

4215 N. CLASSEN BOULEVARD OKLAHOMA CITY, OK 73118

Office Building For Sale or Lease

Sales Price: \$1,392,000 (\$150/SF)

Lease Price: \$12.00/RSF Modified Gross

9,280 RSF on 0.64 Acres MOL

1,164 RSF-2,586 RSF Available For Lease



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COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- 2 ADA Restrooms
- Private Medical Exam Rooms
- Open Bull Pen Area
- Signage on Classen Blvd.
- 37 Free Parks & 4 Handicap Parks
- Bus Stop in Front of Building
- Zoned O-2

SUITES AVAILABLE

- Suite 100: 1,432 RSF MOL
- Suite 102: 2,230 RSF MOL
- Suite 103: 2,586 RSF MOL-Medical Office
- Suite 200: 1,164 RSF MOL

LOCATION HIGHLIGHTS

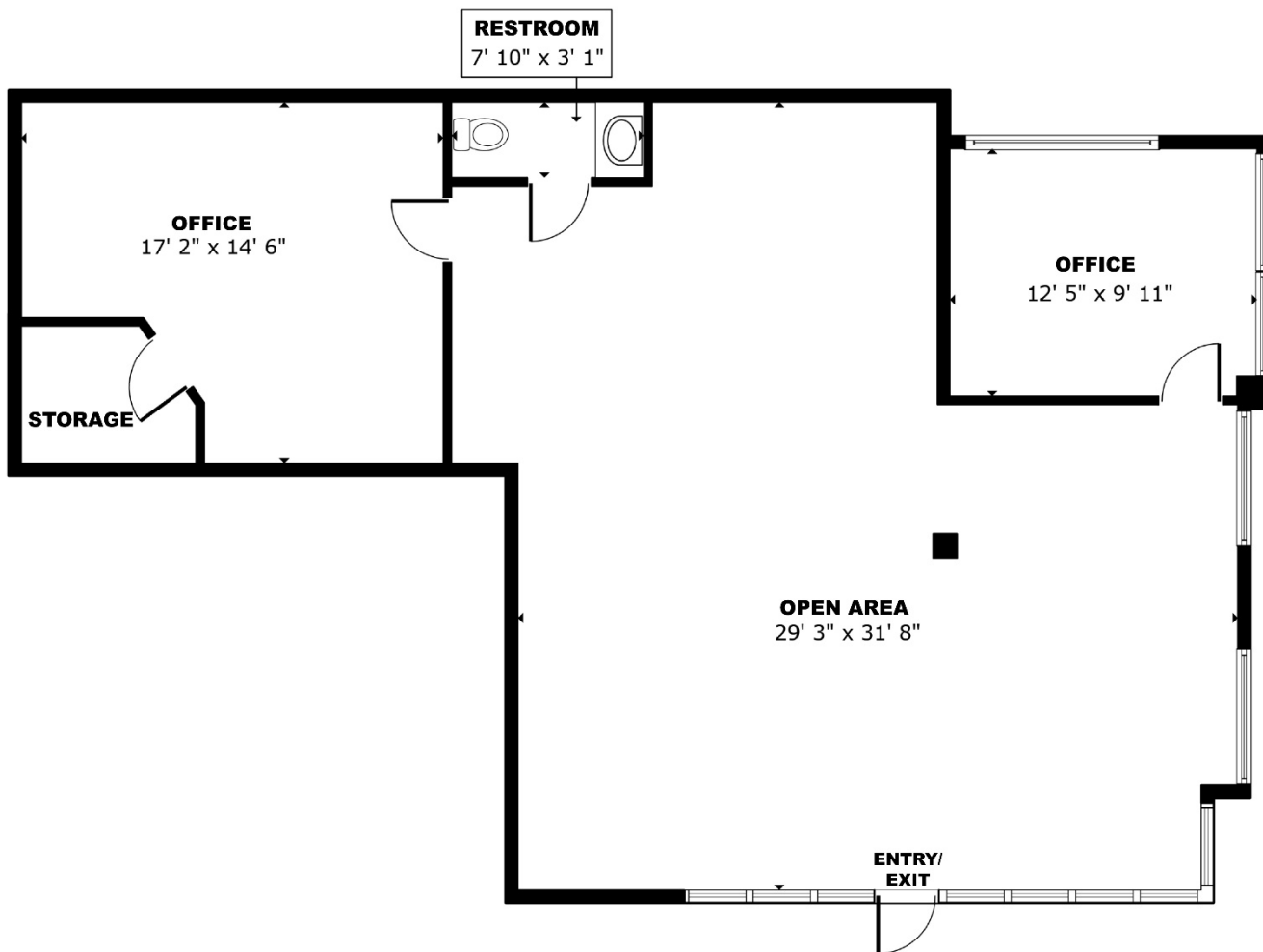
- Close Proximity to Downtown OKC
- Surrounded by Numerous Restaurants
- Easy Access to I-44

