

SAINTS BOULEVARD

MEDICAL OFFICE BUILDING

✓ **EVERYTHING**
YOU NEED.

✓ **ALL THE THINGS**
YOU WANT.

LOCATION CHECK.

Saints Medical Office Building is designed to be exactly the workplace your business needs—and will offer all the unexpected details that make a modern workday gratifying.

The building will be situated at the corner of 2nd Street and Saints Boulevard just east of Interstate 35 in the heart of Edmond's rapidly growing "Second Center".



WORKPLACE SOLUTIONS CHECK.

We've gone to great lengths at Saints Medical Office Building to create an environment that will spark creativity, productivity and innovation. From built-in technology to in-demand amenities, not a single detail has been overlooked.



NATURAL SETTING WITH CALMING BENEFITS OF REDUCED CITY POLLUTANTS

THOUGHTFULLY DESIGNED SPACES WHICH BRING THE OUTDOORS IN

SURROUNDED BY MATURE TREES AND LUSH LANDSCAPING

COVERED EXECUTIVE BASEMENT PARKING

WORKFORCE CHECK.

Saints Boulevard Medical Office Building is surrounded by industry-leading businesses, and is easily reached from popular Edmond neighborhoods and downtown. This allows you to recruit and retain the best talent from a large, diverse and well-educated workforce.

Named one of America's 50 Best Cities to Live by 24/7 Wall Street, Edmond continues to grow in population, advance in education and enhance the quality of life of its citizens. Residents enjoy a cost of living well below the national average in a city rich with culture, entertainment and art. Edmond strives to attract progressive companies with an educated workforce, honored public school system and low crime rate. In 2018 Edmond received Insurify's Most Educated Cities Award.

SAVVY SUBURBANITES (Within a 5-mile radius of Site)

WHO ARE WE?

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

- Education: 50.6% college graduates; 77.6% with some college education. Oklahoma's Most Educated City.
- Low unemployment at 3.5% (Index 65); higher labor force participation rate at 67.9% (Index 109) with proportionately more 2-worker households at 62.2%, (Index 120).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.



50.6%

WORKFORCE PERCENTAGE WITH
A COLLEGE DEGREE OR HIGHER

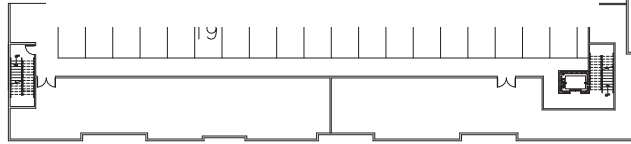


\$362,900

MEDIAN HOUSING VALUE



BASEMENT PARKING



1ST FLOOR ±15,000 SF



2ND FLOOR ±15,000 SF



IT ALL ADDS UP

- ❑ ±15,000 SF FLOOR PLATES MAXIMIZE EFFICIENCY
- ❑ HIGH CEILINGS THAT CREATE EXPANSIVE SPACES
- ❑ FLOOR-TO-CEILING WINDOWS OFFERING AN ABUNDANCE OF NATURAL LIGHT AND UNINTERRUPTED VIEWS
- ❑ EFFICIENT, SEMI-CUSTOM ROOF-TOP HVAC SYSTEM

Numbers don't lie and Saints Medical Office Building they add up to a workplace that you can tailor to the exact needs of your business.

ACCOMPLISH MORE

Saints Boulevard Medical Office Building is located in a prime spot. Easy access to I-35, which makes for a convenient commute. With dozens of shopping, dining and residential options minutes away you to fit more into each day.

  **71,000K**
CARS PASSING EVERYDAY ON
I-35, PROVIDING A DESIRABLE
CORPORATE IDENTITY





- Hospitals
- Recreation
- Community
- Business/Hotels

SITE

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CBRE

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