

8701 N. KELLEY AVENUE  
OKLAHOMA CITY, OK 73131

Office Building For Sale

11,204 SF on 2 Acres MOL

\$1,400,000 (\$125/SF)



**NAIRED**

COMMERCIAL  
REAL ESTATE



**NAIRED**

405.840.0600  
NAIRED.COM

MATTHEW PIERCE  
405.203.3636  
MATT@NAIRED.COM

CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM



## PROPERTY HIGHLIGHTS

- Space comes Fully Furnished
- Large Conference Room
- 12 Private Offices
- Plentiful File Storage
- Expansive Lobby
- Natural Lighting Throughout
- Break Room with Kitchenette
- Ample Parking
- Built in 2001
- Zoned: C-3

## LOCATION HIGHLIGHTS

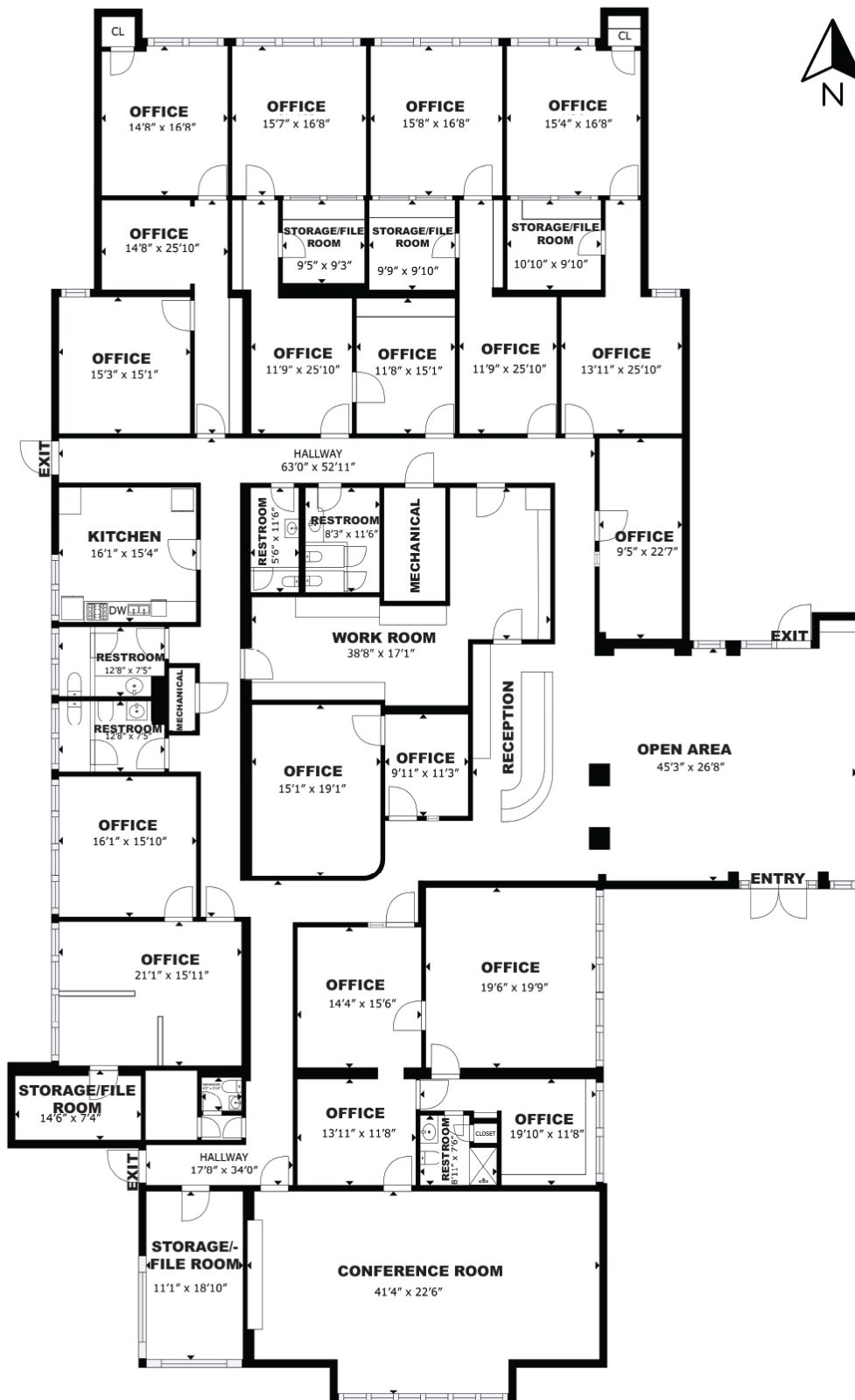
- 600 ft of Frontage on Kelley Avenue
- Close Proximity to Broadway Extension

