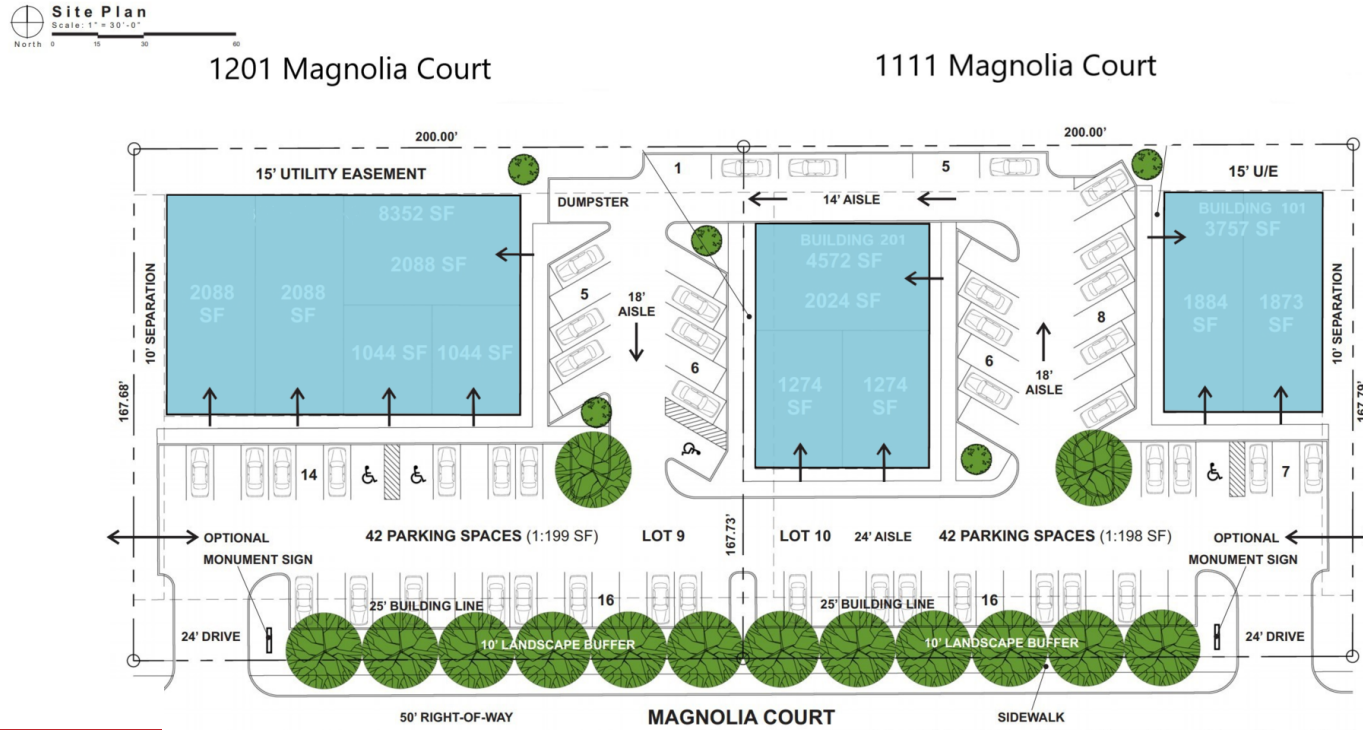
ADDITIONAL PHOTOS



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PLANS



LEGEND

- Available
- Available Soon

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Willow Office - 1111 Magnolia Court Building 101	Available Soon	1,873 - 3,757 SF	NNN	\$20.00 - 28.00 SF/yr
Willow Office - 1111 Magnolia Court Building 201	Available Soon	1,274 - 4,572 SF	NNN	\$20.00 - 28.00 SF/yr

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PLANS

SUITE	TENANT	SIZE	TYPE	RATE
Willow Office - 1201 Magnolia Court	Available Soon	1,044 - 8,352 SF	NNN	\$20.00 - 28.00 SF/yr

