

AN OFFICE LEASE OPPORTUNITY

1100 SW 30TH CT

MOORE, OK 73160



JUDY J. HATFIELD, CCIM
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Founding Principal
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OFFERING SUMMARY

| | |
|-------------------|--------------------------|
| Available SF: | 4,515 SF |
| Lease Rate: | \$19.50/SF NNN |
| Estimated NNN: | |
| Insurance (Est.): | \$305/mo. |
| Taxes (Est.): | \$650/mo. |
| CAM (Est.): | \$305/mo. |
| Lot Size: | 0.55 Acres |
| Zoning: | C-3 (general commercial) |

PROPERTY HIGHLIGHTS

- This planned office development will offer flexible layouts designed to accommodate 1-3 tenants upon completion. Space can be demised to suit tenant needs, making it ideal for a single occupant or multiple office users.
- Construction is scheduled to begin in April with anticipated completion in October.
- The building will be positioned facing north, offering excellent visibility and site orientation.
- Easy access to I-35 and surrounding businesses
- High traffic area (vehicles/day): S Telephone Rd - 11,265 | I-35: 114,400
- Neighbors include: Costco, Kohl's, Home Depot, Walmart, Urban Air, Chick-fil-A, Starbucks, and more

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 2,703 | 25,791 | 53,366 |
| Total Population | 6,195 | 67,385 | 137,130 |
| Average HH Income | \$101,453 | \$96,564 | \$107,217 |

