

# 708 N. SANTA FE AVENUE EDMOND, OK 73003

Office Building For Sale

3,294 SF on 0.11 Acres MOL

Sales Price: \$699,000 (\$212/SF)

Suite A: 1,859 SF MOL

Suite B: 1,435 SF MOL



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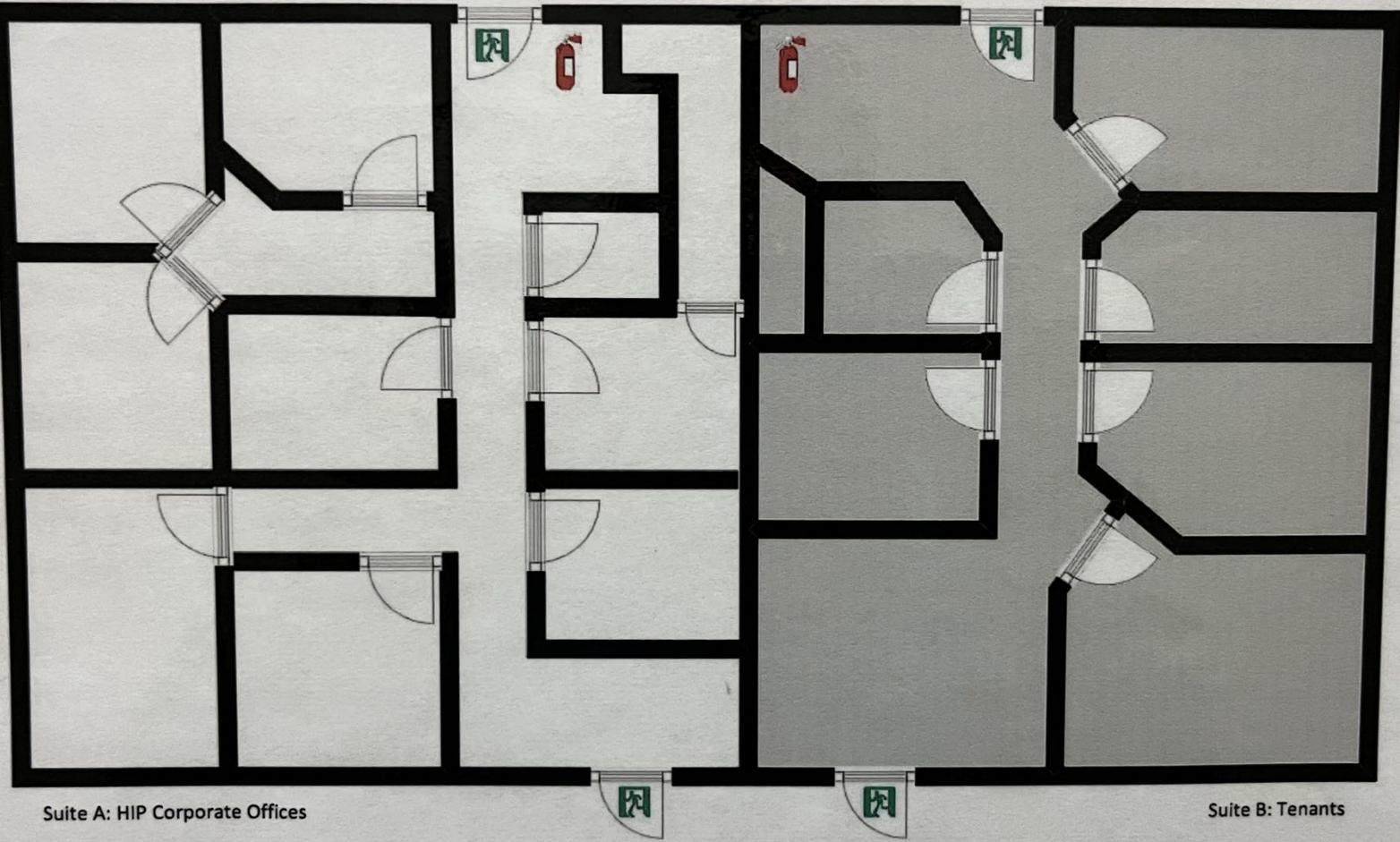
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## PROPERTY HIGHLIGHTS

- Move in Ready, Garden Style Office
- Modern Interior Finishes
- Designated Parking
- Signage Opportunity
  
- Suite A - 1,859 SF Comprised of 9 Offices, Restroom in Suite, Waiting Area/Lobby, Kitchenette/Breakroom Area
  
- Suite B - 1,435 SF Comprised of 5 Offices, Restroom in Suite, Reception Area, Kitchenette/Breakroom Area

