

# ASPEN CREEK

601 SOUTH ASPEN AVENUE, BROKEN ARROW, OK 74012

FOR LEASE



## PROPERTY DESCRIPTION

Experience the epitome of modern workspace at 601 South Aspen Avenue, Broken Arrow, OK. This premier property offers sleek, contemporary design, state-of-the-art facilities, and flexible floor plans to accommodate a variety of business needs. With ample natural light, customizable workspaces, and top-tier amenities, the property sets the stage for productivity and innovation. Tenants will enjoy access to on-site parking, stunning communal areas, and advanced technology infrastructure. The strategic location provides visibility and accessibility, making it an ideal choice for businesses seeking a prestigious and dynamic office environment. Elevate your business presence at this remarkable property with its unmatched blend of functionality and sophistication.

## OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Lease Rate:    | \$9 - 12 SF/yr (NNN) |
| Available SF:  | 1,389 - 2,630 SF     |
| Building Size: | 5,801 SF             |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 322       | 1,259     | 4,425    |
| Total Population  | 852       | 3,329     | 11,839   |
| Average HH Income | \$87,925  | \$89,157  | \$95,957 |

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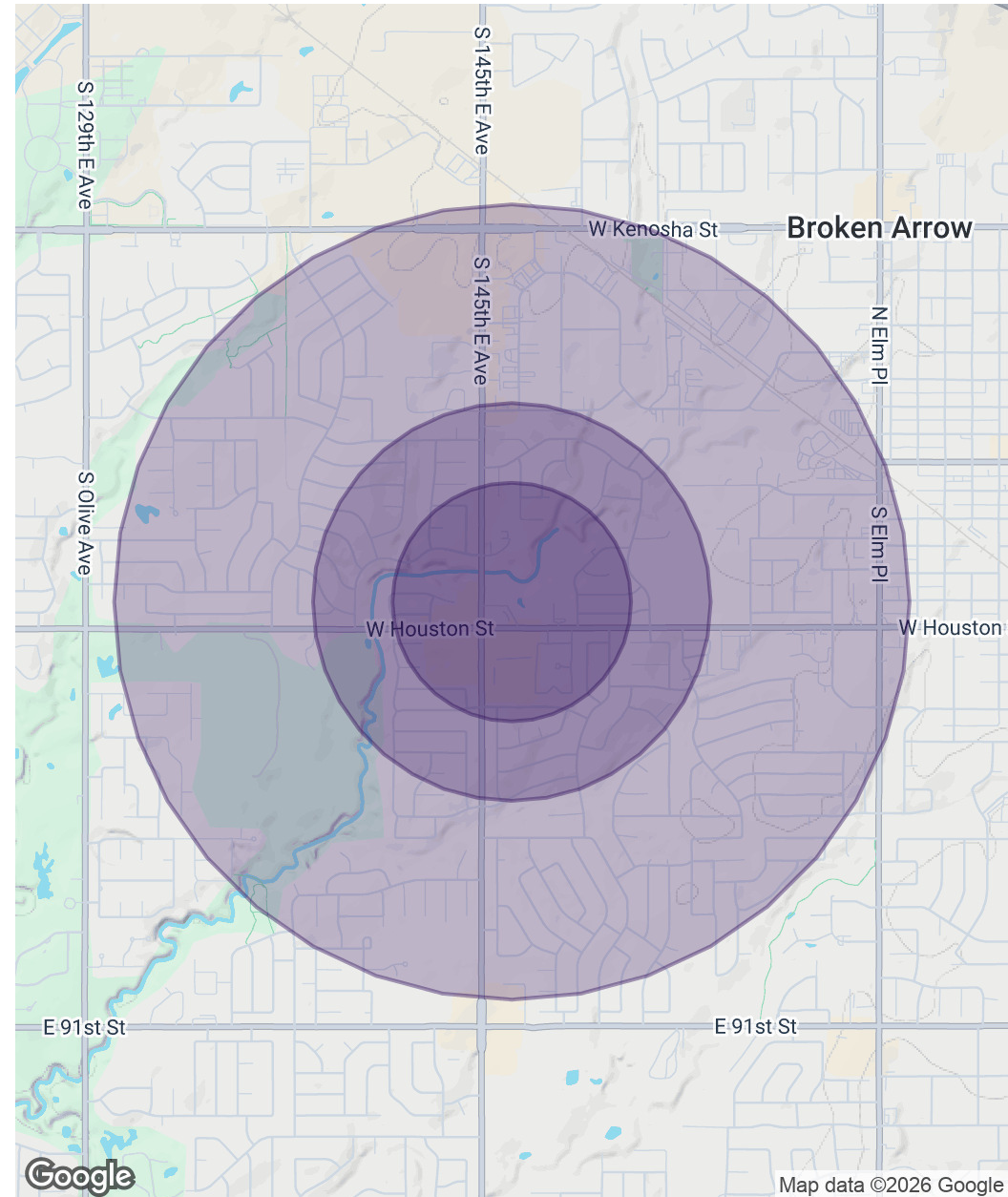
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 852       | 3,329     | 11,839 |
| Average Age          | 40        | 40        | 39     |
| Average Age (Male)   | 39        | 38        | 38     |
| Average Age (Female) | 41        | 41        | 41     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 322       | 1,259     | 4,425     |
| # of Persons per HH | 2.6       | 2.6       | 2.7       |
| Average HH Income   | \$87,925  | \$89,157  | \$95,957  |
| Average House Value | \$232,740 | \$252,344 | \$237,898 |

2020 American Community Survey (ACS)



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## LEASE INFORMATION

|              |                  |
|--------------|------------------|
| Lease Type:  | NNN              |
| Total Space: | 1,389 - 2,630 SF |

|             |                  |
|-------------|------------------|
| Lease Term: | Negotiable       |
| Lease Rate: | \$9 - \$12 SF/yr |

## AVAILABLE SPACES

| SUITE             | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------------------|-----------|-----------|------------|---------------|-------------|
| 2022 W Houston St | Available | 2,400 SF  | NNN        | \$10.00 SF/yr | -           |
| 2034 W Houston    | Available | 2,630 SF  | NNN        | \$9.00 SF/yr  | -           |
| 2048 W Houston    | Available | 1,389 SF  | NNN        | \$12.00 SF/yr | -           |