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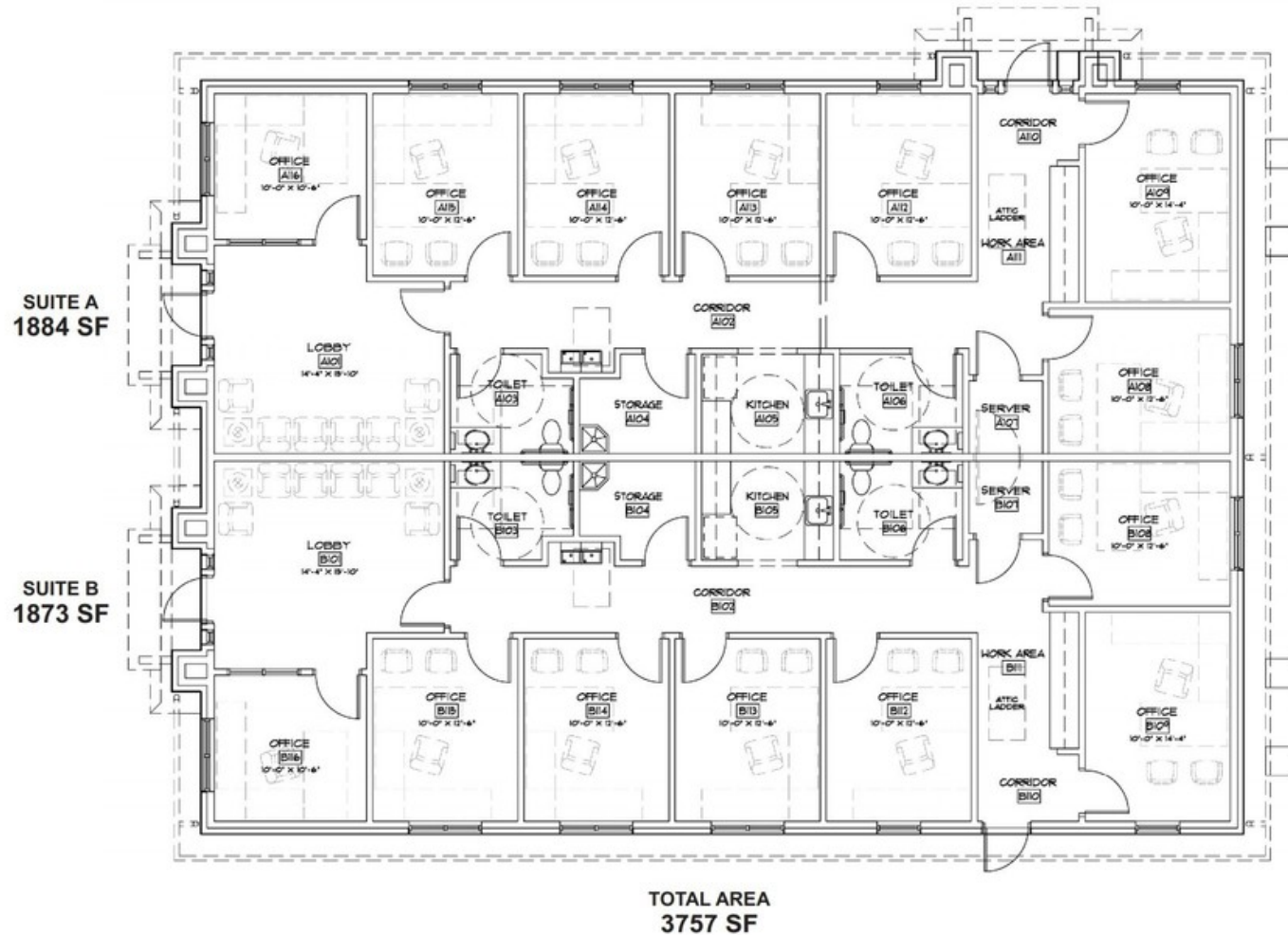
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FLOOR PLANS



