



G. David Neff Companies

Development | Construction | Design

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Kelley Lake Office Park

Oklahoma City - Britton Road and Kelley Avenue

Custom Professional Buildings

Prices and Building Sizes, October 2010

Building 1	6000 S.F. with carport	SOLD
Building 2	7,000 - 9,000 S.F. available carport	SOLD
Building 3	3000 - 3,500 S.F. one story	SOLD
Building 4	3000 - 3,500 S.F. one story	\$165/SF
Building 5	8700 S.F. with carport	SOLD
Building 6	7,000 - 9,000 S.F. available carport	\$165/SF

■ Competitive lease rates available

Sales price includes design, permits, land and complete building finished to standard specifications including parking, utilities, building and monument signage, flagpole, parking lot lighting, lake view and access, abundant landscaping and irrigation.

Buildings 1,2,5,6 include fire sprinkler systems. Buildings 2,5,6 are two story. Owner's association will provide exterior maintenance. Square footage on buildings is negotiable.

■ 3% Broker's fee included ■ Available Spring 2009

Miller Architects, Inc.

Construction by Ancon Development Corporation

Prices are subject to change with out notice. Developer reserves the right to modify any building and development plans. Conceptual drawing. Dormers standard on 2-story buildings only.



■ 6" crown and baseboard mouldings in owner offices, entry, & conference room



■ Options include paint glazes, hard wood flooring, granite and custom built-ins, magnetic walls



■ Break Room: Microwave, dishwasher, stainless sink, custom cabinets and ceramic tile.

General Building Description

Building Description: 3,000 – 12,000 S.F. buildings. Covered parking available on 6000SF or larger buildings. The remaining will be finished as follows:

Foundation: Monolithic slab, 3500PSI concrete with steel reinforced continuous footings.

Framing: Wood, 10' ceilings, 2x6 perimeter studs

Exterior: Brick veneer with cast stone window treatments, stone entry patio, and entry door surrounds.

Roof: 30 year Prestique composition shingles, Bronze color standing seem entry roof, continuous gutters.

Windows: Bronze color, commercial grade, aluminum frame, Low E, thermal break, windows to match existing buildings. Solid surface sills with 2" faux wood blinds.

Insulation: R-19 batts on perimeter walls, roof deck foam insulation, sound batts in interior walls, weather seal.

Doors: Bronze aluminum custom entry with sidelights and transom. 3'x7' steel exit door, 3'x7' A.D.A. solid-core oak veneer interior doors with factory stain finish and steel jambs.

Trim: Oak hardwood base and crown. Custom cabinets in reception, break room, restrooms and owner's offices.

Paint: Oak stained trim and cabinets. White ceilings. Owner select One Latex wall color.

Hardware: "Schlage" Lever Handles (Owner select style & finish), A.D.A. Bath Hardware, Closers, Stops, ECT.

Flooring: Generous allowance includes carpet, tile for entry, baths & break room, (materials and labor)

Bathrooms: A.D.A. Bathrooms with Formica top vanities, oak cabinets, ceramic base

Break Room: G.E. Microwave, Sink, Dish washer, Disposal, Oak Cabinets, and Laminate Tops.

Electric/Lighting: Indirect florescent fixtures, 75 watt down lights in entry, conference and executive offices, 90 watt down lights in hall, and CAT6 computer/ phone lines. Exterior fixtures to match other buildings. Parking Lights

HVAC: Gas fired 90% furnaces by Trane, 13 seer ACs, programmable thermostats.

Drywall: 5/8" fire rated sheetrock walls and ceilings, light skip-trowel finish.

Sidewalks: 4' Wide, ADA surrounding building, back patio.

Signage: Address and One Cast Stone monument plaque with business name on entry monument and building.

Landscaping: Shrubs, trees, flowers, and complete sod and irrigation.

Security Systems: Key Pads at exterior doors, motion detector, smoke detectors, glass break sensors, and A.C. Protection.

Fire Sprinkler: Fire Sprinkler system including Fire Alarm System. (Not included on buildings 3 & 4)

Development Improvements: Lake front lot with abundant parking, parking lot lighting, landscape, irrigation, entry monument sign, trash enclosure.

General: Architecture, supervision, accounting, general liability, builder's risk and workman's compensation insurance, City plan review and permitting.

Not Included: Office equipment installation, wallpaper, phone system, association dues.

Developer reserves the right to change building and development plans until permits for construction are issued.