



OFFICE BUILDING FOR LEASE

770 E BRITTON ROAD
Oklahoma City, OK 73114

Presented By:

George W Huffman

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INTERWEST
REALTY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16 SF / Yr
Building Size:	3,937 SF
Year Built:	2009
Renovated:	2016
Zoning:	PUD-1170

PROPERTY OVERVIEW

Professional Office Space for lease at 770 E Britton Road and includes the use of the building's large waiting area for clients and guests, conference room, and the kitchen/break room. Features include public restrooms, a well-maintained business park with a water feature and fountain. Opportunity for signage on monument sign with great visibility from Britton Road.

LOCATION OVERVIEW

770 E Britton Road is located east of the Broadway Extension/Britton Road on/off-ramp. The property sits along the south side of E Britton Road's four-lanes. This ideal north Oklahoma City location is less than 3 miles from the Kilpatrick Turnpike, I-44 and I-35, and only 4 miles from Hefner Parkway.

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ADDITIONAL PHOTOS



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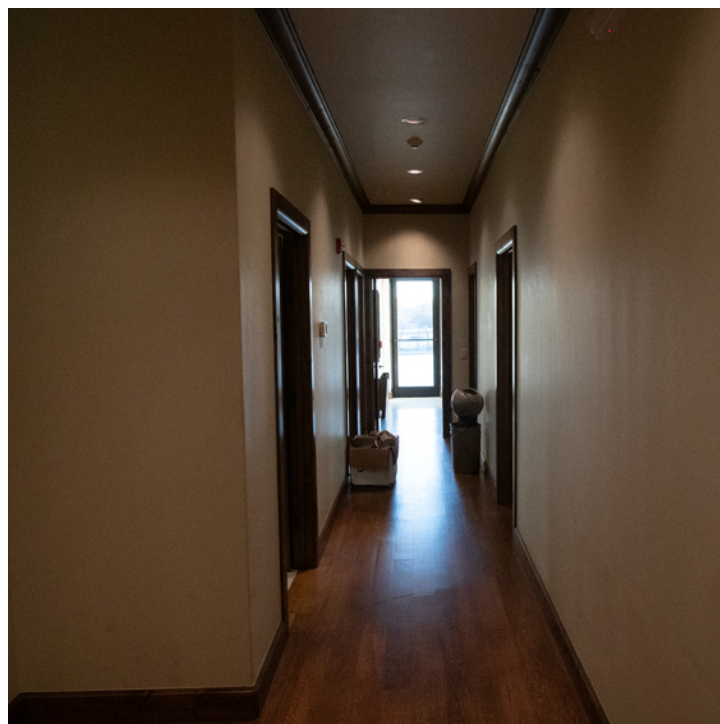
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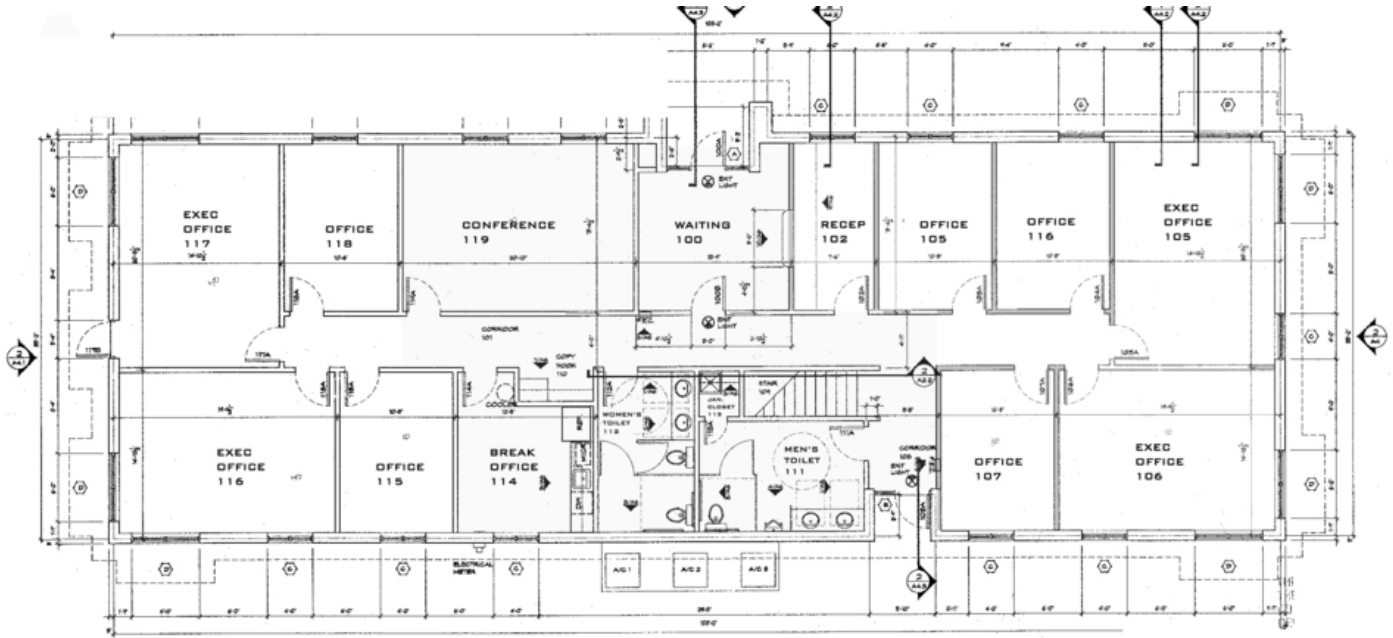
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FLOOR PLAN