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SUITE 100: 1,432 RSF



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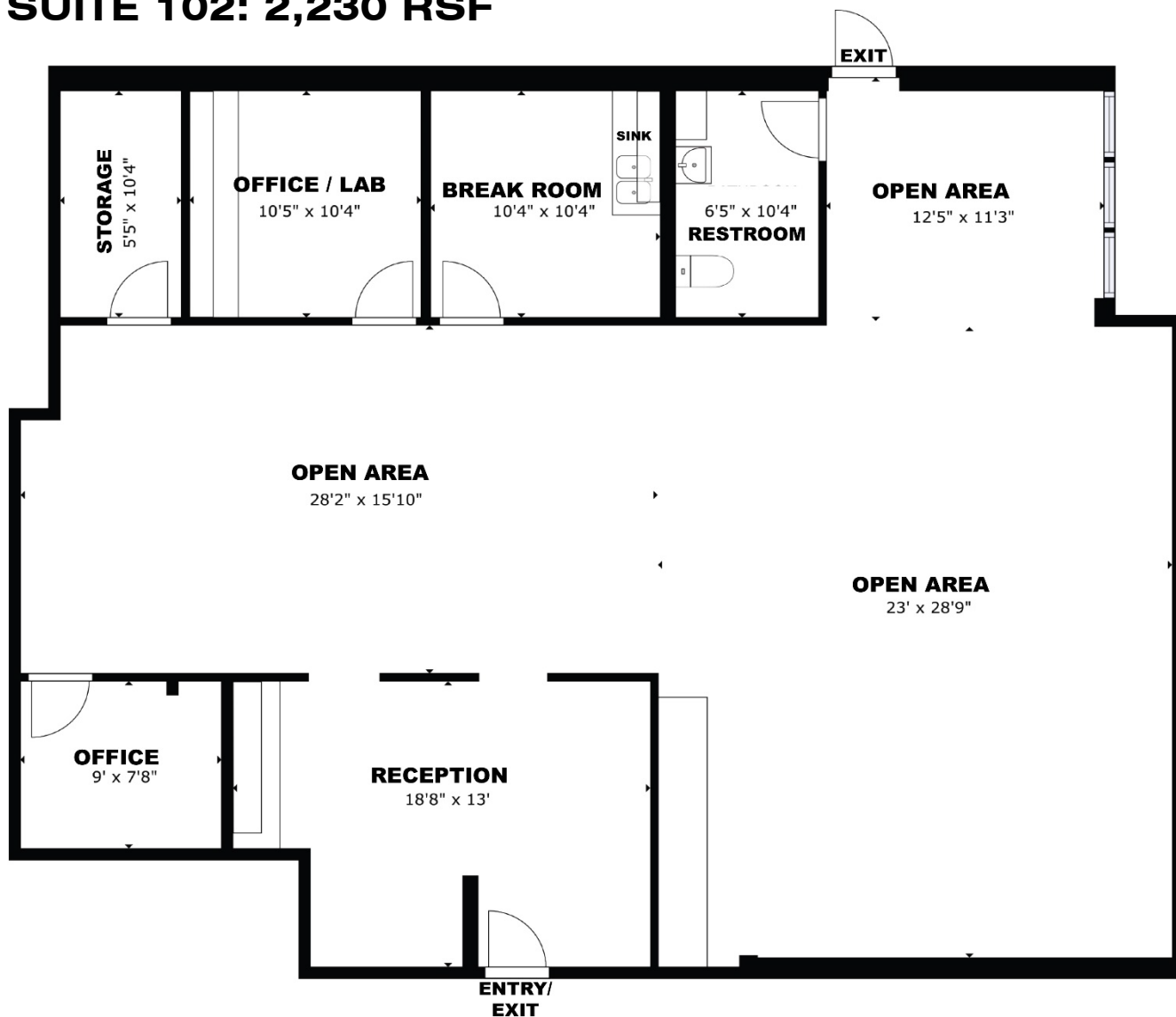
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SUITE 102: 2,230 RSF



