

Office  
14,740 SF

**FOR SALE**  
**\$3,758,700**

9505 N Kelley Ave  
Oklahoma City, OK 73114



## Property Overview

You do not want to miss this unparalleled opportunity for your business at 9505 N Kelley Ave, Oklahoma City! This prestigious commercial office property boasts 14,740 square feet of meticulously designed space, showcasing high-end finishes and modern amenities. Built in 2011, it offers a contemporary ambiance perfectly suited for today's professional environment. Situated overlooking a serene pond, the location provides a tranquil setting to inspire productivity and creativity. With ample space for offices, conference rooms, and collaborative areas, this property offers versatility to accommodate a variety of business needs. Call David today for your chance to elevate your business presence in this exceptional location!

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	1,093	32,106	132,861
<b>Households</b>	387	13,075	59,999
<b>Average Household Income</b>	\$71,554	\$74,021	\$86,341

## 2022 Traffic Counts

Source: MPSI Estimate

	Volume
<b>N Kelley &amp; NE 93<sup>rd</sup> St S</b>	4,599
<b>Britton &amp; Cedar Lake Ave E</b>	8,196

David Bohanon  
Dbohanon@BlackstoneCom.com  
405.850.0987



805 NW 72<sup>nd</sup> Street  
Suite #12  
Oklahoma City, OK 73116

Information contained herein is deemed to be reliable. However, Seller makes no warranties or representations as to its completeness or accuracy & request any purchaser to independently verify any & all information. Property is submitted subject to errors, omissions, changes in price, terms, conditions or withdrawal from the market without notice.

Office  
14,740 SF

**FOR SALE**  
**\$3,758,700**

9505 N Kelley Ave  
Oklahoma City, OK 73114



David Bohanon  
Dbohanon@BlackstoneCom.com  
405.850.0987



805 NW 72<sup>nd</sup> Street  
Suite #12  
Oklahoma City, OK 73116

Information contained herein is deemed to be reliable. However, Seller makes no warranties or representations as to its completeness or accuracy & request any purchaser to independently verify any & all information. Property is submitted subject to errors, omissions, changes in price, terms, conditions or withdrawal from the market without notice.

Office  
14,740 SF

**FOR SALE**  
**\$3,758,700**

9505 N Kelley Ave  
Oklahoma City, OK 73114



## Location

- Located in the heart of North Oklahoma City approx. halfway between downtown OKC & Edmond
- 1 mile East of Broadway Ext., OKC's major thoroughfare connecting OKC & Edmond. Close proximity to I-35 & I-44
- Proximity to Local Amenities - Located less than 1 mile from OKC's - The Half, with popular attractions like Chicken N Pickle, restaurants, bars, etc

David Bohanon  
Dbohanon@BlackstoneCom.com  
405.850.0987



805 NW 72<sup>nd</sup> Street  
Suite #12  
Oklahoma City, OK 73116

Information contained herein is deemed to be reliable. However, Seller makes no warranties or representations as to its completeness or accuracy & request any purchaser to independently verify any & all information. Property is submitted subject to errors, omissions, changes in price, terms, conditions or withdrawal from the market without notice.