

## OFFICE SPACE FOR LEASE : Available NOW!

THE QUARTERS AT KELLEY POINTE

2411 S Kelly Ave Edmond, OK 73012



### 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 MG

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



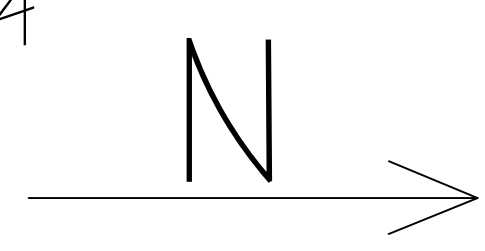
LEFT ELEVATION

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"



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