

# 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:	\$9.00 - 10.00 SF/yr (NNN)
Available SF:	2,400 - 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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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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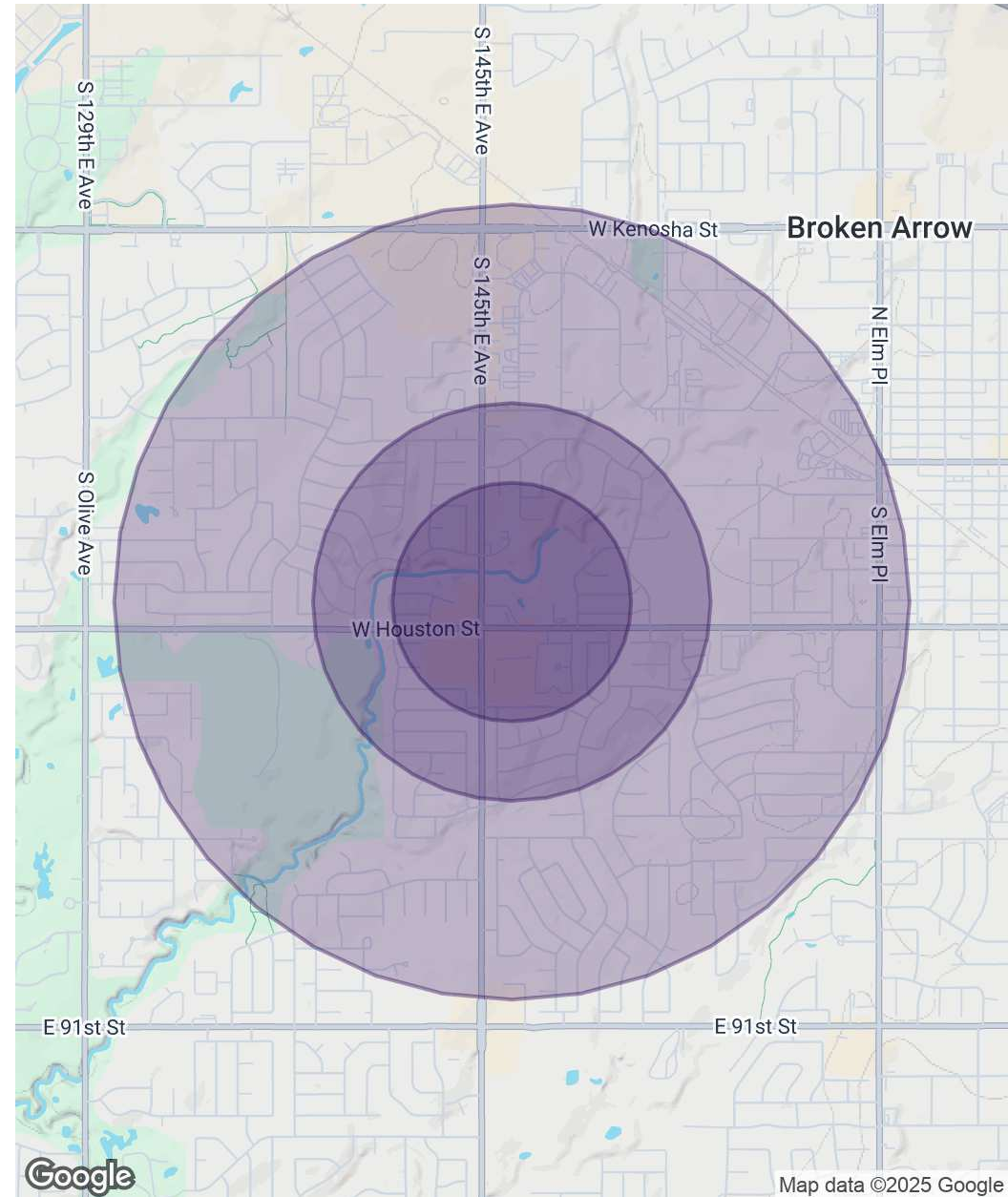
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	852	3,329	11,839
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

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

Demographics data derived from AlphaMap



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 - 2,630 SF	Lease Rate:	\$9.00 - \$10.00 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	-



COMMERCIAL REAL ESTATE

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