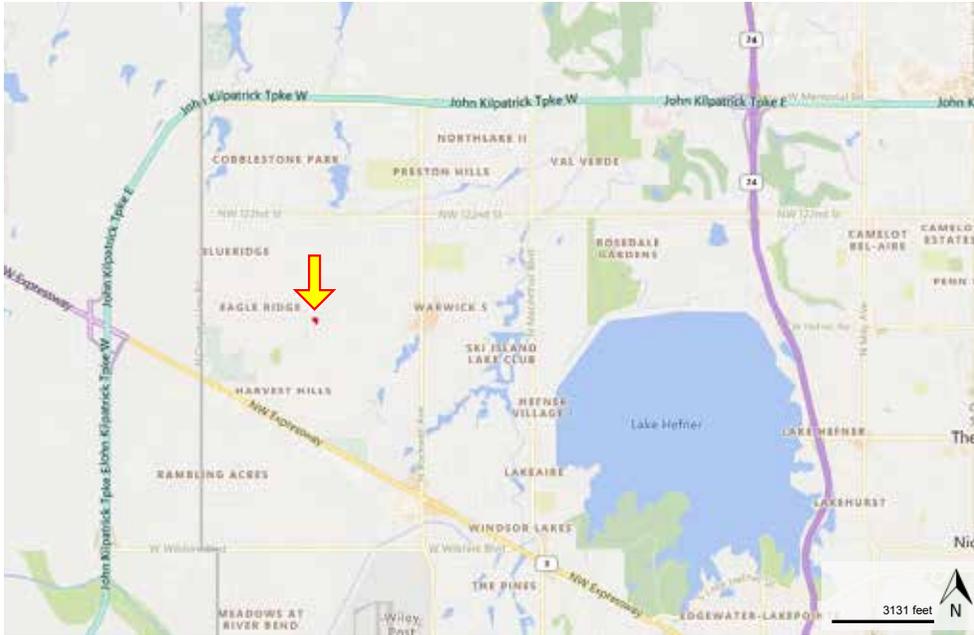


BUILD TO SUIT

10920 NORTH COUNCIL ROAD, OKLAHOMA CITY, OK 73162



***Images provided are based on the builder's renderings and the actual building may look different than the images provided.*