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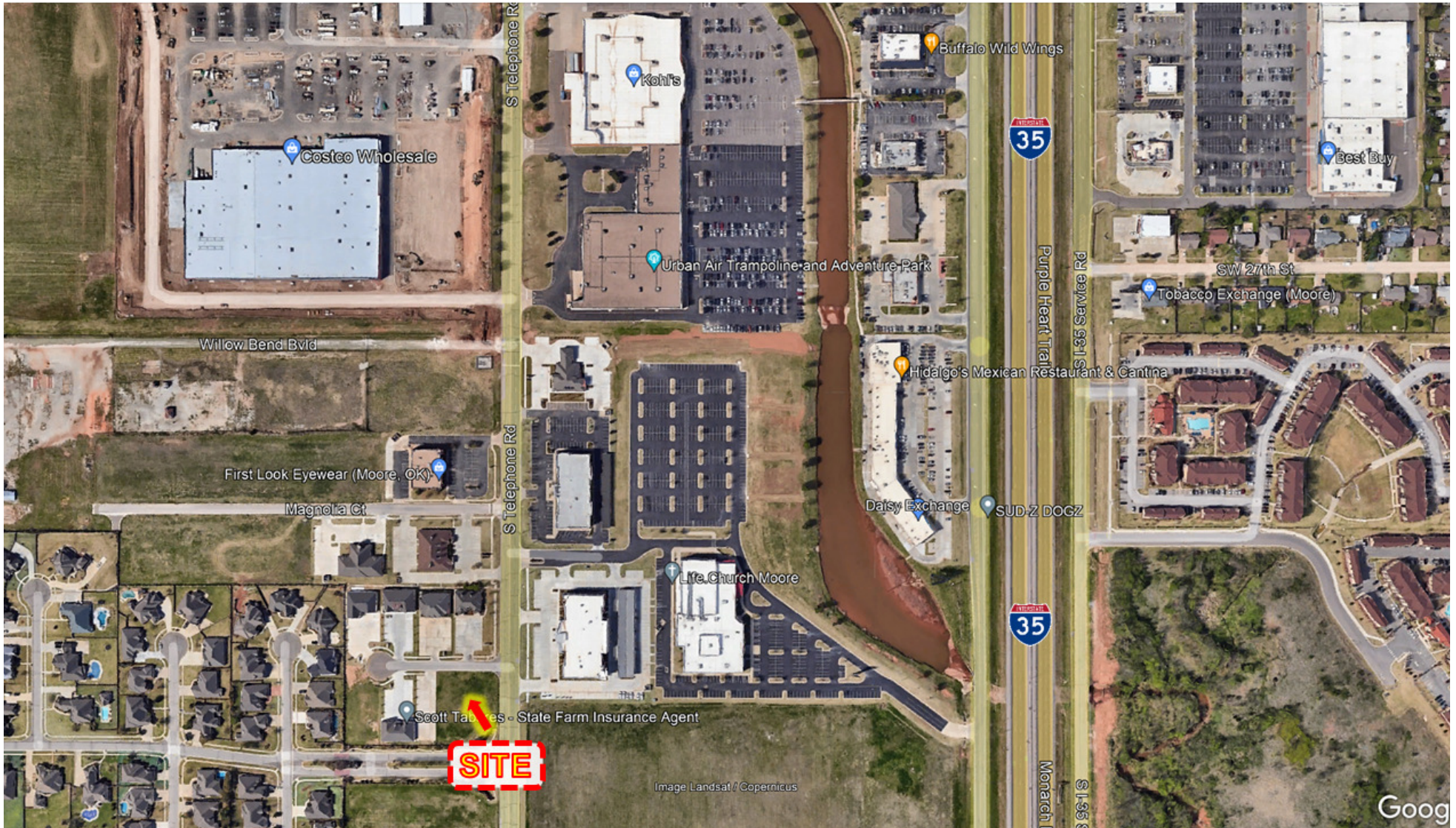
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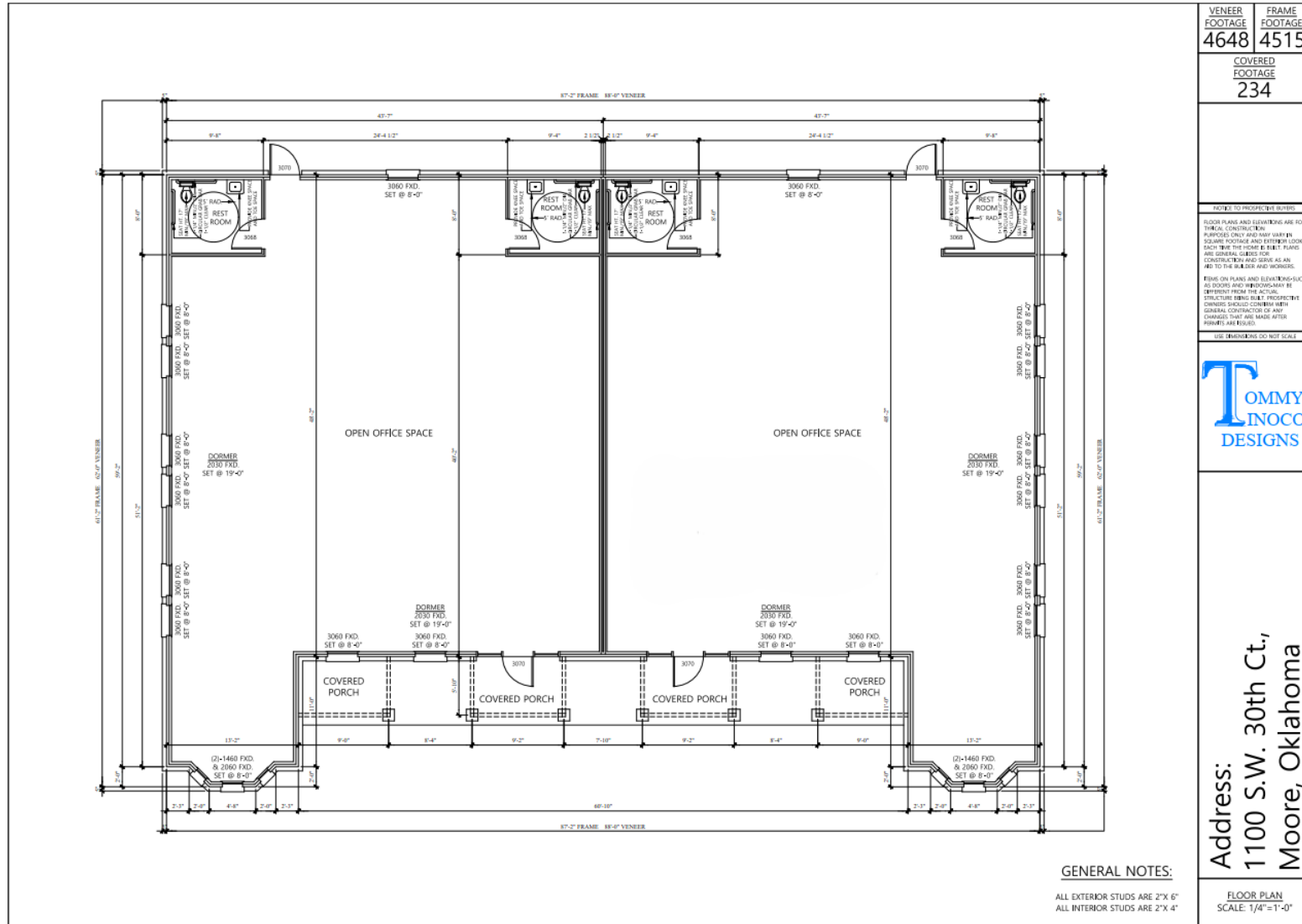
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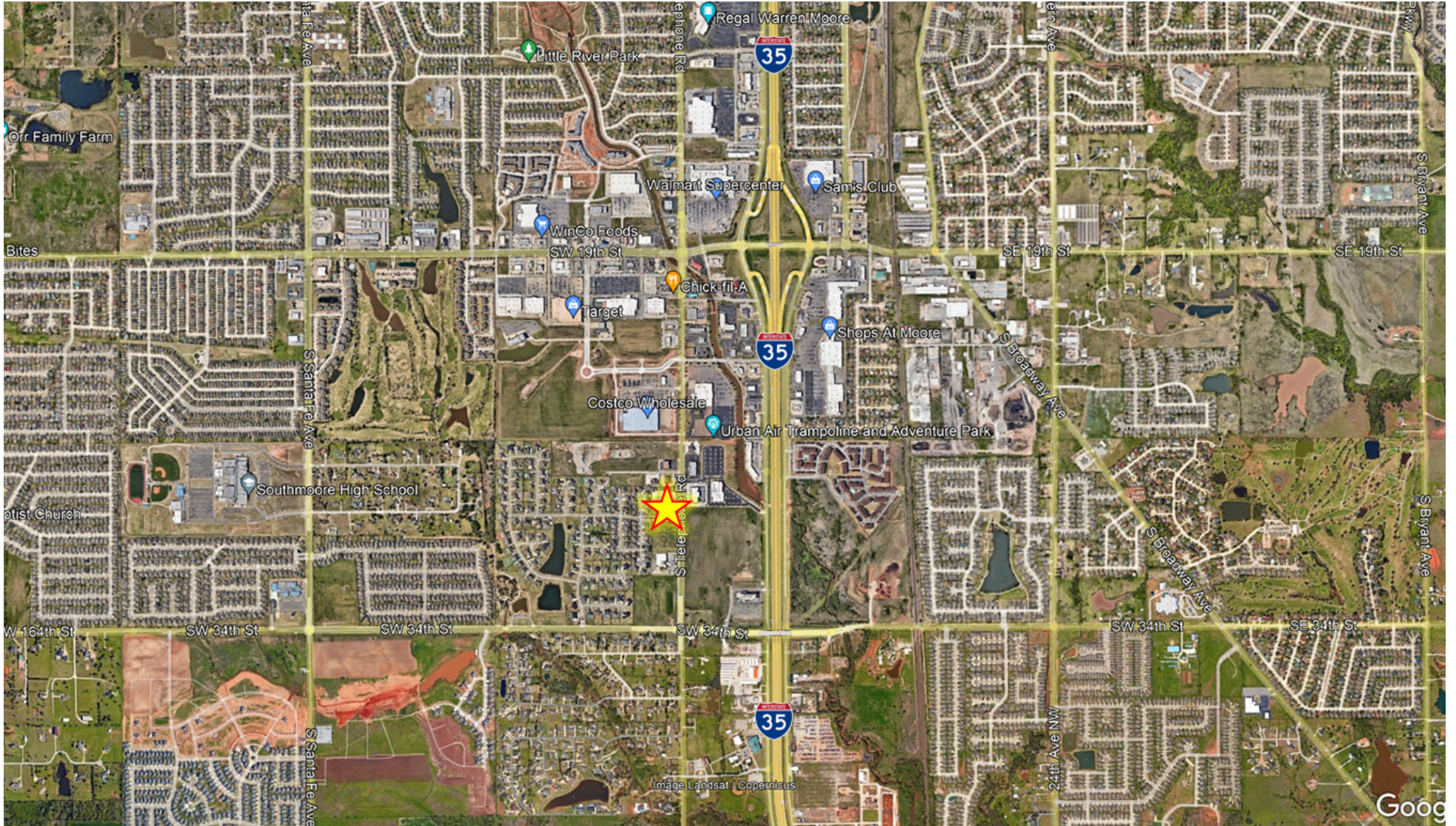
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|  <p style="text-align: center;"><u>RIGHT SIDE</u></p> | <table border="1"> <tr> <td>VENEER FOOTAGE</td> <td>FRAME FOOTAGE</td> </tr> <tr> <td>4648</td> <td>4515</td> </tr> </table> | VENEER FOOTAGE | FRAME FOOTAGE | 4648 | 4515 |
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| 4648 | 4515 | | | | |
|  <p style="text-align: center;"><u>REAR VIEW</u></p> | <table border="1"> <tr> <td>COVERED FOOTAGE</td> </tr> <tr> <td>234</td> </tr> </table> | COVERED FOOTAGE | 234 | | |
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| 234 | | | | | |
