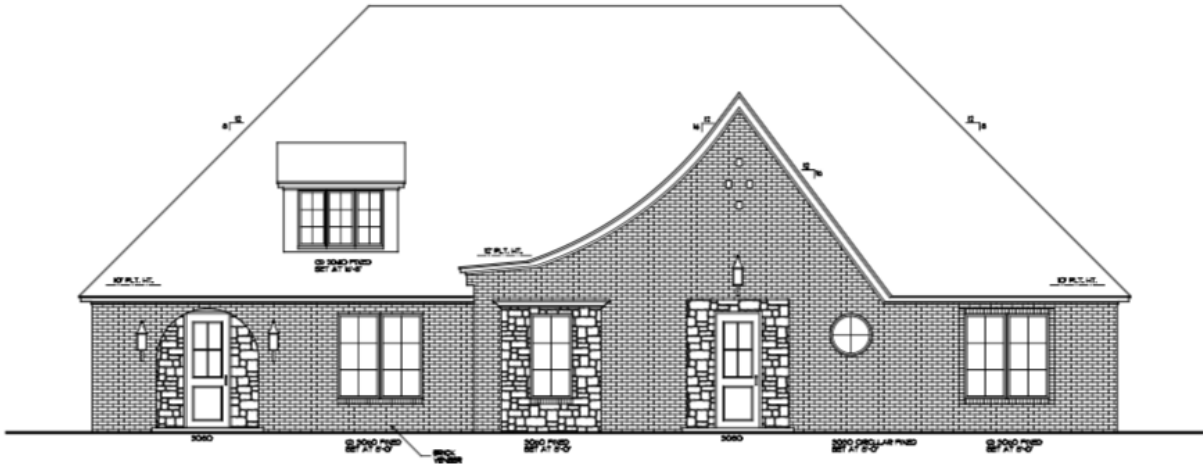


Fairfax Office Park

4017 E Covell Rd
Edmond, OK 73034

For Lease



From \$22 / SF

Janitorial Service Included

Individual Exterior Entrances to Suites

Easy Access to I - 35



Chris Easley

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Property Summary

Fairfax Office Park

Address 4017 E Covell Rd
Edmond, OK 73034

Price per SF \$22 / SF

Details This new construction Dallas style office features high end finishes throughout. Build outs are to suit and is located less than a mile from I-35 Edmond.

Cross Streets	Covell & Sooner Rd	Market	NE Edmond
Building SF	4,000 SF	Ceiling Height	10'
Year Built	2020	Number of Stories	1
Location Class	B	Building Class	A –
Traffic Count	11,300	Available	May 2020

Property Description

Parking Ample free drive up parking with easy access to the building.

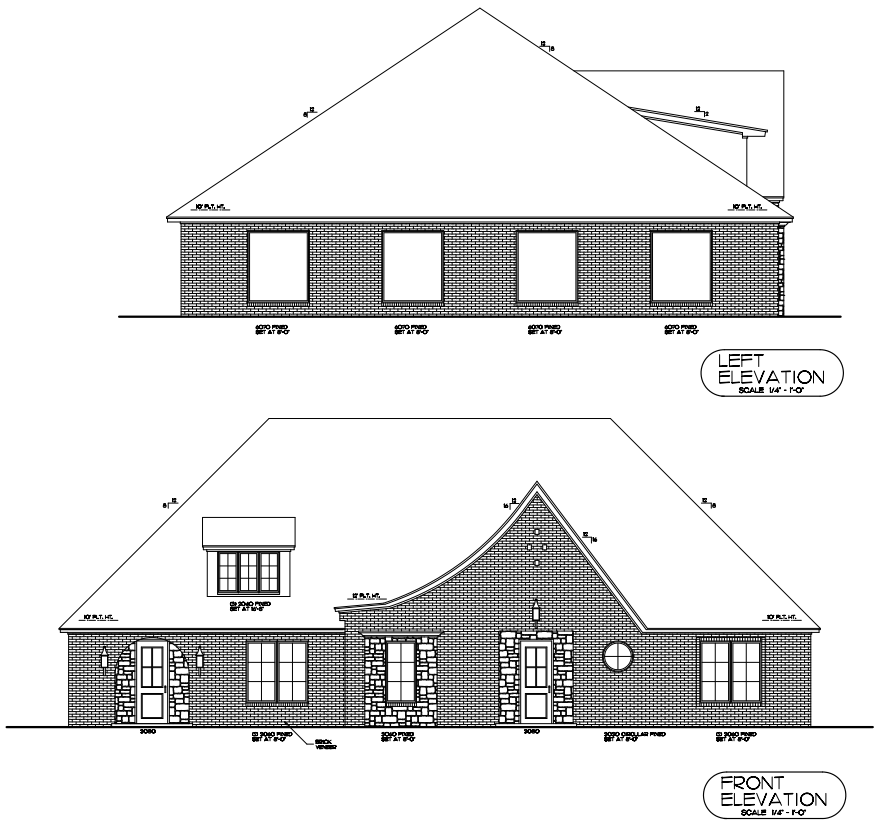
Amenities Individual exterior entrances and easy access to I 35