SCAN FOR 3D TOUR



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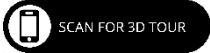
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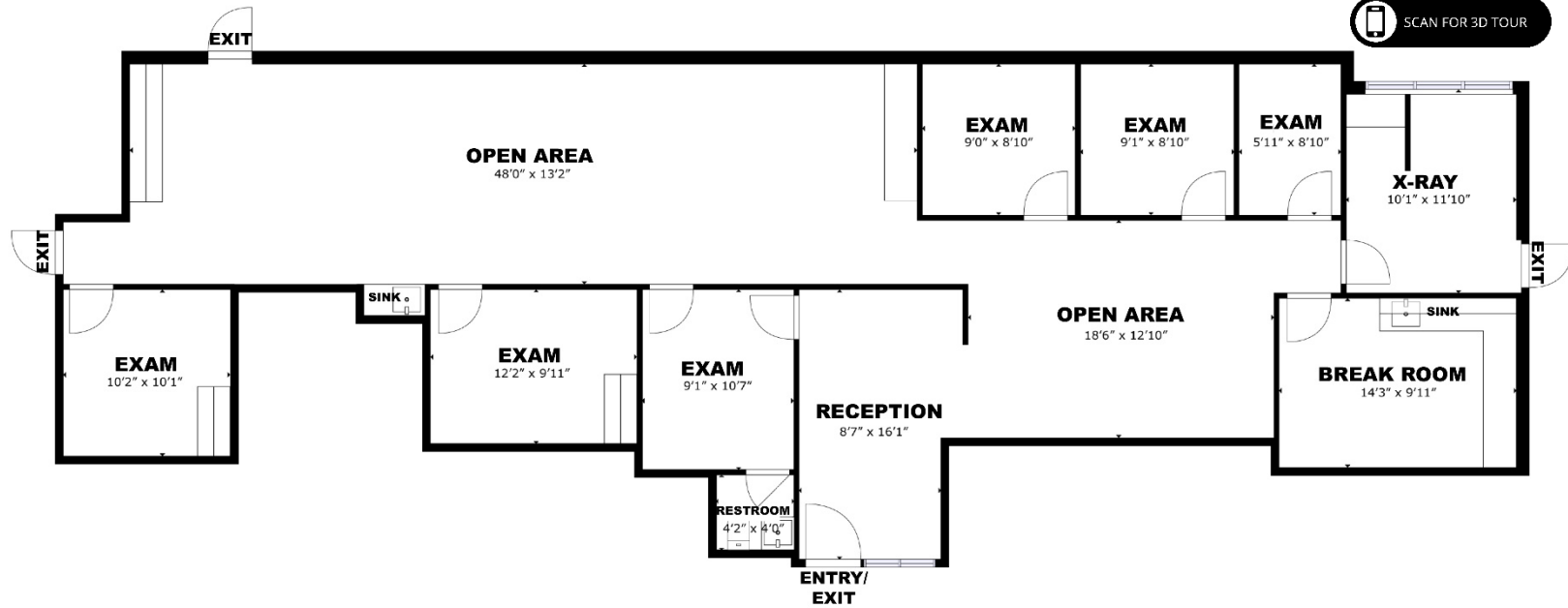
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SUITE 103: 2,586 RSF MOL-Medical Office



