

FOR SUBLEASE | 11,250 SF MODERN OFFICE & WAREHOUSE

501 E Britton Road, Oklahoma City, OK 73114

Property Overview

An exceptional opportunity to sublease a premier, 11,250 SF flex property in a highly accessible Northeast Oklahoma City location. This unique facility combines a stunning, move-in-ready office space with a highly functional, clear-span warehouse, making it ideal for a wide variety of users including corporate headquarters, sales & service operations, light manufacturing, or distribution.

The property features a beautifully designed office with **3 private offices**, a large open work area, high-end finishes, and a **full bathroom with a shower**. The attached warehouse offers high ceilings, large grade-level doors, and ample room for vehicles, inventory, and operations.

Property Highlights

- **Total Building Size: 11,250 SF**
- **Office Space:**
 - Open-concept layout with vaulted ceilings
 - **Includes three (3) private offices**
 - **Full bathroom with a shower** for added convenience
 - Multiple collaboration and conference areas
 - Extensive window lines providing excellent natural light
- **Warehouse Space:**
 - Clear-span design with high ceilings
 - Multiple large, grade-level overhead doors
 - Numerous skylights
- **Location:** Excellent visibility and convenient access to I-35, I-44, and the Broadway Extension (I-235).

Tania Lavi

Keller Williams Commercial Elite

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OFFERING MEMORANDUM

501 East Britton Road Oklahoma City, OK 73114

11,250 SF Modern Office/Warehouse Facility for Sublease

Presented By: Tania Lavi Keller Williams Commercial Elite (405) 476-5284.

Executive Summary

Keller Williams Commercial Elite, as the exclusive advisor, is pleased to present the opportunity to sublease the premier flex property located at 501 E Britton Road in Oklahoma City. This facility offers a rare combination of architecturally distinct, high-end office space and a spacious, highly functional warehouse.

Totaling **11,250 square feet**, the building is perfectly suited for a business seeking a modern, professional image combined with practical operational space. The property features a dynamic office plan with **three private offices**, an open collaboration space, and the significant amenity of a **full bathroom with a shower**. The clear-span warehouse is equipped with large overhead doors and high ceilings.

Sublease Highlights:

- **Property Type:** Office/Warehouse Flex
- **Total Rentable Area:** **11,250 SF**
- **Office Area:** Approx. **2,750 SF**
- **Warehouse Area:** Approx. **8,500 SF**
- **Availability:** Immediate
- **Sublease Term:** Negotiable
- **Sublease Rate:** \$13,000 a month

2. Property Details & Specifications

Building Address: 501 East Britton Road, Oklahoma City, OK 73114

Office Features:

- **Layout:** Dynamic layout includes a large central collaboration/conference area, semi-private workstations, and **three (3) private, enclosed offices**.

- **Amenities:** Features a **full bathroom complete with a shower**, offering added convenience for staff.
- **Design:** Modern, open-concept with vaulted ceilings and contemporary lighting.
- **Flooring:** Sealed and polished concrete throughout.
- **Natural Light:** Extensive exterior windows allow for a bright and productive work environment.

Warehouse Features:

- **Structure:** Pre-engineered steel, clear-span construction allowing for maximum usable floor space.
- **Ceiling Height:** 24 foot clear.
- **Loading:** At least two (2) large, grade-level overhead doors.
- **Lighting:** Combination of high-bay lighting and numerous skylights.