



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	16,696 SF
Price/SF:	\$125.78
Available SF:	919-6,467
Lease Rate:	\$14.00
Lease Type:	Full-Service
Year Built:	1982
Submarket:	Northwest

PROPERTY OVERVIEW

Located on Britton Road less than half a mile from Lake Hefner Parkway, the 2-story, 16,696 square foot, 3232 Nantucket building is an ideal add value investment opportunity. The building has existing rental income from tenants that occupy the entire 2nd floor, with availability on the first floor for an owner occupant or additional lease revenue.

Four individual suites ranging in size from 1,149 square feet to 2,563 square feet make up the first-floor vacancy. Three suites could be combined to form a larger 6,467 square foot office if required.

PROPERTY HIGHLIGHTS

- Easy access to Lake Hefner Parkway
- Available space on the first floor for owner occupant
- Flexible floor plates for multiple variations of suite layouts
- Less than a half-mile from Lake Hefner and East Wharf restaurants
- Monument signage available on Britton Rd
- Ample surface parking

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Office Building for Sale/Lease

3232 W Britton Road, Oklahoma City, OK 73120



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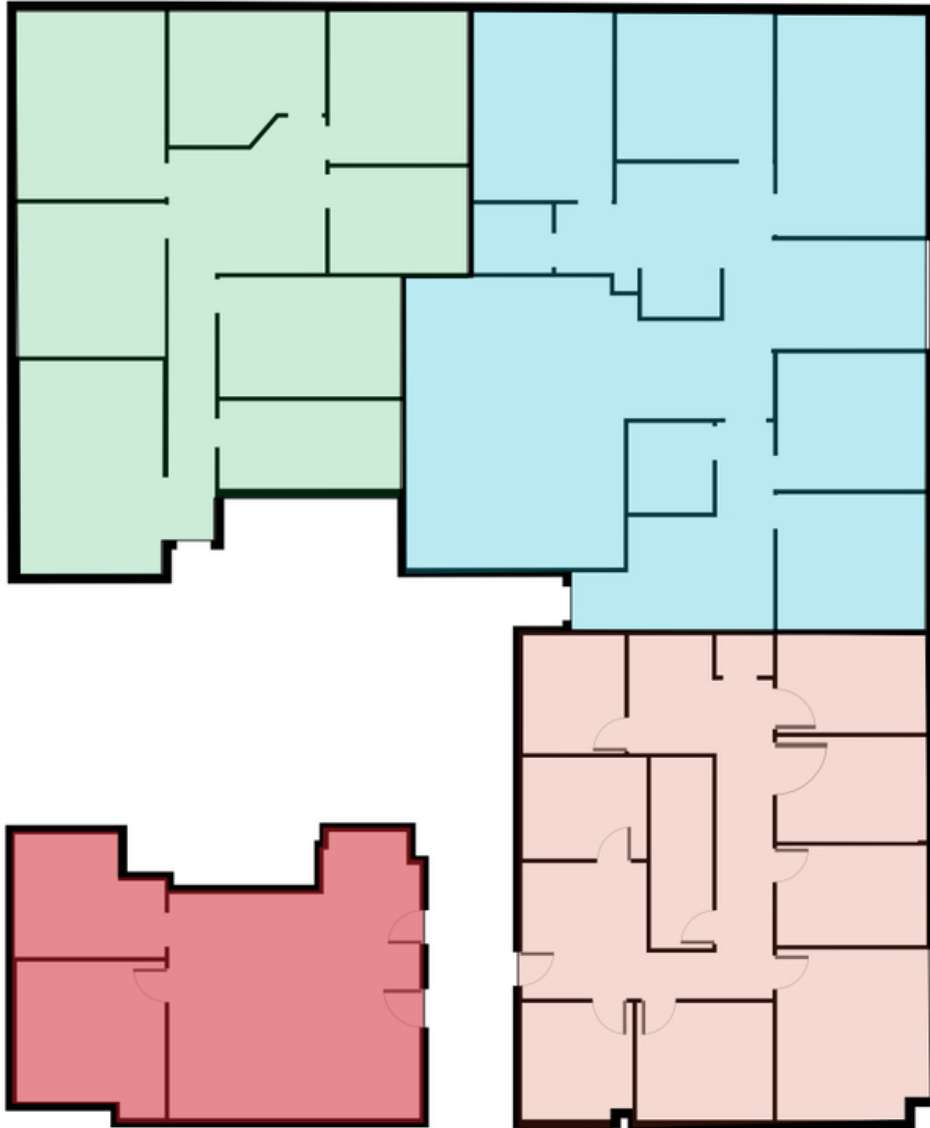
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3232 W Britton Road, Oklahoma City, OK 73120

