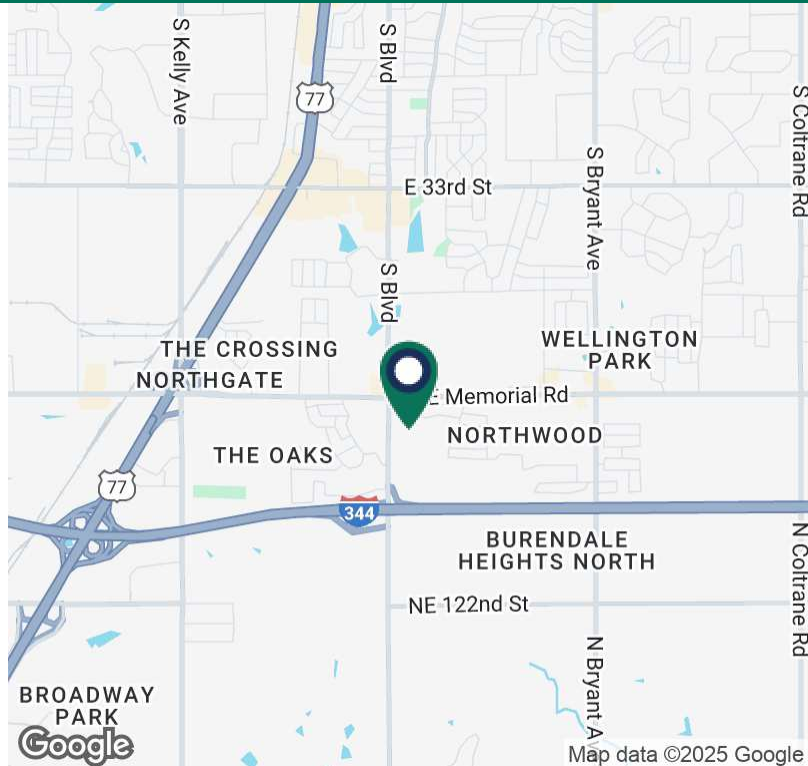


COBBLESTONE CREEK

13300 N EASTERN AVE, OKLAHOMA CITY, OK 73131



PROPERTY HIGHLIGHTS

- Great location with easy access to Kilpatrick Turnpike, Broadway Extension & I-35
- 2nd floor is unfinished/storage
- Reception, conference room, 4 offices, full kitchen, 3+ car enclosed garage, covered patio
- Storm shelter
- Security, monitored alarm, camera system self-monitored
- Lawn sprinkler system
- Dual zoned heat & air
- Shared/prorated taxes for parking lot with 2 other buildings
- Class A office space
- 10 foot ceilings
- Crown molding throughout

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	1
Building Size:	4,191 SF
Lot Size:	0.13 Acres

