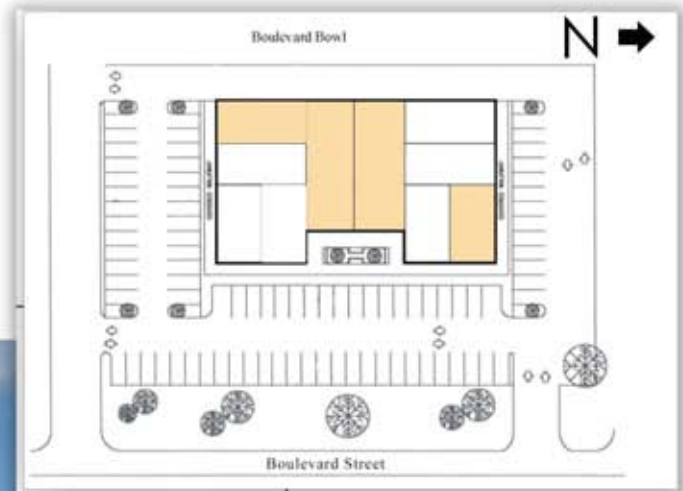


FOR LEASE

WIGGIN
PROPERTIES, LLC

Boulevard Square

3431 South Boulevard, Edmond, Oklahoma



Type: Multi-tenant, walk-up office, medical clinic, retail showroom.

Available Size: 1,450-2,528 SF

Rental: \$11.00- \$15.00 per sf plus taxes, insurance and CAM.

Term: Minimum one year lease.

Boulevard Square

Boulevard Square has been completely remodeled. It is ideally suited for a variety of professional uses, with a prime location, functional space, quality construction, and competitive rental rates.

The building's close proximity to Boulevard gives it unobstructed visibility. Signage on the facade and the large pylon sign provide excellent identity for tenants.

Boulevard Square's quality design and construction materials give occupants many benefits and advantages. With its steel construction, the building can efficiently accommodate a range of tenant sizes and shapes without column or partition interruptions. Reliable rooftop air conditioning and gas heating assure comfort and energy efficiency. Professionally managed by Wiggin Properties.



David A. Huffman,
CCIM

WIGGIN
PROPERTIES, LLC

Wiggin Properties, LLC

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CORE
NETWORK PARTNER



Location:

3431 South Boulevard
Edmond, Oklahoma 73013

Conveniently located just south of 33rd Street on South Boulevard, Boulevard Square is easily accessible to both Edmond and north Oklahoma City via Broadway, 1.3 miles from the Kilpatrick Turnpike and only three miles from 1-35.

The center is located on a high traffic intersection (over 44,000 cars/day) in a vibrant neighborhood of many prospering businesses. The center is situated in front of Boulevard Bowl, immediately south of Marketplace Shopping Center, and across the street from a Bank of America branch, Mardel's and Boulevard Village.

Edmond is located 13 miles north of downtown Oklahoma City. It is the fastest growing community in the state, and has an estimated population of 84,000. The average household income is \$90,234.