SCAN FOR 3D TOUR



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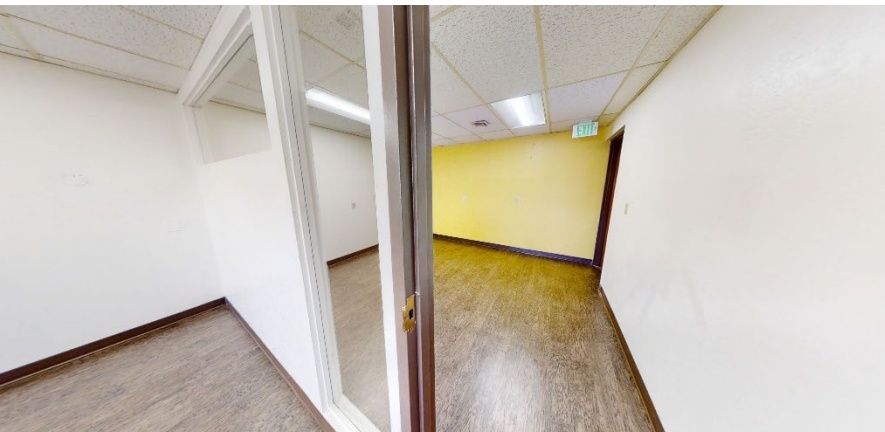
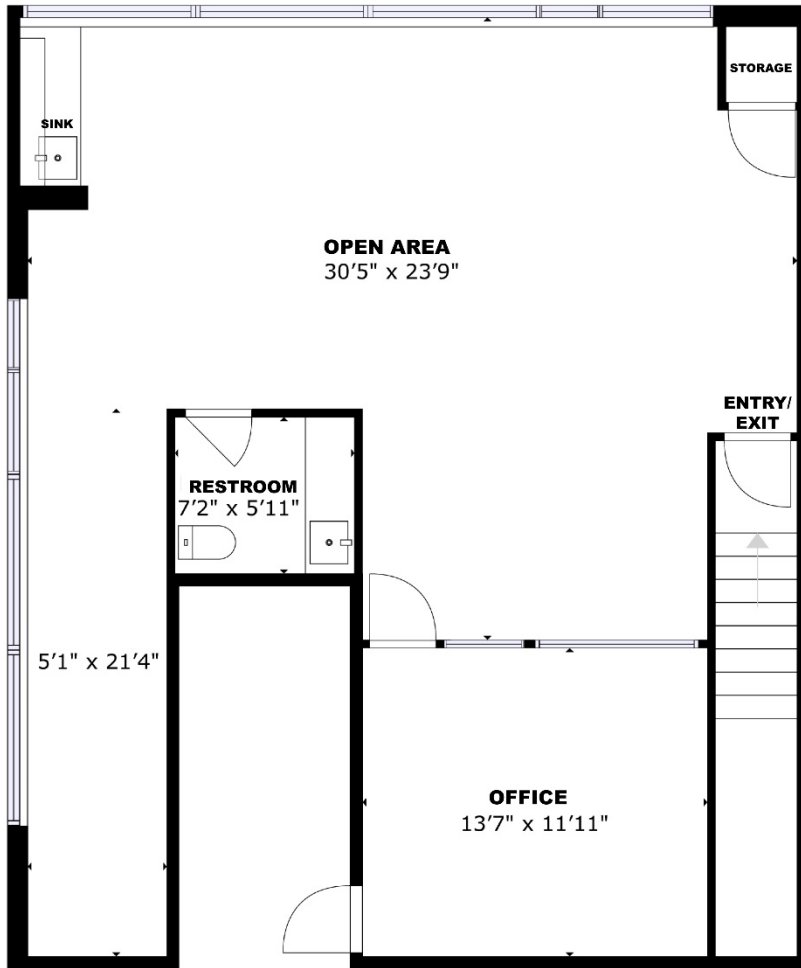
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SUITE 200: 1,164 RSF MOL



