



FOR SALE AND LEASE

700 W 18TH ST

Edmond, OK 73013



TYLER HUXLEY
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JULY 20, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	11,341 SF
Available SF:	7,600 - 11,341 SF
Lot Size:	60,938 SF
Number of Units:	2
Price / SF:	\$171.94
Year Built:	1995
Zoning:	E-3

PROPERTY OVERVIEW

700 W. 18th Street, Edmond, OK offers a unique opportunity to purchase or lease a versatile office/flex property with E-3 zoning. The front portion features traditional office space with private offices, reception area, and a large kitchen/breakroom, while the rear provides open areas ideal for training rooms, large meetings, commercial cleaning operations, processing, light assembly, or warehouse-style uses. The site also includes excess land in the rear, providing opportunities for outdoor storage, additional parking, future expansion, or development. Its flexible layout and zoning make it well-suited for a wide range of office, service, and light industrial users.

SPACES	LEASE RATE	SPACE SIZE
Entire Suite	\$17.00 SF/yr	11,341 SF
Suite A	\$18.00 SF/yr	7,600 SF

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ADDITIONAL PHOTOS



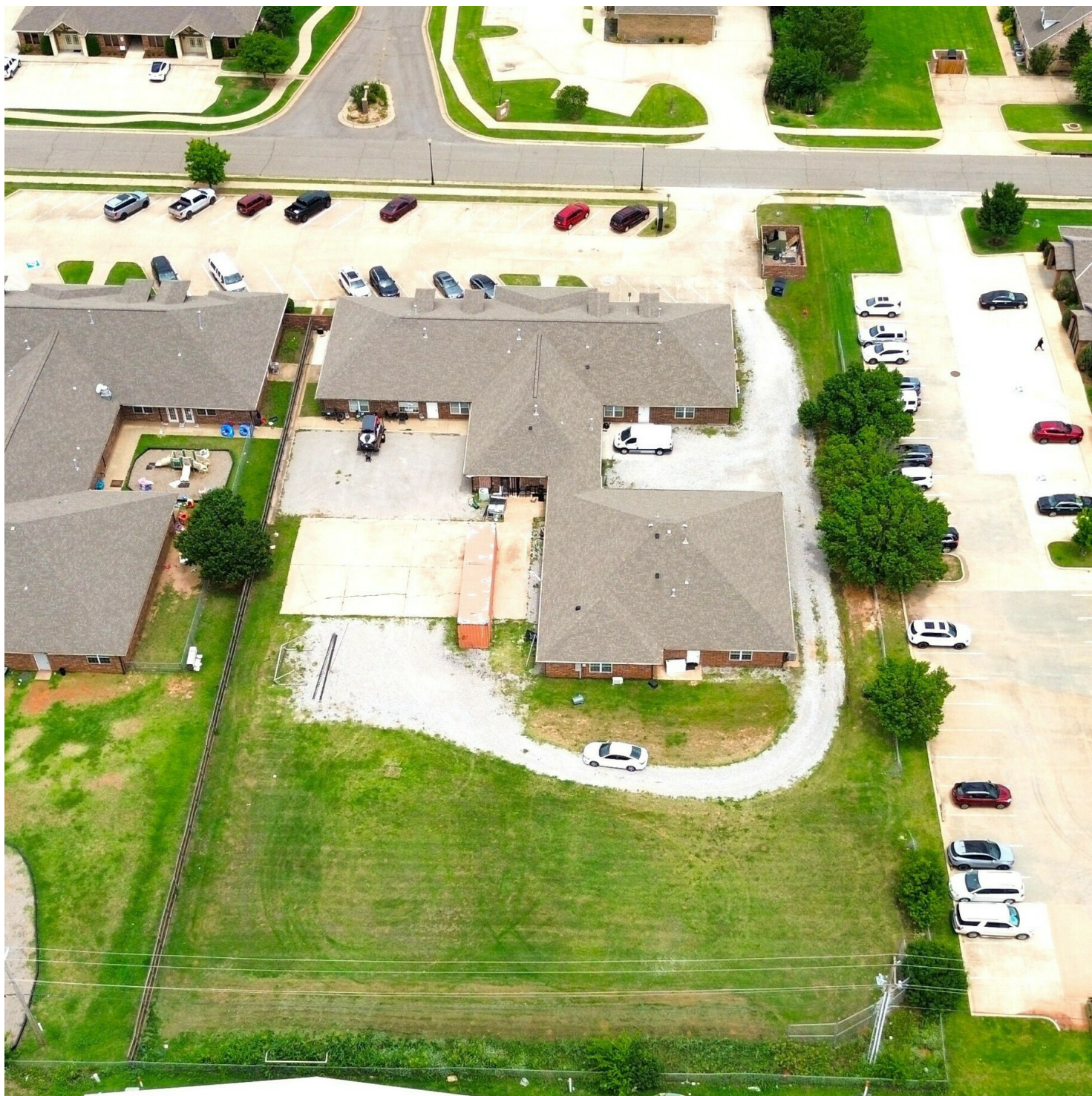
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AERIAL