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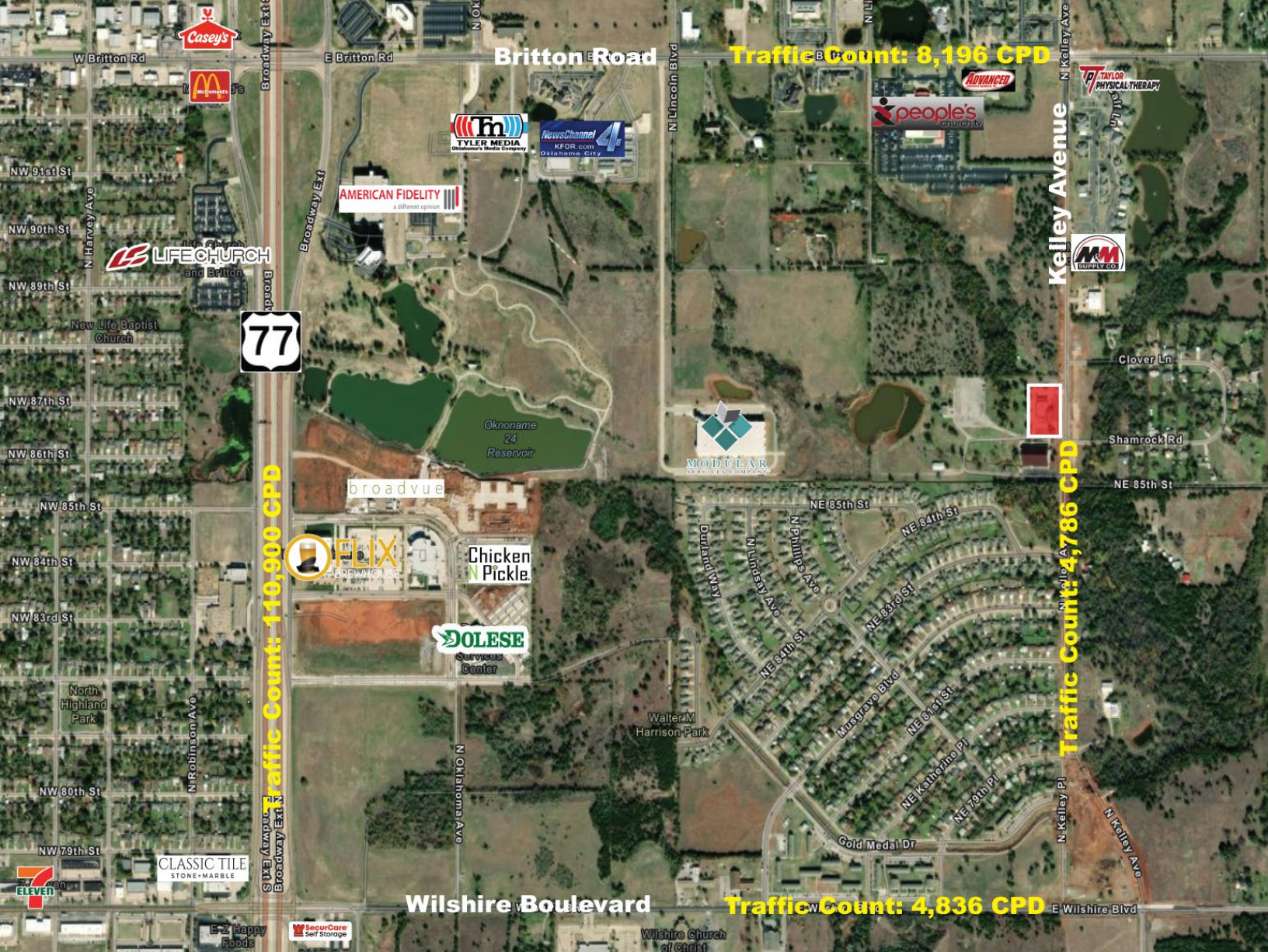
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,730	34,224	135,270
AVERAGE HOUSEHOLD INCOME	\$73,532	\$75,425	\$81,979
TOTAL HOUSEHOLDS	610	14,161	61,015

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