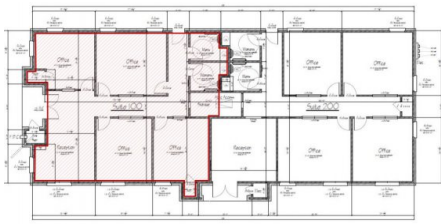


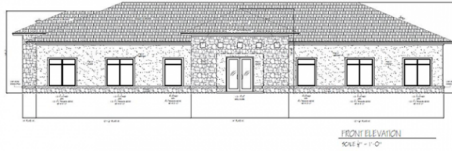
## OFFICE SPACE FOR LEASE : Available NOW!

### THE QUARTERS AT KELLEY POINTE

2411 S Kelly Ave Edmond, OK 73012



Total Floor: 9,596  
Total Units: 5,100  
Suite 100 sq ft: 1,721  
Suite 200 sq ft: 1,814  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"



### FEATURES:

- Great visibility along major corridor in Edmond.
- Private entrance
- Private restrooms
- Reception and private offices
- Wetbar availability
- Doorside parking

### DESCRIPTION:

The Quarters @ Kelley Pointe resides within a 240-acre Master Planned Development that includes office, retail and residential uses. This village-style office project with elegant architectural designs has buildings ranging in size from 5,000 to 15,000 sf. These properties are ideal for attorneys, accountants, medical practices and other small companies. An owners' association provides for landscaping and parking lot maintenance. This great location near family and home provide the highly desired "Edmond Lifestyle", along with the quality planning, design and construction that offers tenants and owners a professional "Corporate Image".

### SITE INFO:

ADDRESS: 2411 S KELLY AVE, Suites A & B

RATE: \$18.00/SF MO

AVAILABLE SF: 1,814 sf

SUITE 100: 1,721 sf - LEASED.

SUITE 200: 1,814 sf

TERM: 3-5 years

### DEMOGRAPHICS:

|                    | 1 - MILE | 3 - MILE | 5 - MILE |
|--------------------|----------|----------|----------|
| POPULATION         | 6,492    | 75,140   | 172,866  |
| DAYTIME POPULATION | 9,499    | 29,586   | 75,335   |
| HOUSEHOLDS         | 2,766    | 29,993   | 69,657   |
| AVG HH INCOME      | \$52,599 | \$62,101 | \$61,062 |
| PER CAPITA INCOME  | \$28,450 | \$33,842 | \$35,739 |

### TRAFFIC:

| INTERSECTION              | CARS PER DAY |
|---------------------------|--------------|
| Kelly & Centennial (2015) | 30,300       |





FRONT ELEVATION

SCALE  $\frac{1}{4}'' = 1'-0''$



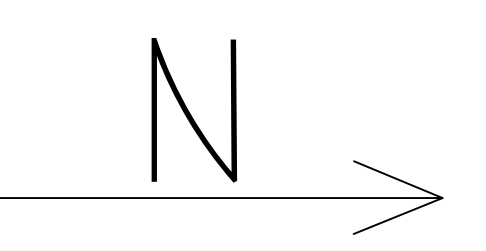
LEFT ELEVATION

SCALE  $\frac{1}{4}'' = 1'-0''$



Total Frame: 3,535  
 Total Veneer: 3,702  
 Suite 100 sq. ft.: 1,721  
 Suite 200 sq. ft.: 1,814

FLOOR PLAN  
 SCALE 1/4" = 1'-0"



The depictions, descriptions and pricing information contained herein are subject to change without notice, and no representation or warranty, express or implied, is made with respect to the matters depicted or stated herein.