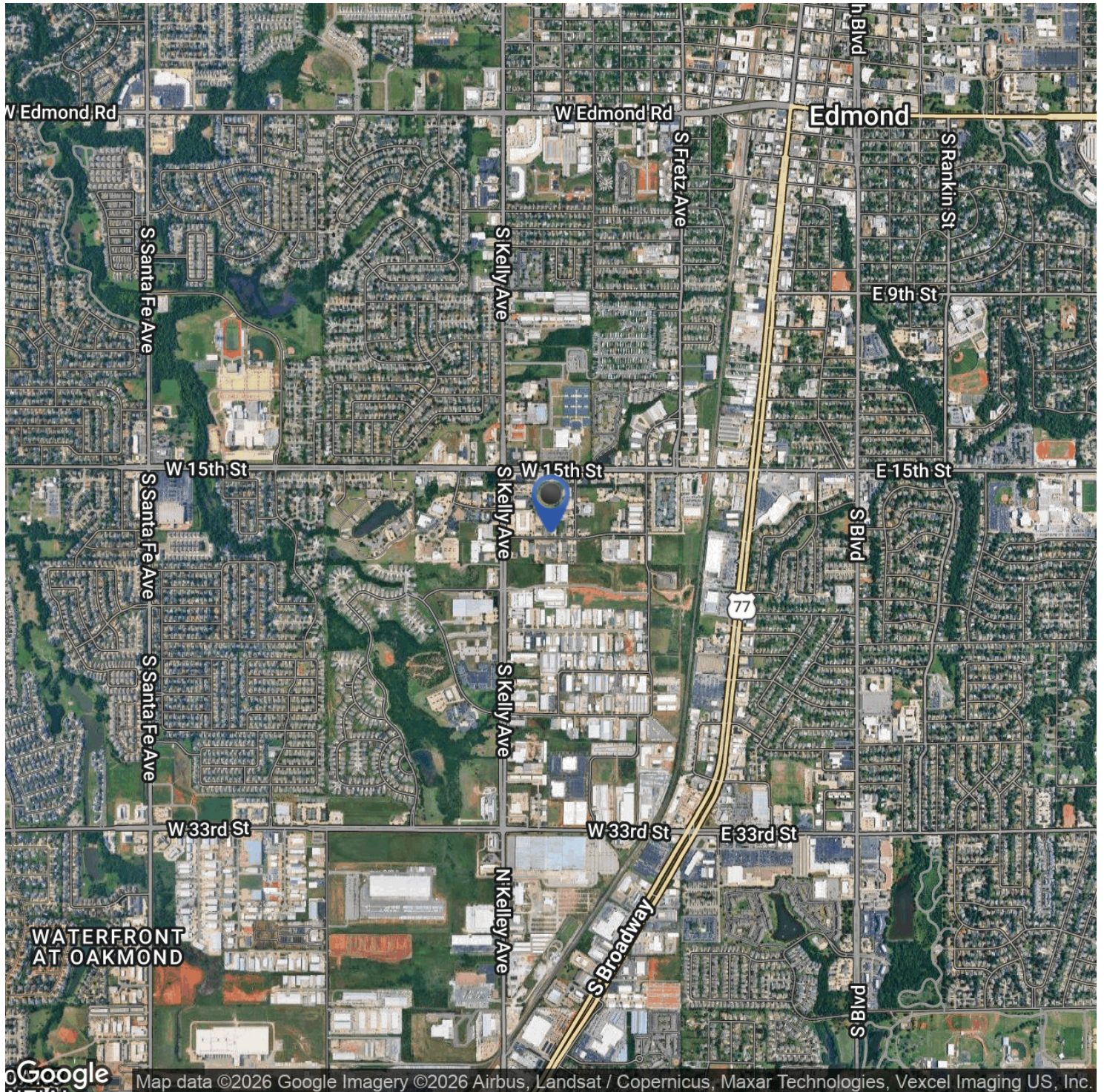


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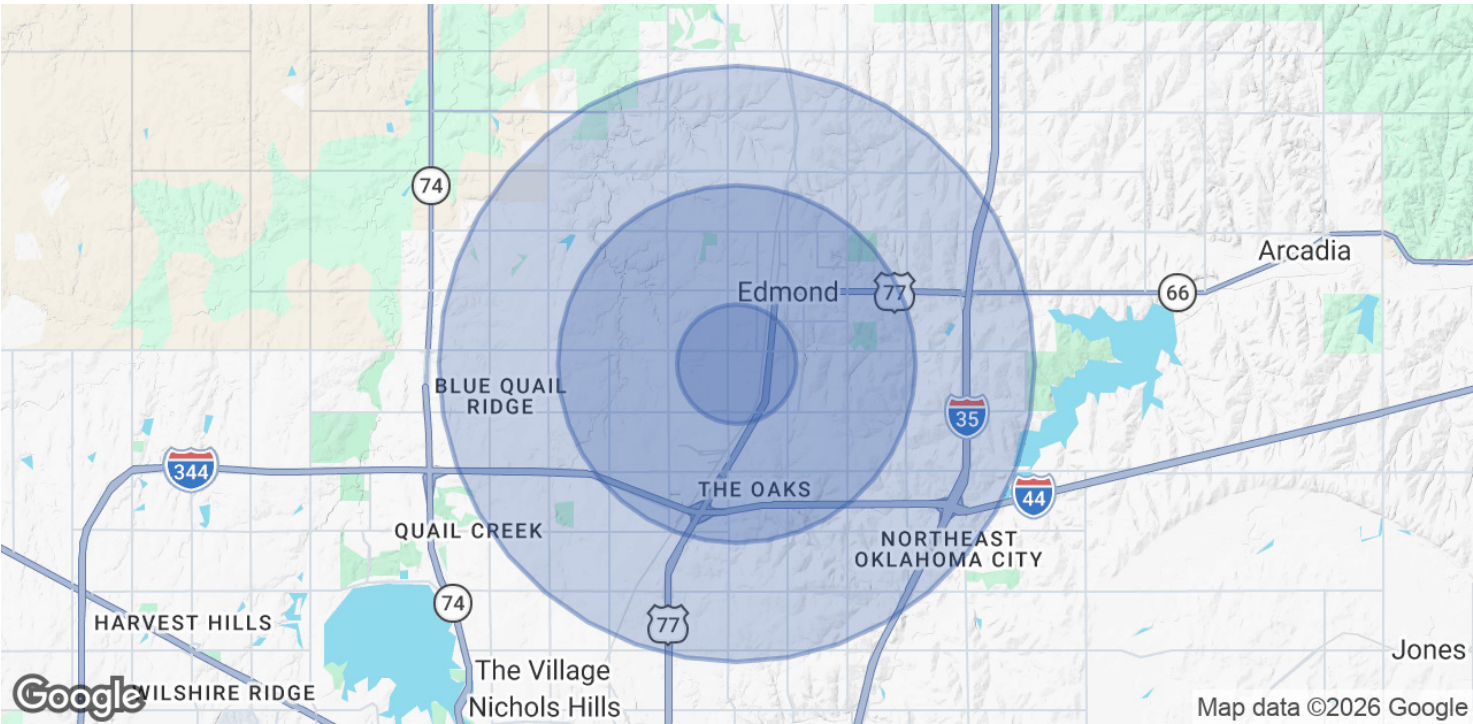
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,390	81,004	168,006
Average Age	35.1	36.0	37.1
Average Age (Male)	33.8	34.4	35.6
Average Age (Female)	38.0	38.4	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,690	31,765	68,128
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$83,257	\$110,095	\$116,155
Average House Value	\$232,050	\$281,480	\$322,077

2023 American Community Survey (ACS)

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