SUITE 140
2,035 SF

SUITE 100
2,563 SF



SUITE 170
919 SF

SUITE 150
1,871 SF

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Lake Hefner Parkway
(109,900 CPD)

3232 W Britton Road

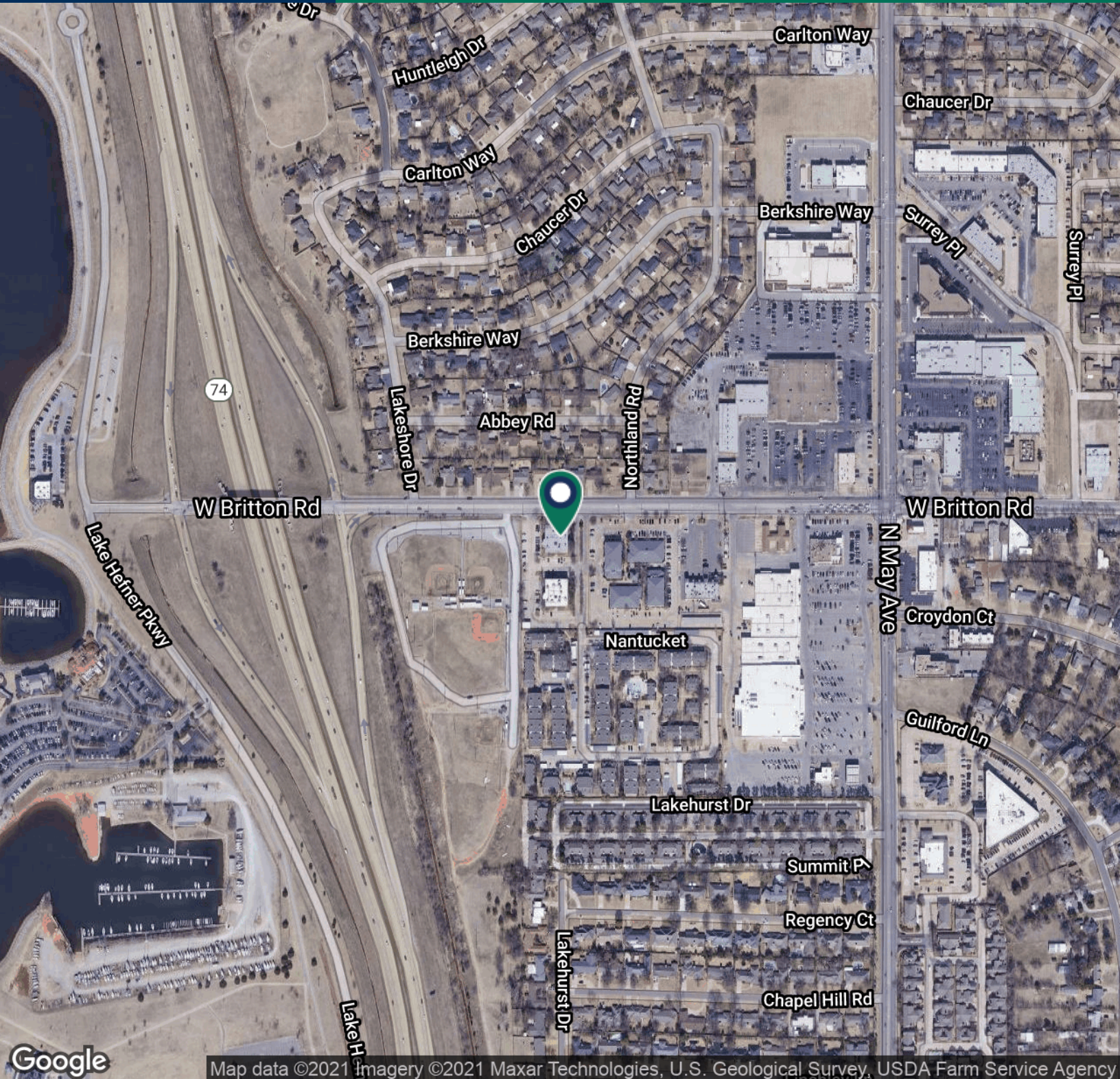
W Britton Road - (17,892 CPD)

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