1111 Magnolia Court



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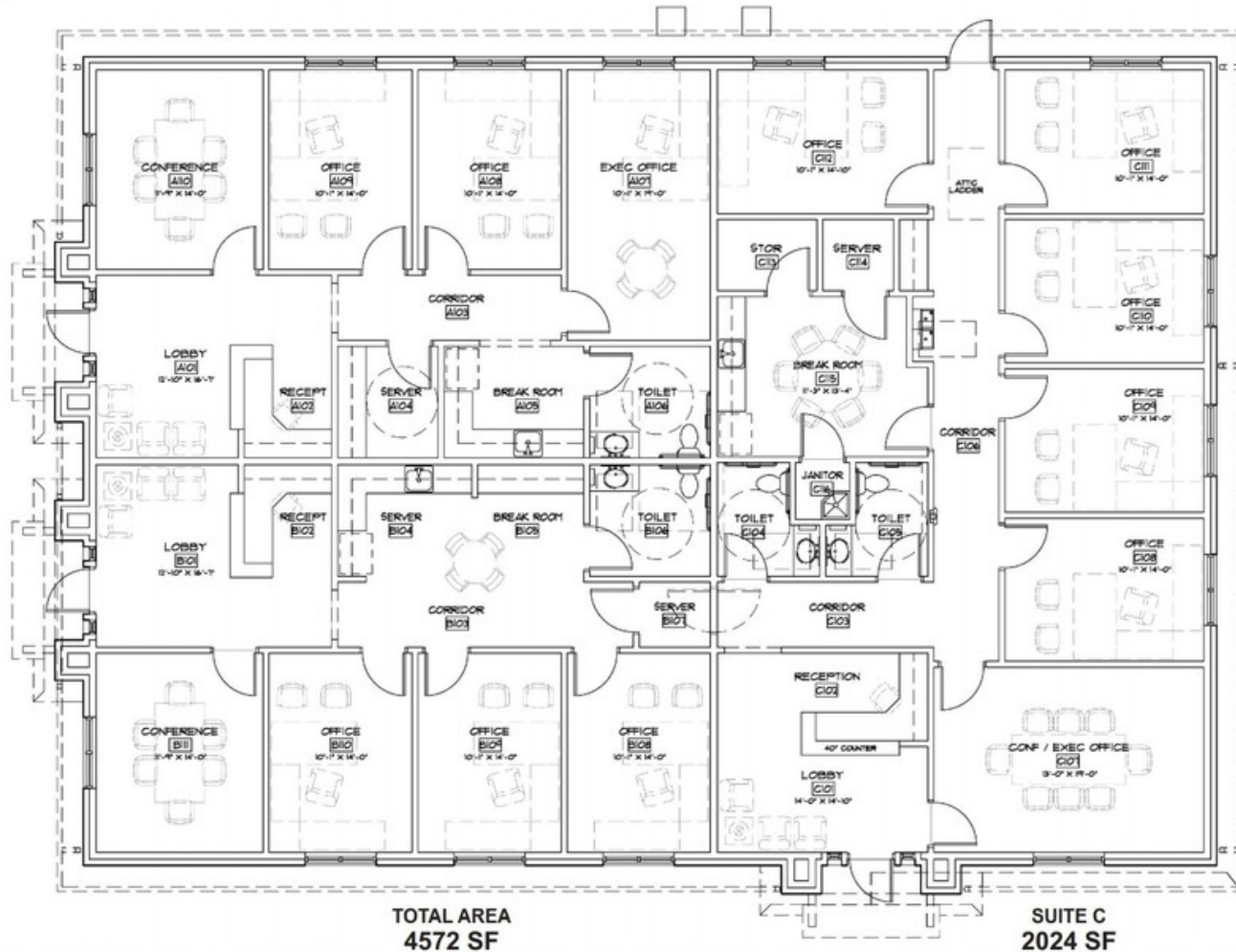
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FLOOR PLANS

