

Office Building for Sale

# 9430-9434 Cedar Lake Ave

Oklahoma City, OK 73131

**WIGGIN**  
PROPERTIES, LLC

40 YEARS STRONG

Investment Opportunity: Occupy one suite, lease second to help pay for investment.



## Office Building for Sale

9430-9434 Cedar Lake Ave, Oklahoma City

- Building Size:** 6,200 SF
- Price:** \$990,000
- Suite 9434:** 3,486 SF MOL (1st Floor: 2,286 SF | 2nd Floor: 1,200 SF)  
7 offices, reception area, kitchen, workroom and second-story open/flex space
- Suite 9430:** 2,712 SF MOL  
6 offices, reception area, kitchen, workroom and safe room
- Amenities:** Class A finishes with high, 10' ceilings on first floor and 9' ceilings on second. Also features a safe room.
- Built:** 2005
- Covered Parking:** 8 covered parking spots and abundant free surface parking for clients

Call Nick Bentley or David Huffman, CCIM, at **405.842.0100**

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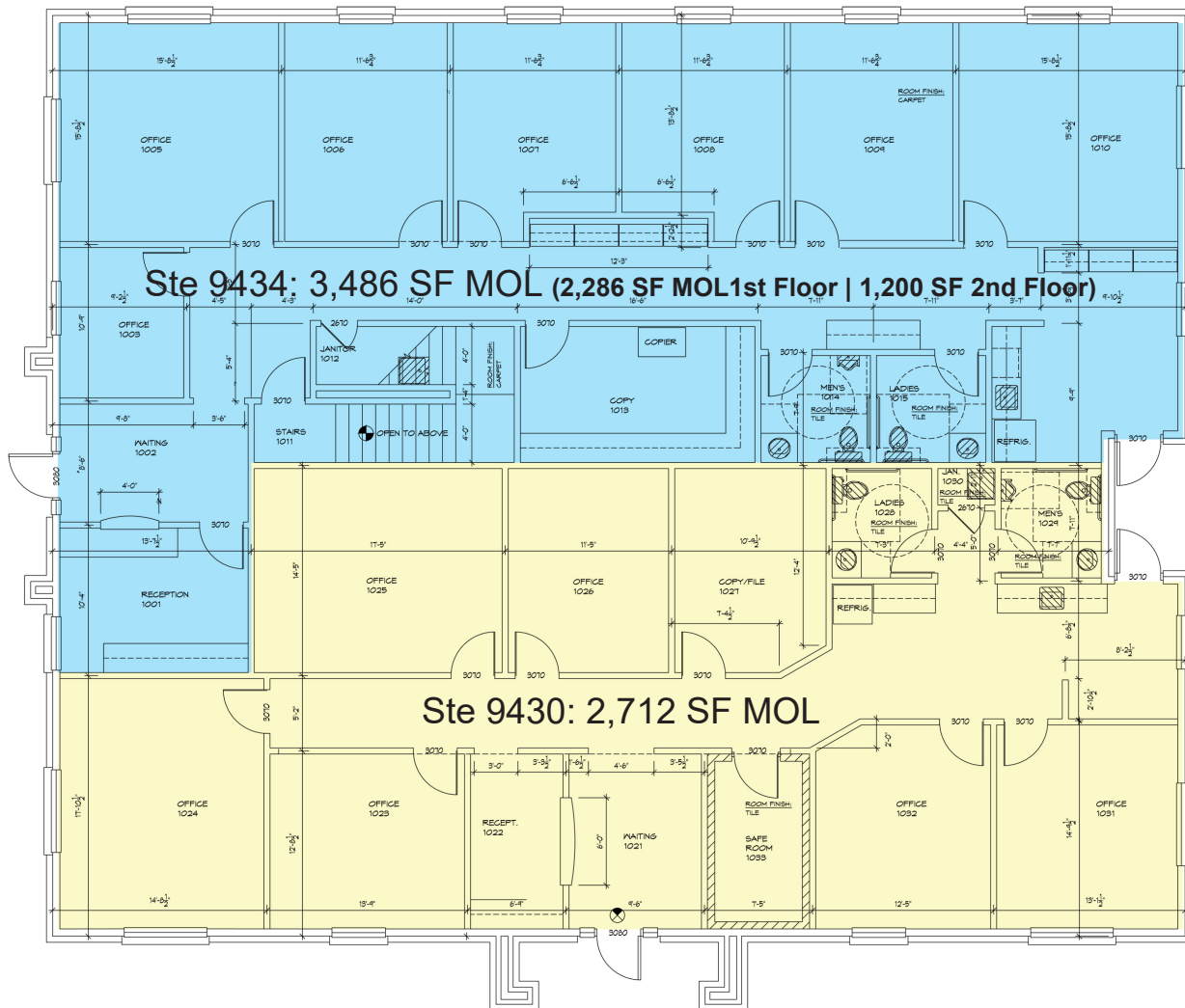
## Location

This professional office park sits along the northwest corner of W Britton Rd and N Kelley Ave in Oklahoma City just minutes away from the city's major Interstates and cross-town connections. This location makes it an easy commute for both Edmond and Oklahoma City residents and businesses, due to the quick accessibility to the entire north-side and Edmond following these routes...

- 1 mile to Broadway Extension
- 1 mile to I-35
- 2 miles to I-44
- 2.5 miles to Kirkpatrick Turnpike



## First Story Plan



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