- Built in 2015
- Zoned: D-O, Suburban Office

## LOCATION HIGHLIGHTS

- Located just South East of North Santa Fe Ave and W Danforth Rd in Bridgewater Office Park
- 6 Minutes to Broadway Extension
- 8 Minutes to University of Central Oklahoma
- 18 Minutes to Integris Health Edmond Hospital

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# SUITE A: 1,859 SF



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# SUITE B: 1,435 SF



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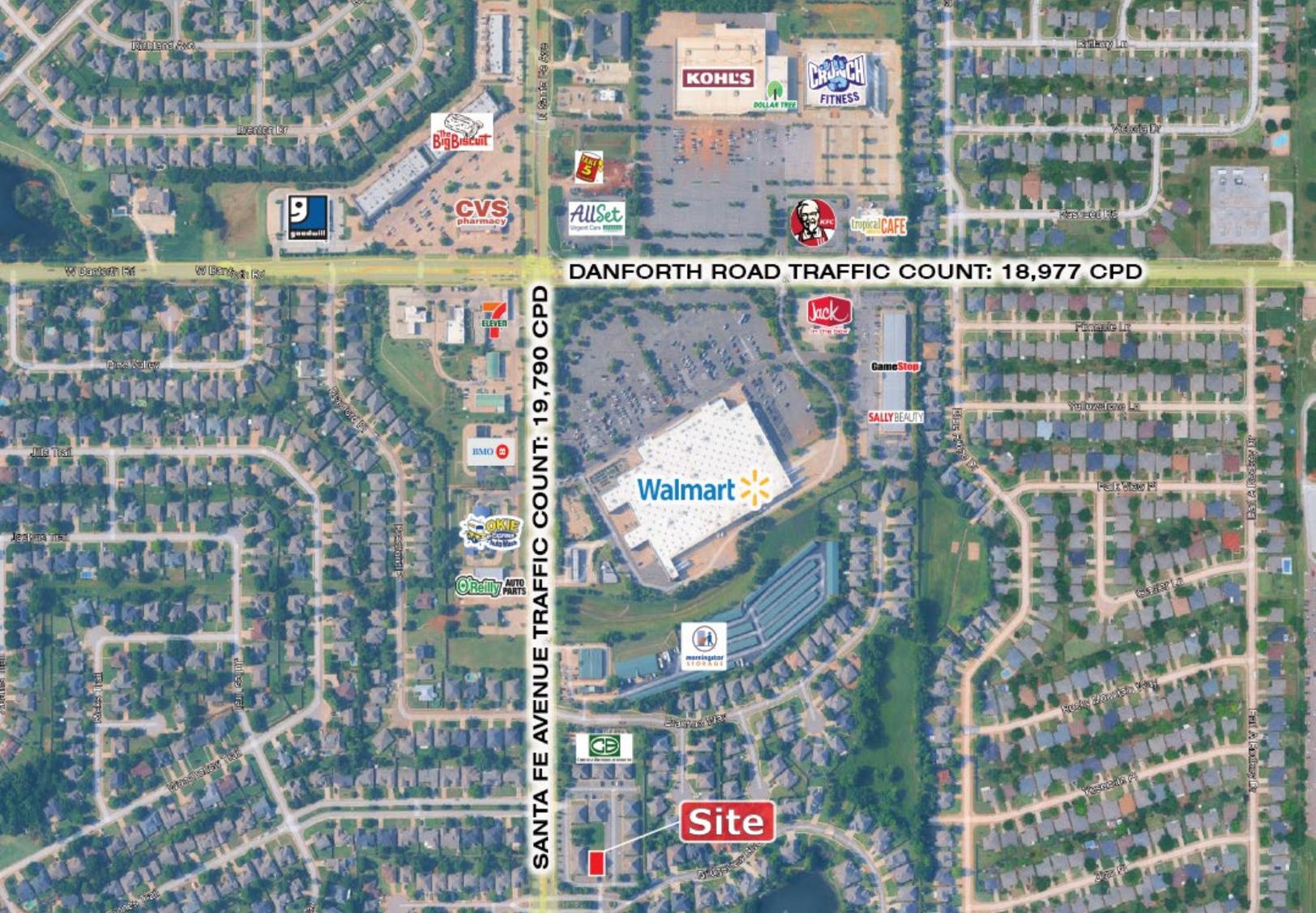
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,262	77,941	156,406
AVERAGE HOUSEHOLD INCOME	\$110,576	\$106,644	\$110,246
TOTAL HOUSEHOLDS	4,316	29,494	61,279

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