Floor Plan - Building 201
Scale: 1/8" = 1'-0"
North 0 4 8 16

SUITE A
1274 SF

SUITE B
1274 SF



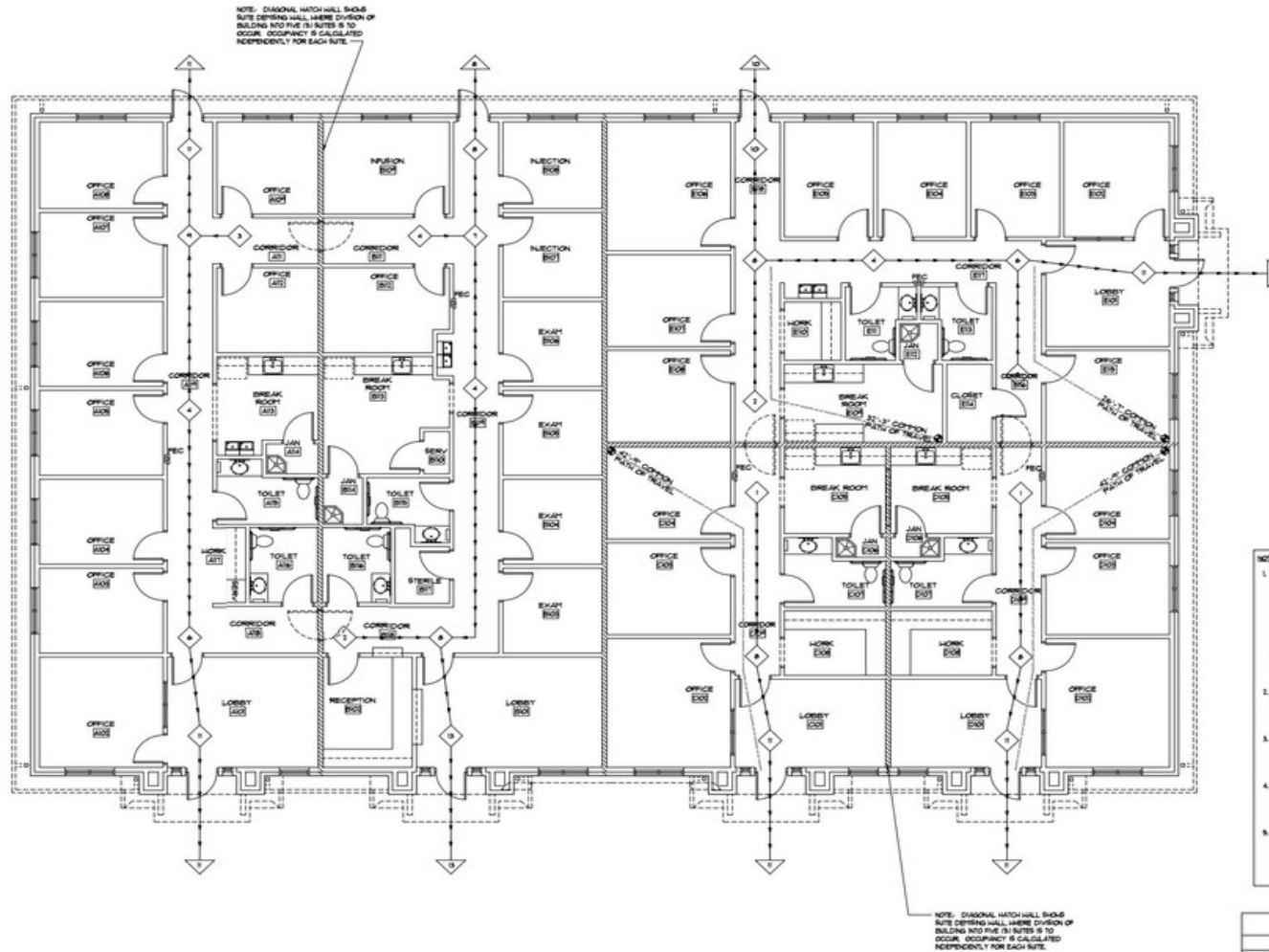
TOTAL AREA
4572 SF

SUITE C
2024 SF

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FLOOR PLANS



NOTE: DIAGONAL HATCH SHALL SHOW SUITE DEPICTING HALL, WHERE DIVISION OF BUILDING INTO FIVE (5) SUITES IS TO OCCUR. OCCUPANCY IS CALCULATED INDEPENDENTLY FOR EACH SUITE.

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- NOTES:
- PER 209 IBC TABLE 403 AND 402, THE EXTERIOR WALLS ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING. CONSEQUENTLY PER IBC 703.5, NO PARAPET IS REQUIRED. ALSO PER IBC 703.5 THROUGH 703.5.3 PROJECTIONS INCLUDING THE RAISE, FLASHING AND ROOF ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING AND MAY BE CONSTRUCTED OF COMBUSTIBLE MATERIALS.
 - OCCUPANT LOAD FOR EACH SUITE IS LESS THAN 50. PER 209 IBC TABLE 1006.1 CORRIDORS SERVING 50 PEOPLE OR LESS ARE NOT REQUIRED TO BE FIRE RATED.
 - PER 209 IBC 1006.1 WINDOW OPENINGS ARE NOT RESTRICTED IN AN EXTERIOR WALL THAT IS NOT REQUIRED TO HAVE A FIRE RESISTANT RATING.
 - PER 209 IBC 208.1 HALL JUNCTIONS SEPARATING TENANT SPACES OF THE SUITE OCCUPANCY TYPE ARE NOT REQUIRED TO BE FIRE RATED.
 - OCCUPANT LOAD OF EACH SUITE IS LESS THAN 50 AND COMMON PARTS OF EGRESS TRAVEL IS LESS THAN 100. PER 209 IBC TABLE 1006.1.1 A SINGLE EXIT FOR EACH LEASE SPACE IS ALLOWABLE.

