

# Cedar Creek Commons For Sale or Lease

780 E. Britton Road  
Oklahoma City, Oklahoma

Executive  
Suites  
Available

**NEW LOWER PRICE!**



Utility Averages:  
OG&E: N/A  
City of OKC: N/A  
ONG: N/A

Sales Price:  
**\$995,000**

Lease Price:  
**\$18.00/SF**  
Full Service

Executive Suites  
Priced Per Room

## Property Information

Property Type: Office  
Property ID:  
16325643/16325807  
Sell/Lease/Both: Both  
Land In Acres: 0.5672 MOL  
Zoning: PUD-1170  
Total SF: 5,017 MOL  
Vacant SF: 3,114 MOL  
General Use: Office  
Frontage: on Britton Road  
Visibility: Good Visibility

## Property Highlights

- Cedar Creek Commons For Sale or Lease
- Class A Office Building
- New Construction (2009)
- Wood Floors throughout with Granite Countertops
- Kitchen/Breakroom
- Upgraded Lighting
- Crown Molding
- Large Executive Office with High Ceilings & Large Windows
- Drive-up Parking
- Executive Suites Available
- Great Location East of Broadway Extension on Britton Road
- Insurance Corporate Offices Across the Street

## Demographics At A Glance

### Population:

■ 1 Mile: 10,657   ■ 3 Mile: 55,434   ■ 5 Mile: 148,020

### Average Household Income:

■ 1 Mile: \$44,888   ■ 3 Mile: \$66,212   ■ 5 Mile: \$65,671

### Total Households:

■ 1 Mile: 4,142   ■ 3 Mile: 25,662   ■ 5 Mile: 67,458

## contact information

**Susan Davis Jordan, CCIM**

office: 405 840 0600

fax: 405 840 0610

email: [susan@naisullivangroup.com](mailto:susan@naisullivangroup.com)

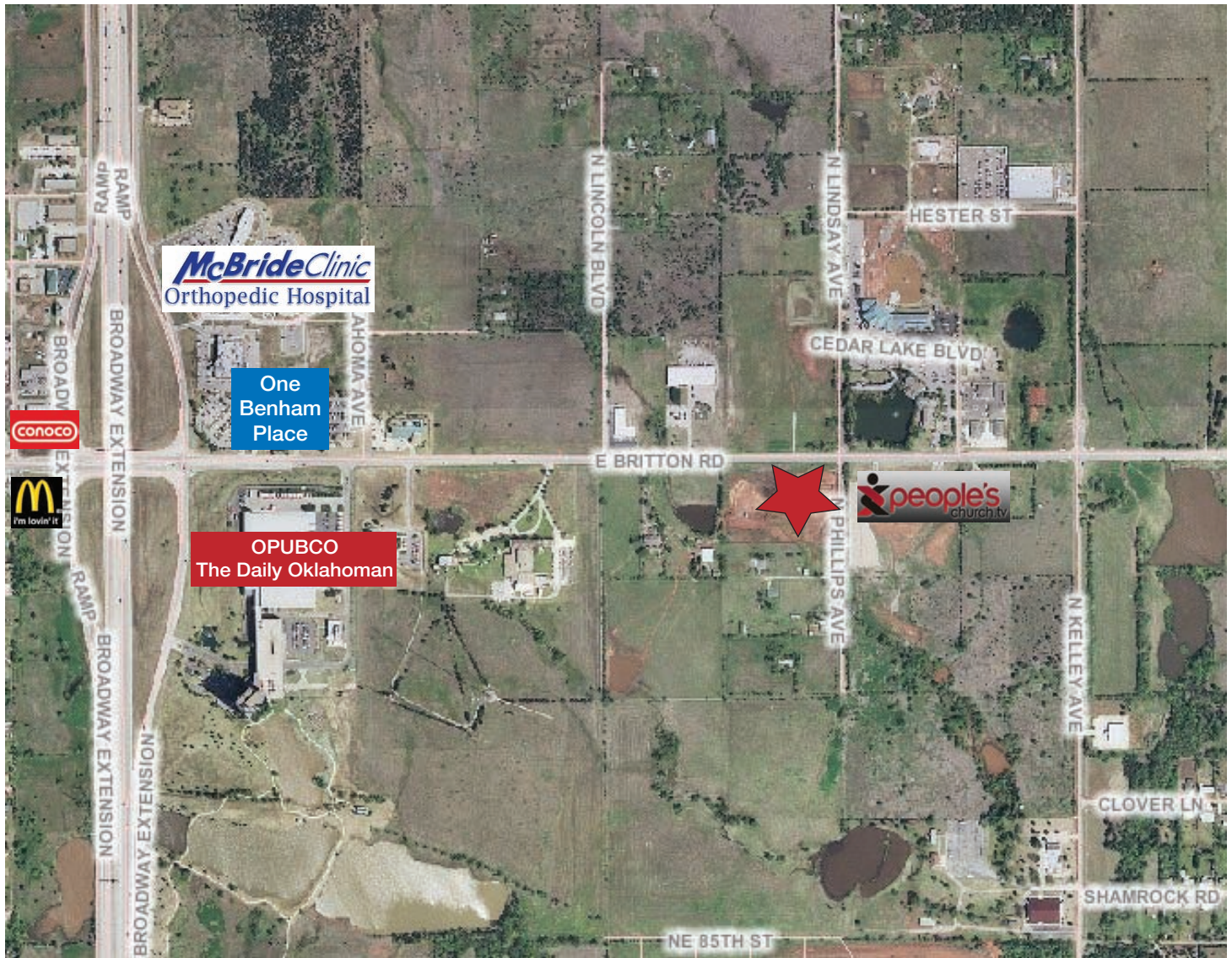
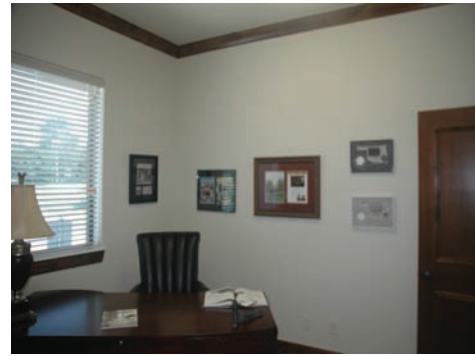
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### Typical Bank Financing

Sales Price:	\$995,000.00
Down Payment (20%):	\$199,000.00
Loan Amount:	\$796,000.00
Monthly Payment-20 Years @ 6.5%:	\$5,938.16