

Free-Standing Office Building

1131 East Britton Rd., OKC, OK 73131

For Lease



This very attractive free-standing, brick exterior with architectural metal roof office building has 4,000 Sq. Ft. (mol) and is divided into 9 private offices, reception, conference room, kitchen/break area, fire-resistant file room, interior space for clerical staff, 3 private restrooms with a security alarm system. The office interior has been renovated with recently added carpet tiles, LED T-8 lighting fixtures and wall surface painting through out. There are 2 HVAC zones, ample surface parking and exterior security lighting. The building is situated on 1 acre (mol) with 200 frontage feet to Britton Rd. by 200 feet of depth. The property has mature landscaping, OKC public water and a private septic sewer system. Marijuana Tenancy is Prohibited.

David Roberts

Broker

Commercial Division Manager

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Tom Butcher

Commercial Real Estate Associate

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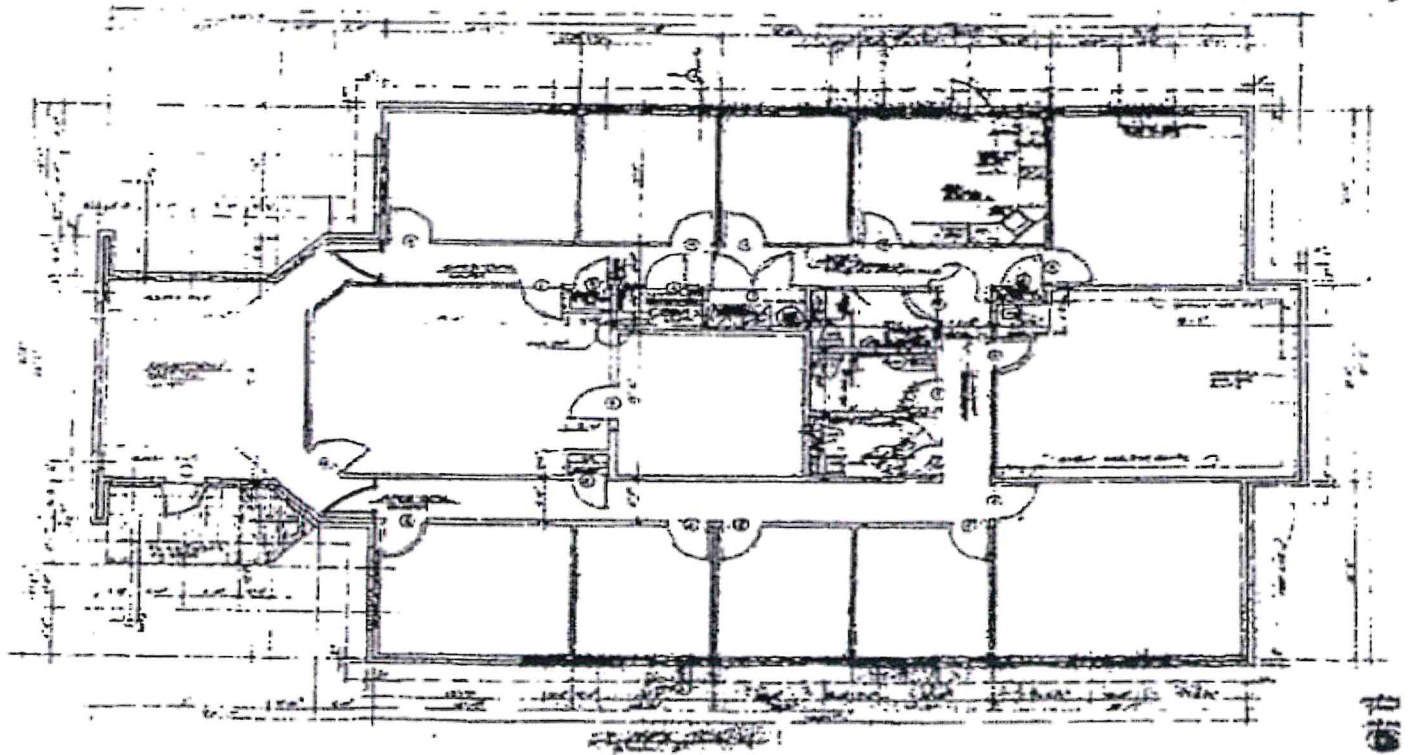
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Floor Plan