TRAFFIC COUNTS

N Eastern Ave (S Blvd)	north	18,748
N Eastern Ave	south	16,865

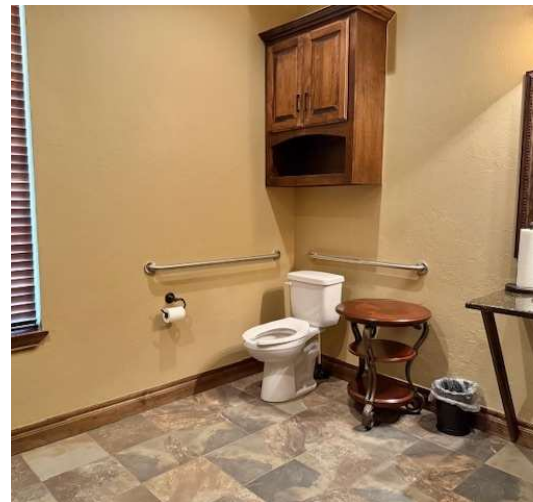
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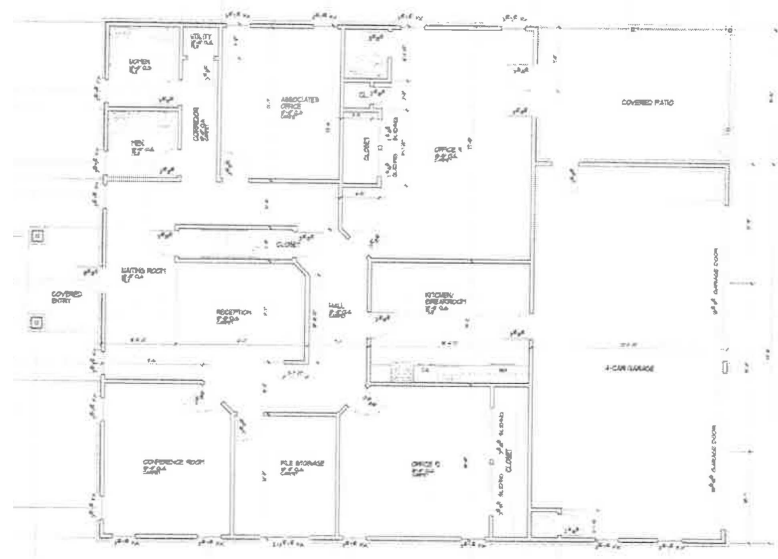
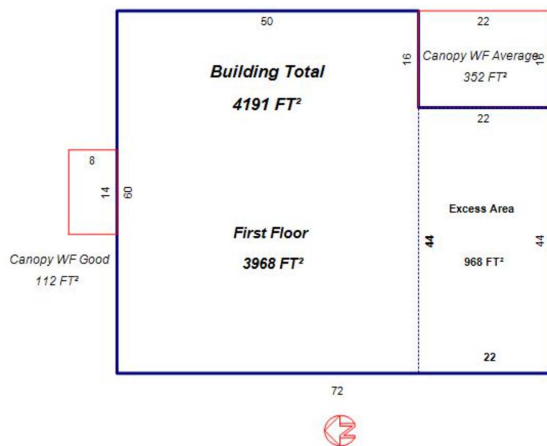
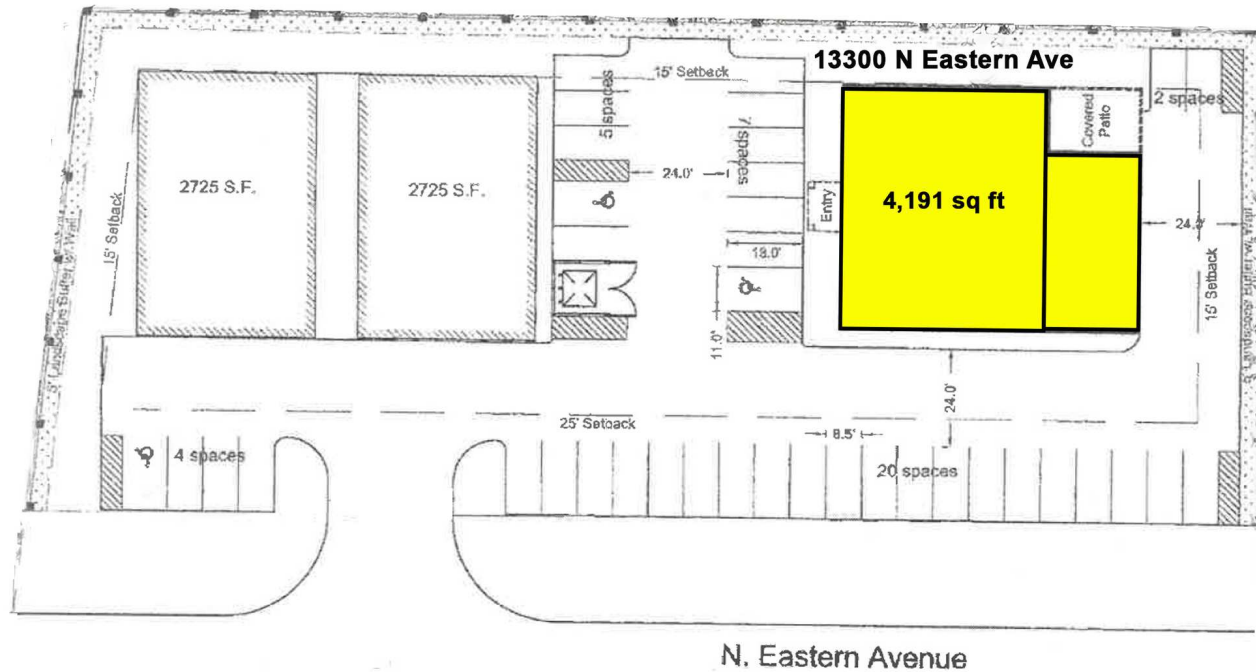
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