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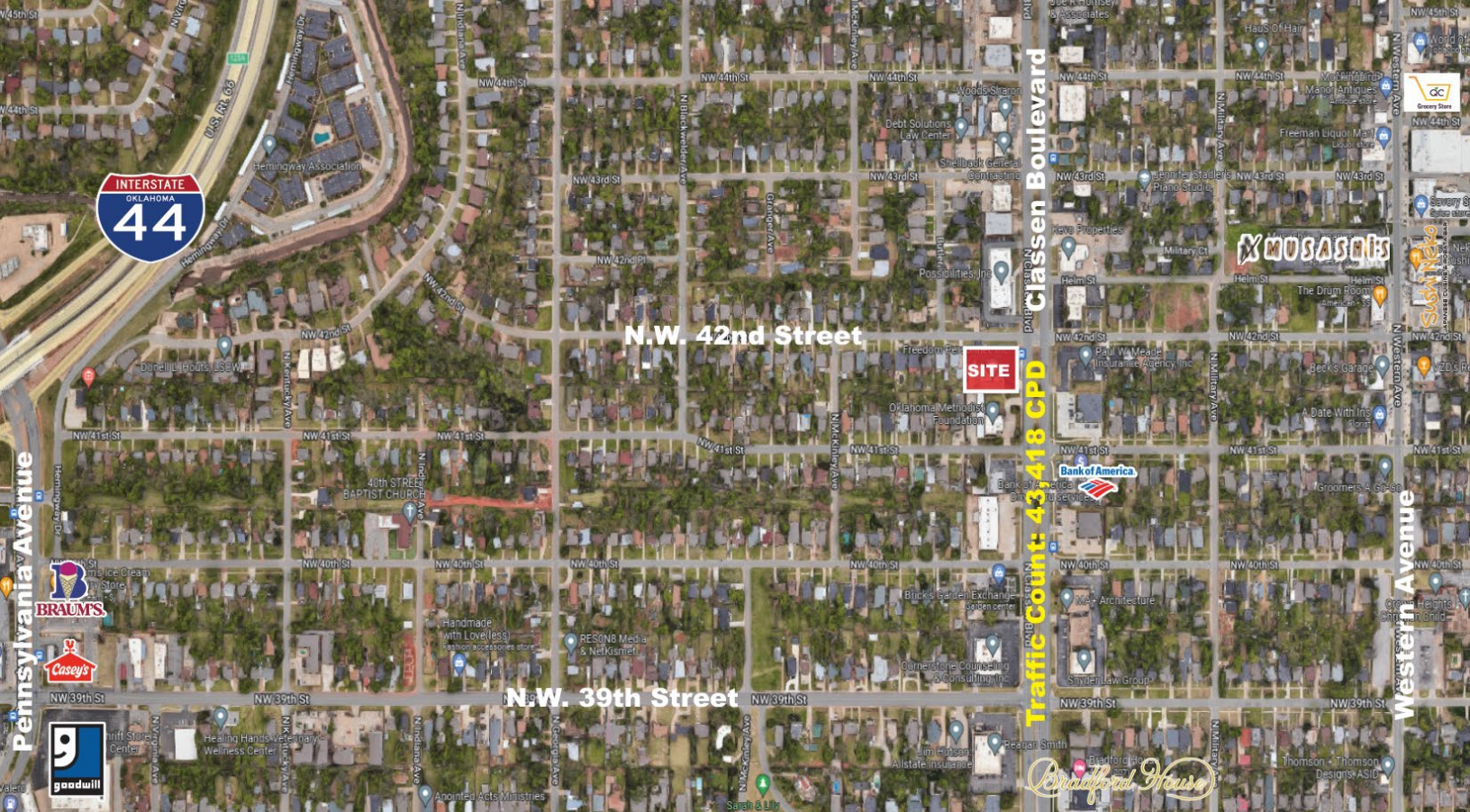
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,381	89,016	194,488
AVERAGE HOUSEHOLD INCOME	\$79,262	\$78,529	\$68,617
TOTAL HOUSEHOLDS	5,756	39,950	83,788

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