



OFFERING SUMMARY

Lease Rate: \$15.50 SF/yr
with 3% annual
increases

Building Size: ± 5,077 SF

Class: B

Traffic Counts I-235: ± 75,000 cars / day

LOCATION OVERVIEW

Located on the southwest corner of the Broadway Extension and Hefner Road. Great access to all areas via the Broadway Extension, Kilpatrick Turnpike (to the north), and I-44 (to the south).

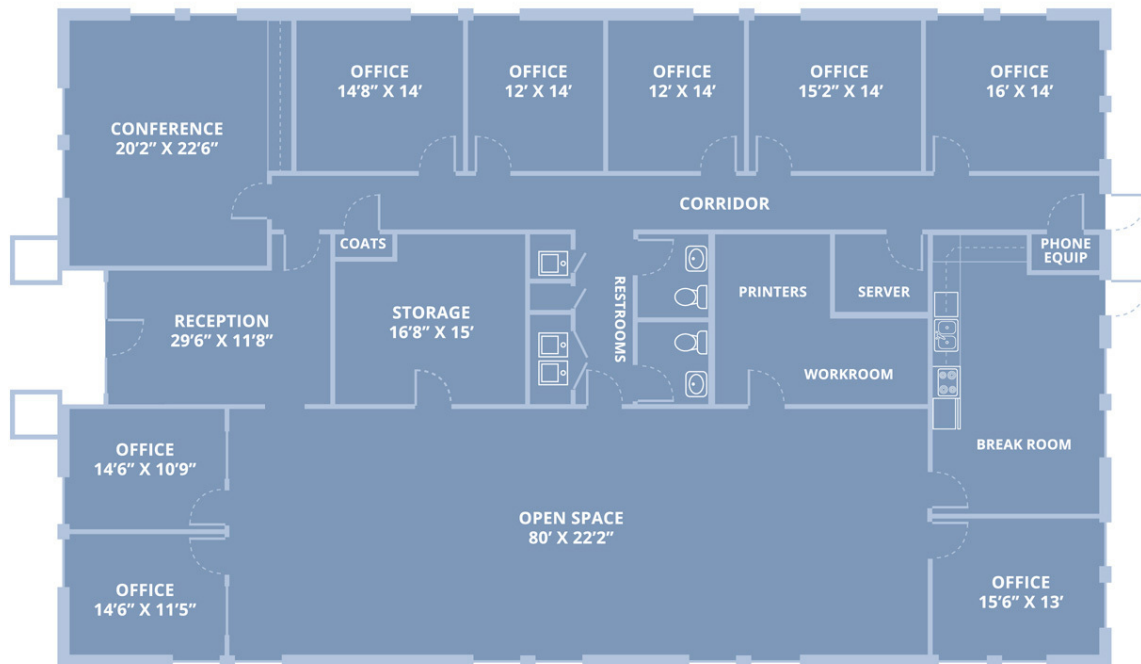
PROPERTY HIGHLIGHTS

- Broadway Extension frontage
- 8 windowed offices
- Large breakroom
- Workroom
- Conference room
- Server room
- Large open area
- Storage
- 7 minutes to downtown Oklahoma City
- Ample free parking
- Tenant responsible for utilities, lightbulb replacement, janitorial, service contract for HVAC, routine plumbing maintenance (clogged toilets/sinks) with landlord responsible for below ground issues.

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For Lease

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