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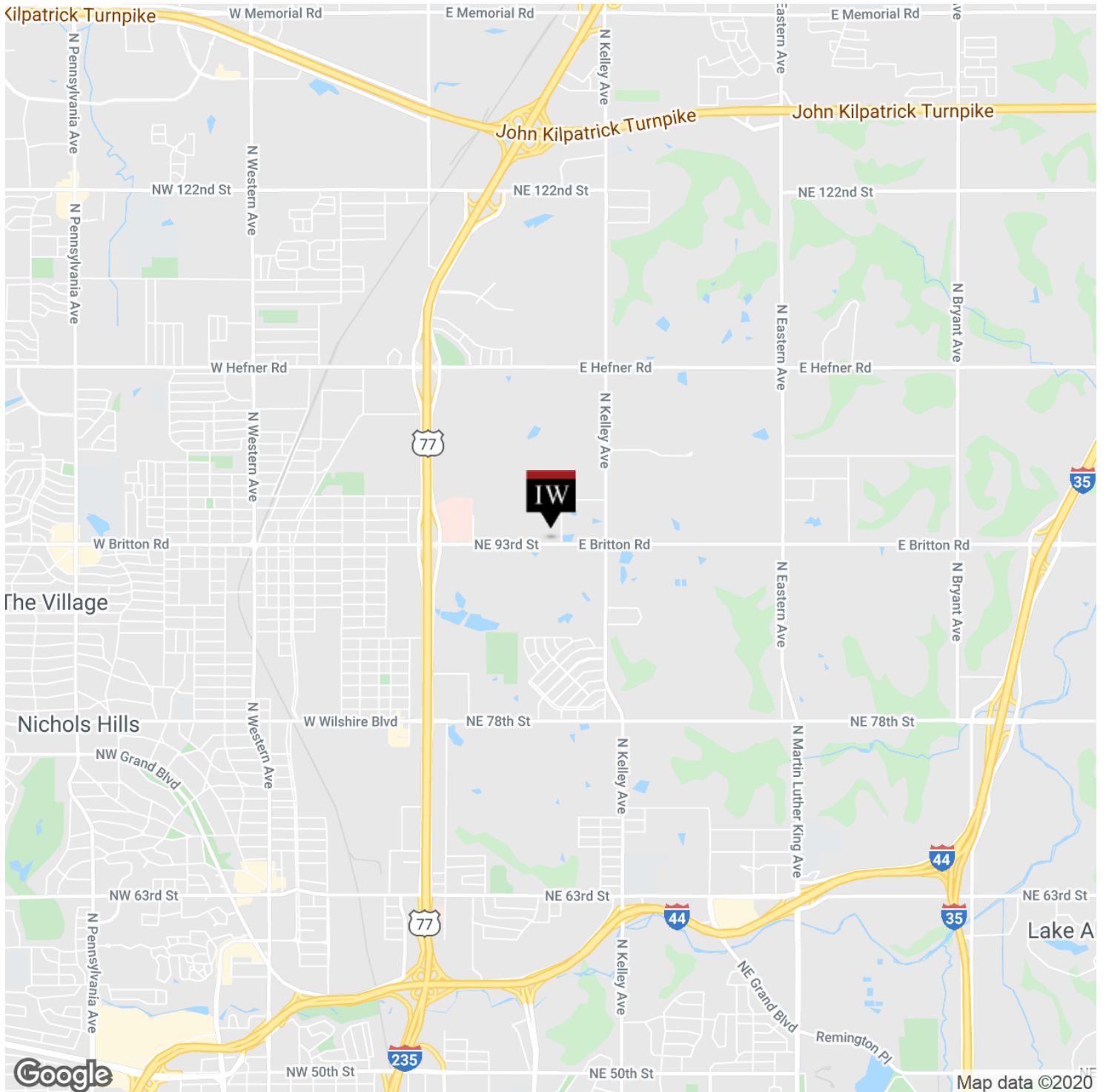
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LOCATION MAPS