Included in

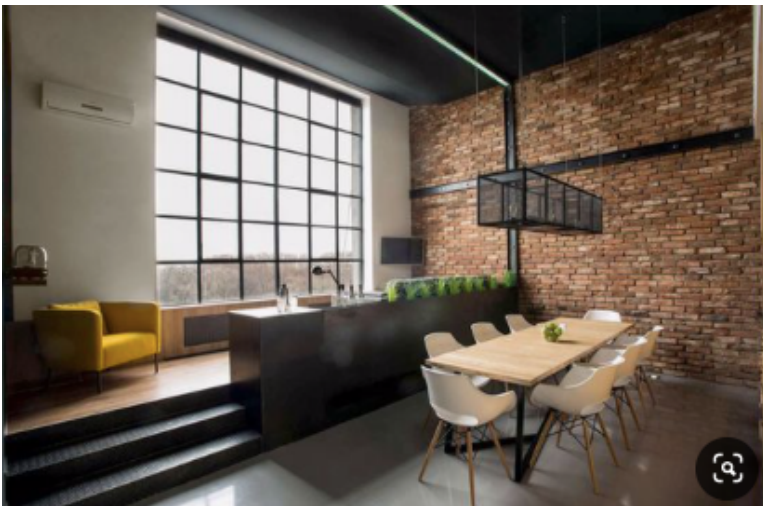
Rent payment

Area The property is located just west of Showbiz Cinemas and the Hilton Garden Edmond Conference Center.

Property Photos



J-8233
MASSAROSSA OFFICE LOT BLOCK ADDITION ADDRESS
HOLMAN DESIGN AND DRAFTING 2800 CULTRANE PLACE SUITE 3 EDMOND OREGON 97122
UNIT 1 FRAME 1299 SF UNIT 1 VENEER 1331 SF GARAGE(S) 412 SF
UNIT 2 FRAME 2293 SF UNIT 2 VENEER 2354 SF
TOTAL VENEER 3685 SF



Conceptual Pictures



TOTAL VENEER
3685 SF

TOTAL VENEER
3685 SF

Location and Demographic Overview



Population	1 Mile	3 Mile	5 Mile
2019 Population	786	31,329	90,964
2024 Population	828	32,674	95,310
Pop Growth 2019-2024	5.3%	4.3%	4.8%
2019 Average Age	46	38	37
Households			
2019 Households	303	11,668	34,618
2024 Households	318	12,123	36,253
Household Growth 2019-2024	5.0%	3.9%	4.7%
Median Household Income	\$113,246	\$102,744	\$79,692
Average Household Size	2.6	2.6	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$307,353	\$314,878	\$250,226
Median Year Built	1991	1991	1989