LEGEND

EGRESS:

- ▲ PERSONS EXITING
- ◇ PERSONS IN ROUTE TO EXIT
- DIRECTION OF EGRESS

EGRESS FLOOR PLAN
SCALE: 1/4" = 1'-0"
TRUE NORTH

Landmark

LANDMARK FINE HOMES
SPEC OFFICE - LOT 9, BLOCK 1
The Willows Addition - Section 1
1201 Magnolia Court, Building C
Moore, Oklahoma

NO. DATE ISSUE

REVISIONS

DATE: January 28, 2021

PROJECT NO: 201718

DATE: January 28, 2021

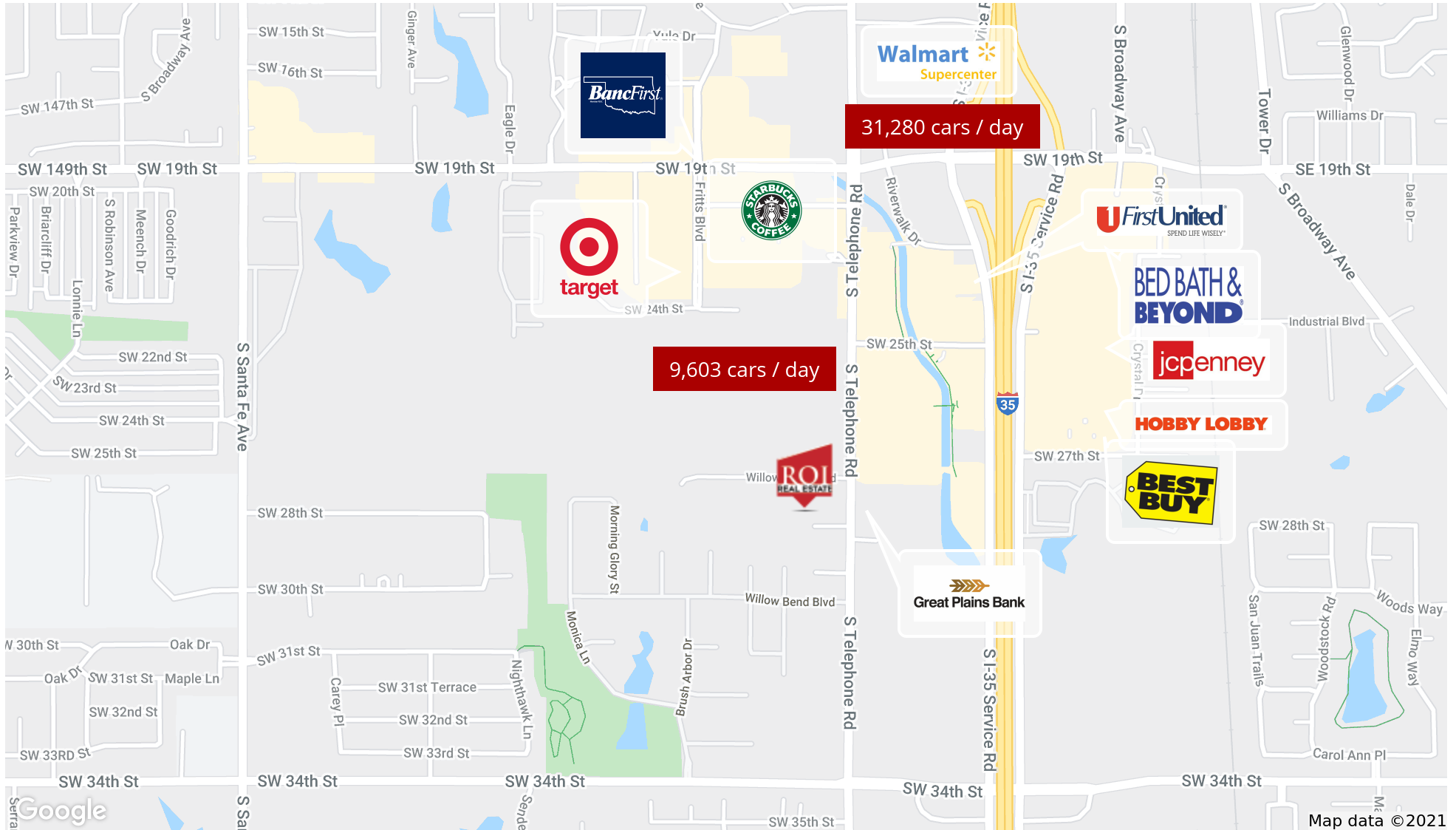
DESCRIPTION: EGRESS FLOOR PLAN

DRAWING NO: G1.1

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RETAILER MAP