| <p><small>NOTES TO PROSPECTIVE BUYERS</small></p> <p><small>FLOOR PLANS AND ELEVATIONS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY AND MAY VARY IN SQUARE FOOTAGE AND EXTERIOR LOOKS FROM THE HOME BY-BUILT PLANS AND ARE GENERAL GUIDES FOR CONSTRUCTION AND SHOULD BE USED AS AN AID TO THE BUYER AND WORKING.</small></p> <p><small>DIFFERENCES ON PLANS AND ELEVATIONS SUCH AS DOORS AND WINDOWS MAY BE DIFFERENT FROM THE ACTUAL STRUCTURE BEING BUILT. PROSPECTIVE BUYERS SHOULD CONSULT WITH GENERAL CONTRACTOR OR ARCHITECT FOR ANY CHANGES THAT ARE MADE AFTER PERMITS ARE ISSUED.</small></p> <p><small>SEE DRAWINGS DO NOT SCALE</small></p> | | | | | |
| <p style="text-align: center;">TOMMY INOCO DESIGNS</p> | | | | | |
| <p>Address: 1100 S.W. 30th Ct., Moore, Oklahoma</p> | | | | | |
| <p><small>ELEVATIONS SCALE: 1/4"=1'-0"</small></p> | | | | | |

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