



OFFERING SUMMARY

Sale Price:	\$2,850,000
Cap Rate:	9.2%
Building Size:	±30,505 SF
Lot Size:	±9,975 SF
Price / SF:	\$93.42

PROPERTY OVERVIEW

Broadway Executive Park 7 & 9 is a 30,505 SF low-rise suburban office building in the popular Nichols Hills submarket of Oklahoma City. The project is 94% leased with 16,925 SF leased to a long term GSA tenant since 1990.

INVESTMENT POTENTIAL

- 2021 pro forma NOI of nearly \$262,260
- Stable occupancy - Currently 94% leased
- Excellent accessibility to I-44 and I-235
- Within 1 mile of high per capita incomes in the enclave of Nichols Hills



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Broadway Executive Park 7&9

200 NW 66th St, Oklahoma City, OK 73116



LOCATION DESCRIPTION

Broadway Executive Park, Buildings 7 & 9 are located within the campus known as Broadway Executive Park. This awardwinning site is a 22 acre office park consisting of seven (7) office buildings, well positioned on the northwest corner of NW 63rd and Broadway Extension (I-235). Broadway Extension is the main arteriole connection to the city of Edmond which boasts some of the highest per capita incomes and education levels in the State of Oklahoma and NW 63rd is a major east/west thoroughfare, a little over one mile from the enclave of Nichols Hills. This vibrant area boasts numerous restaurants, upscale shopping, hotels and banking within easy driving distances.

PROPERTY DETAILS

Address: 200 - 202 NW 66th St.
Oklahoma City, OK 73116
(NW 63rd and Broadway Ext.)

Rentable Area: ±30,505 SF

Occupancy: 94%

Building Height: Single-story

Year Completed: 1979

Land Area: Over 3 acres

Parking: 159 surface spaces



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