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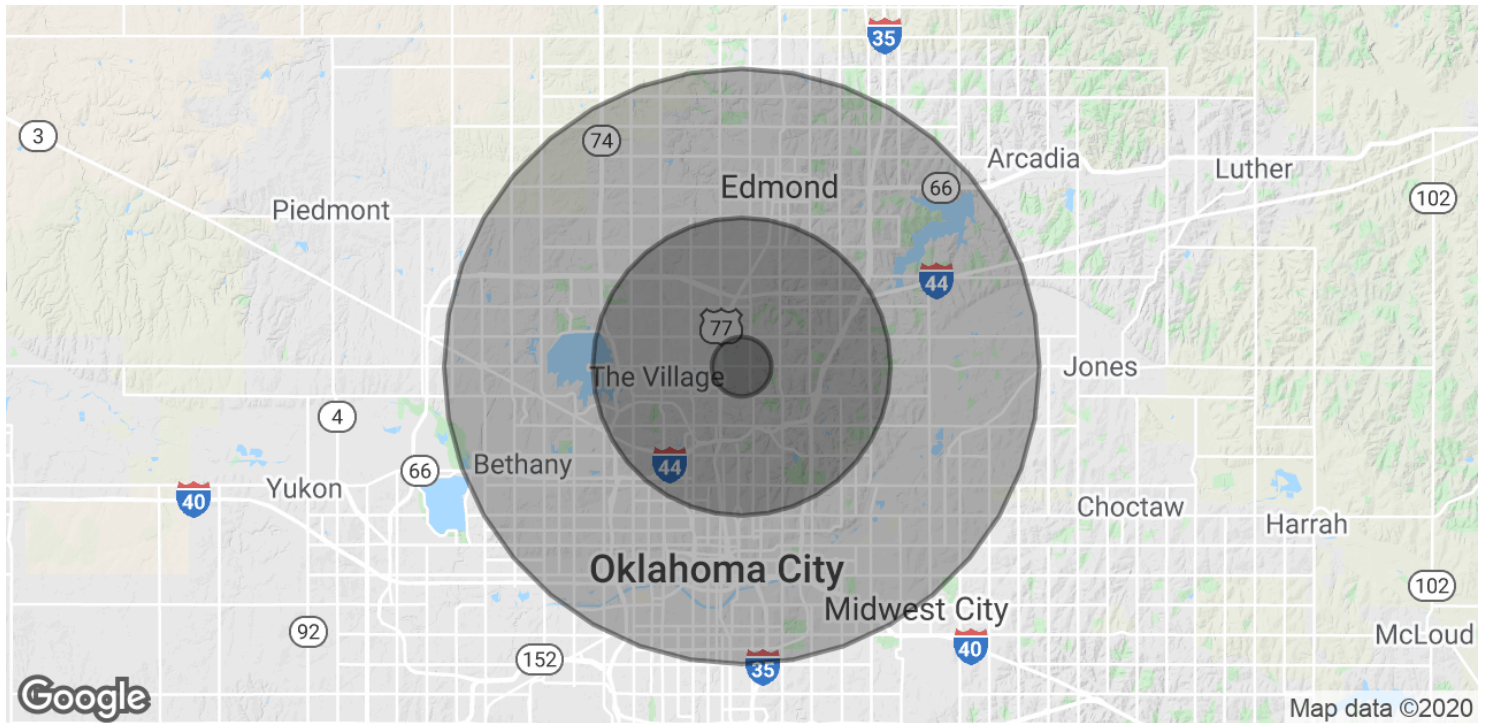
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,046	131,746	543,768
Average age	38.4	35.5	35.0
Average age (Male)	36.9	32.9	33.8
Average age (Female)	39.1	37.1	36.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	390	57,128	221,834
# of persons per HH	2.7	2.3	2.5
Average HH income	\$57,259	\$68,649	\$64,748
Average house value	\$79,137	\$199,291	\$173,453

** Demographic data derived from 2010 US Census*

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