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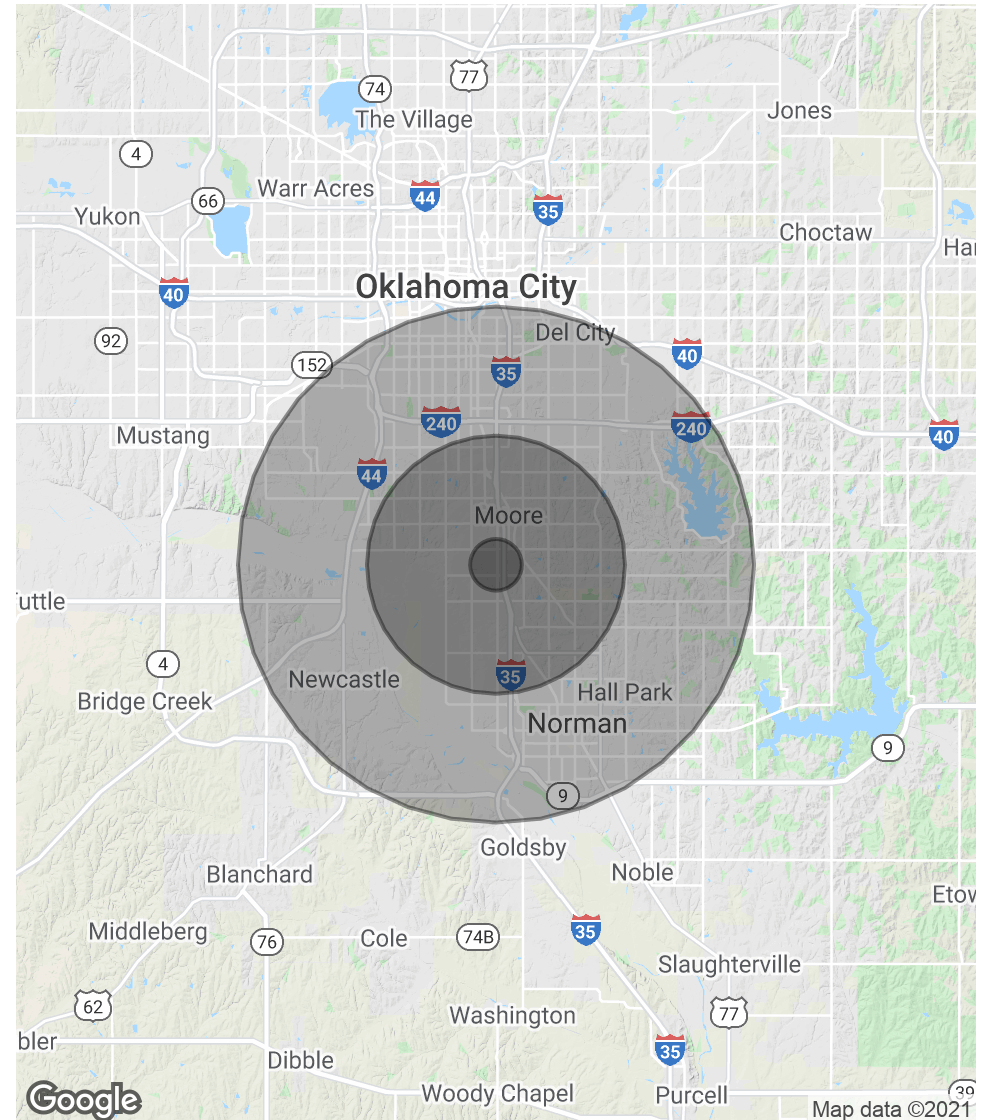
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	879	102,253	306,180
Average age	35.2	33.4	33.1
Average age (Male)	35.0	32.2	32.1
Average age (Female)	35.3	34.6	34.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	322	40,266	118,026
# of persons per HH	2.7	2.5	2.6
Average HH income	\$106,406	\$69,921	\$64,189
Average house value	\$227,143	\$164,021	\$155,319

** Demographic data derived from 2010 US Census*



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