FOR SALE OR LEASE

EASY ACCESS TO NW EXPRESSWAY & KILPATRICK TURNPIKE

NEAR COUNCIL & HEFNER

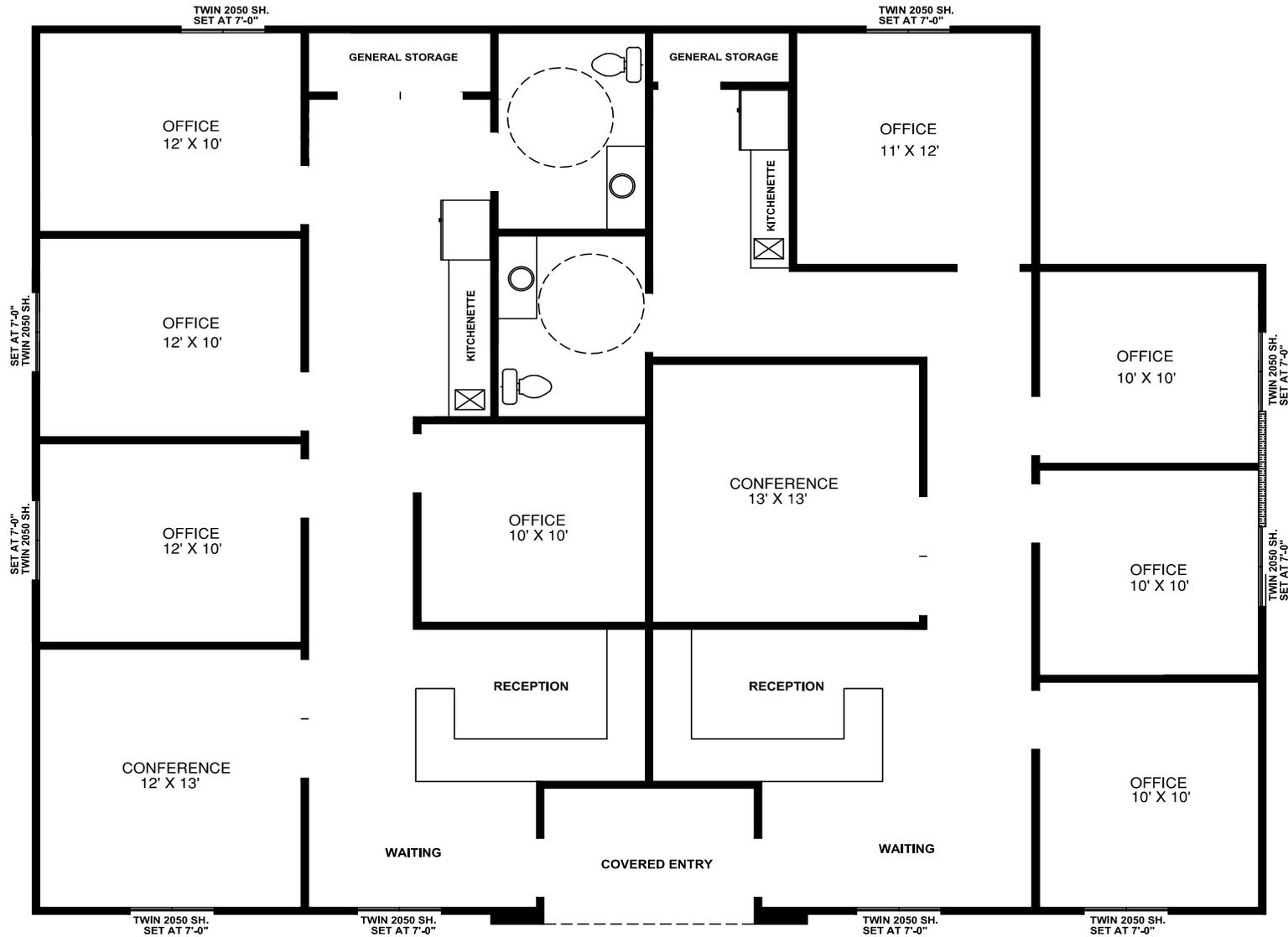
FLEXIBLE FLOOR PLANS

CHANGES MAY ALTER PRICE

| | |
|-----------------|------------|
| Asking Price | \$475,000 |
| Lease Price | \$16.00-SF |
| Lease Type | NNN |
| Floor Plan SqFt | 2,500 |
| Land (AC) | 0.37 |

This property is being sold as a Build-to-Suit for sale or lease. The current plan includes a 2500-square foot build. The tenant or buyer can make reasonable modifications to this plan at the sale and lease price listed. However, if significant changes are made to the quality or types of build-out, the Seller/Builder reserves the right to adjust the prices to reflect these changes.

NEW OFFICE DUPLEX 1196 SQFT AND 1310 SQFT UNITS



Proposed Floor Plan

DEMOGRAPHIC SUMMARY

10920 N Council Rd
Area: 3.99 square miles

KEY FACTS

18,312

Population



7,562

Households

40.8

Median Age

\$56,988

Median Disposable Income

EDUCATION

6%

No High School Diploma



25%

High School Graduate



32%

Some College



37%

Bachelor's/Grad/Prof Degree

INCOME



\$71,102

Median Household Income



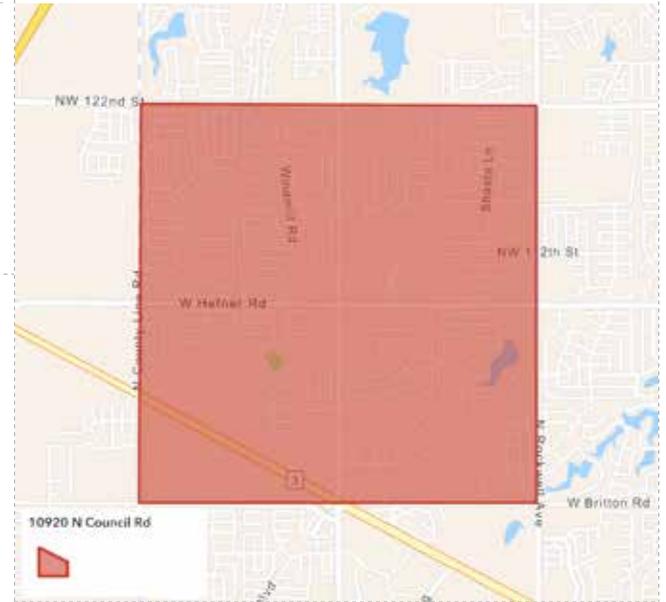
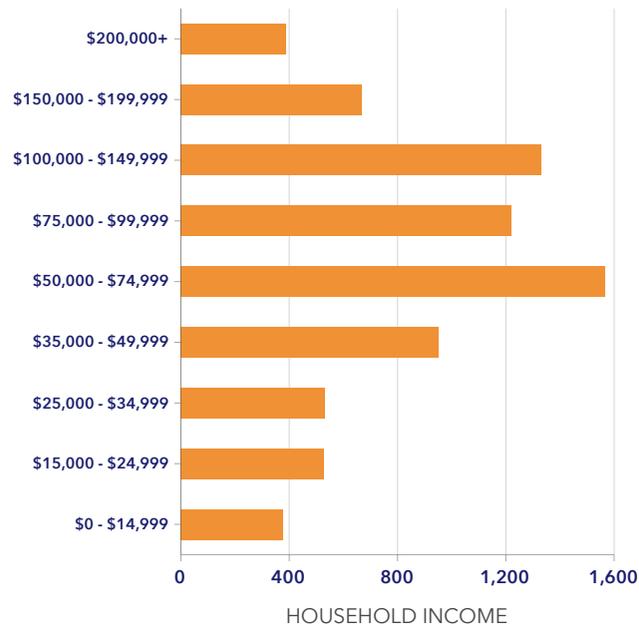
\$36,631

Per Capita Income



\$157,754

Median Net Worth



EMPLOYMENT



81%

White Collar



12%

Blue Collar



6%

Services

2.0%

Unemployment Rate