

OFFICE SPACE FOR LEASE

710 CEDAR LAKE BLVD. OFFICE

710 Cedar Lake Boulevard
Oklahoma City, OK 73114



TYLER HUXLEY
405.973.8435
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JOHNNY STRADAL
405.990.0569
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Full Service)
Building Size:	11,134 SF
Available SF:	954 - 3,148 SF
Year Built:	1996
Zoning:	C-1
Market:	Oklahoma
Submarket:	Oklahoma City Metro

PROPERTY OVERVIEW

This property is conveniently situated near the intersection of East Britton Road and North Kelley Avenue, offering quick and easy access to the Broadway Extension in a vibrant office corridor. The space is immediately available, featuring versatile design that accommodates a wide range of businesses seeking office space in the Oklahoma City metro area. The owner is willing to consider tenant improvements and the possibility of dividing the space to accommodate a smaller office (954 sf - 3,148 sf).

PROPERTY HIGHLIGHTS

- Seven office spaces, kitchen area, storage rooms, a conference room, and a welcoming reception area.
- Lots of parking for staff and visitors.
- Exterior patio and green space offering scenic views of a beautifully maintained pond.
- Security system
- Backup generator ensuring uninterrupted power supply.
- Large common area restrooms

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	954 - 3,148 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100A	Available	954 - 3,148 SF	Full Service	\$17.00 SF/yr	-
Suite 100B	Available	2,194 - 3,148 SF	Full Service	\$17.00 SF/yr	-

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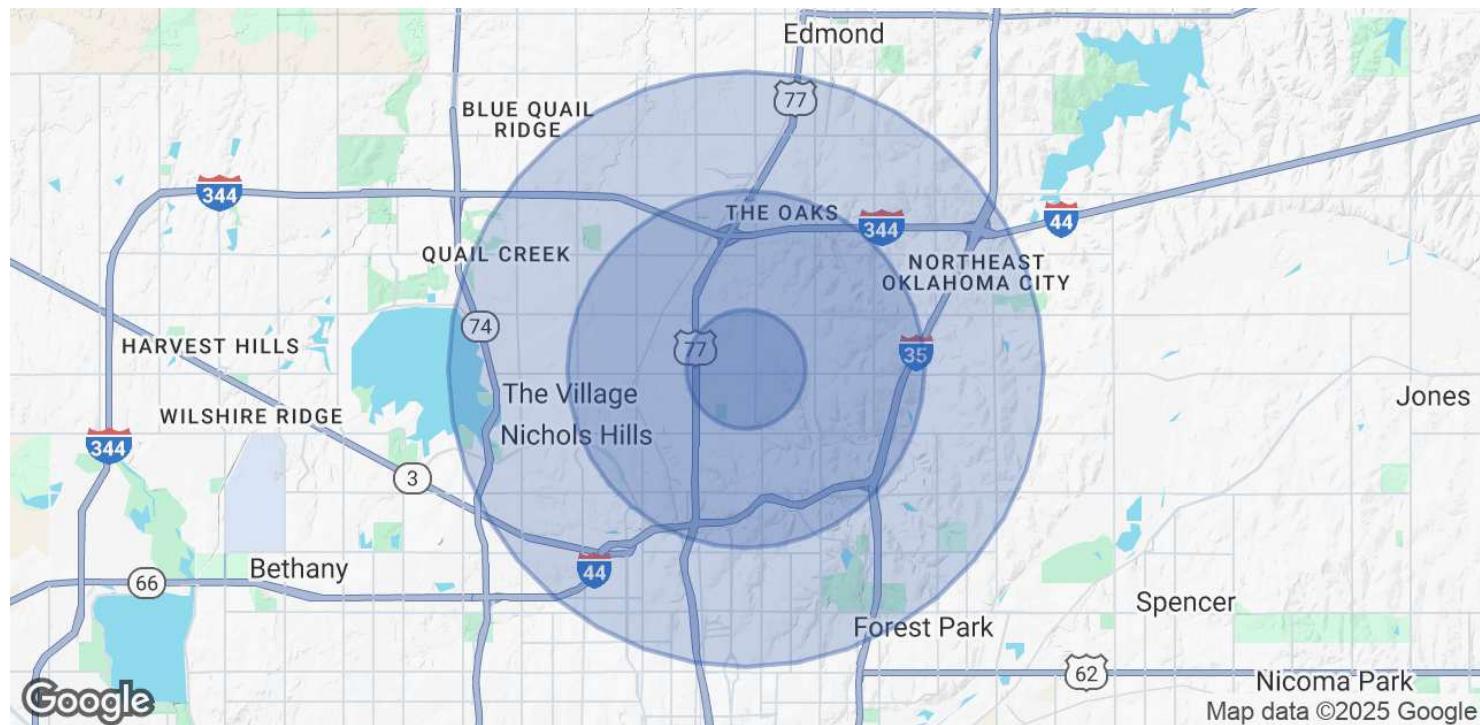
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,641	33,094	152,247
Average Age	37	38	40
Average Age (Male)	33	36	38
Average Age (Female)	40	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	600	14,154	68,044
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$54,996	\$87,172	\$97,680
Average House Value	\$245,472	\$328,348	\$334,684

Demographics data derived from AlphaMap

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