



5228 Classen Circle

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Office Space with Storage and Distribution Possibilities
- Currently in "Shell" Condition
- Overhead Door Access Allows for Small-Scale Distribution Usage
- Customizable Office Space
- Easy Access to I-44, I-235 and N.W. Expressway
- Close to Bishop McGuinness and Chesapeake Campuses
- Easy access to Western Avenue Corridor



TOTAL SF	11,733 SF on 0.32 Acres MOL	
BUILT	1947 & 1958	
ZONED	C-4, General Commercial	

Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com Clark Everett +1 405 985 8424 clark@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

NAI Sullivan Group

Come see this Mid Century office and warehouse property, priced at \$775,000, in a great Belle Isle location. The current owner stripped the interior back to "shell" state, making the building ready to be customized for office with distribution usage. An overhead door opens to a large open area for storage, staging or production activities. The property is in close proximity to the Bishop McGuinness High School campus, the Chesapeake campus and the Western Avenue corridor. This prime location allows easy access to I-44, I-235 and Northwest Expressway. Customize this great property into your business's new home.



Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com Clark Everett +1 405 985 8424 clark@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

NAI Sullivan Group

Office / Industrial Building For Sale













Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com Clark Everett +1 405 985 8424 clark@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

Nal Sullivan Group

Office / Industrial Building For Sale





Population	1 Mile:	3 Miles:	5 Miles:
	6,758	84,808	191,634
Average	1 Mile:	3 Miles:	5 Miles:
Household Income	\$92,888	\$83,106	\$73,836
Total Households	1 Mile:	3 Miles:	5 Miles:
	3,375	38,571	84,312

Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com

Clark Everett +1 405 985 8424 clark@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.