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Rent Schedule

Lease Year	Monthly PSF
1	\$16.50
2	\$17.00
3	\$17.50
4	\$18.00
5	\$18.50

Security Deposit: \$6,000.00 due at Lease signing



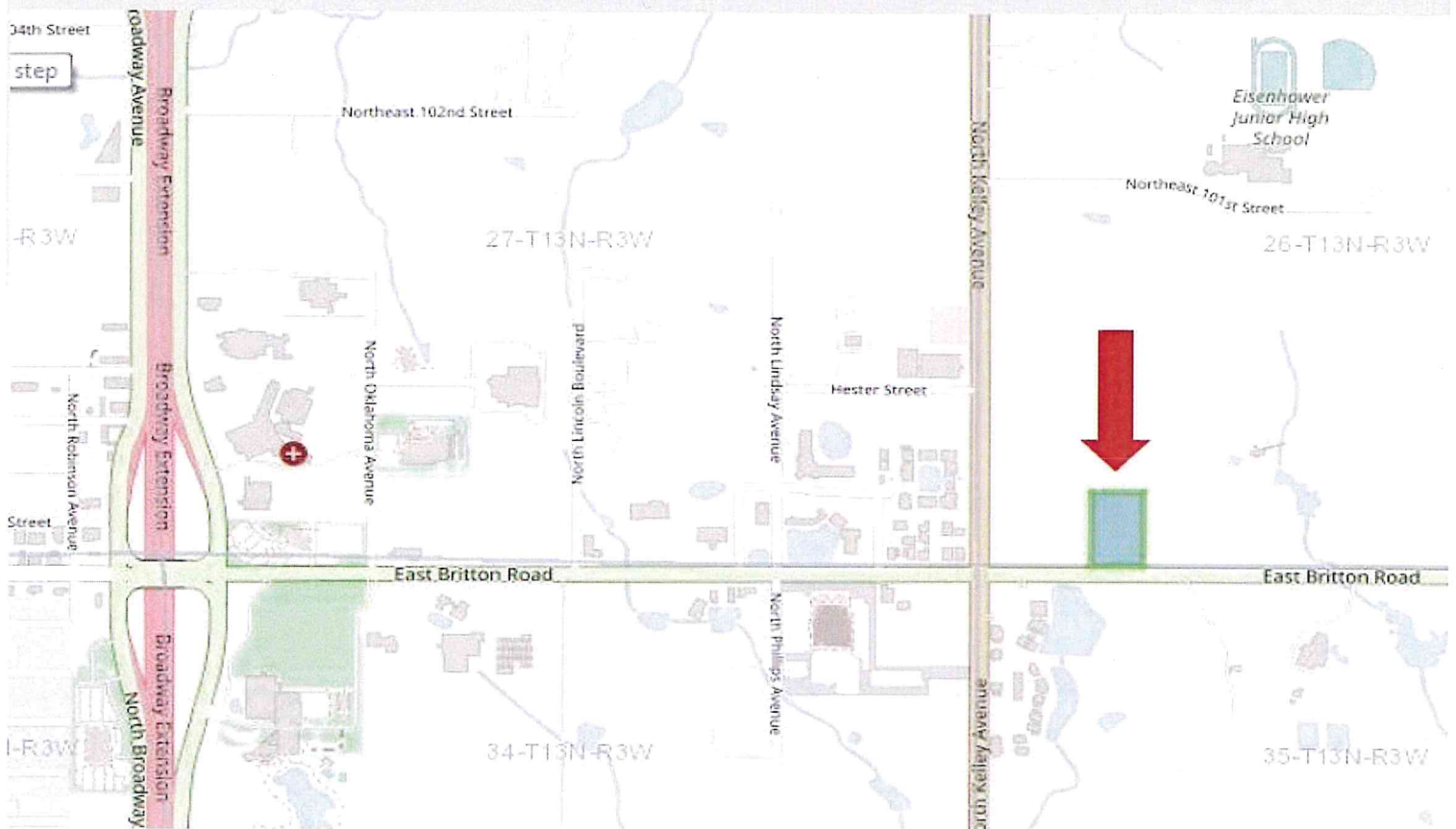
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Locator Map

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Annual Property Tax	Paid by Landlord
Annual P & C Insurance	Paid by Landlord
ONG Monthly Average, est.	\$60.00 by Tenant
OG&E Monthly Average, est.	\$372.00 by Tenant
Lawn Care Monthly Average, est.	\$495.00 by Tenant
City of OKC (utilities) Monthly Average	\$94.00 by Tenant
Security Monitoring Monthly Average	\$85.00 by Tenant



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