

4215 N. CLASSEN BOULEVARD OKLAHOMA CITY, OK 73118

Office Building For Sale or Lease

Sales Price: \$1,275,000 (\$137.39/SF)

Lease Price: \$14.00/RSF Full Service

9,280 RSF on 0.64 Acres MOL

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



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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
- 3 Phase Power, 480 Volts

LOCATION HIGHLIGHTS

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

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

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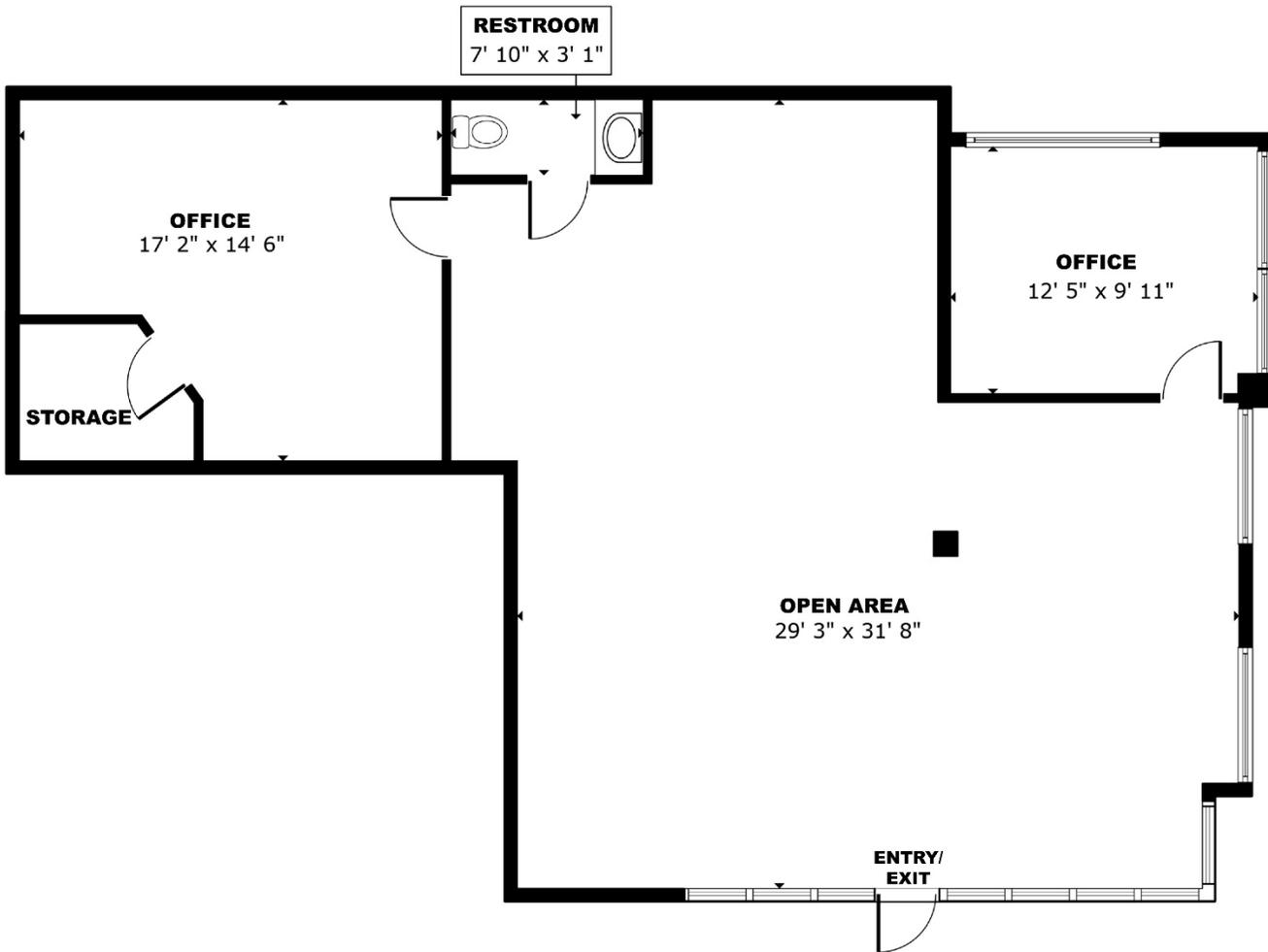
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SUITE 100: 1,432 RSF



SCAN FOR 3D TOUR



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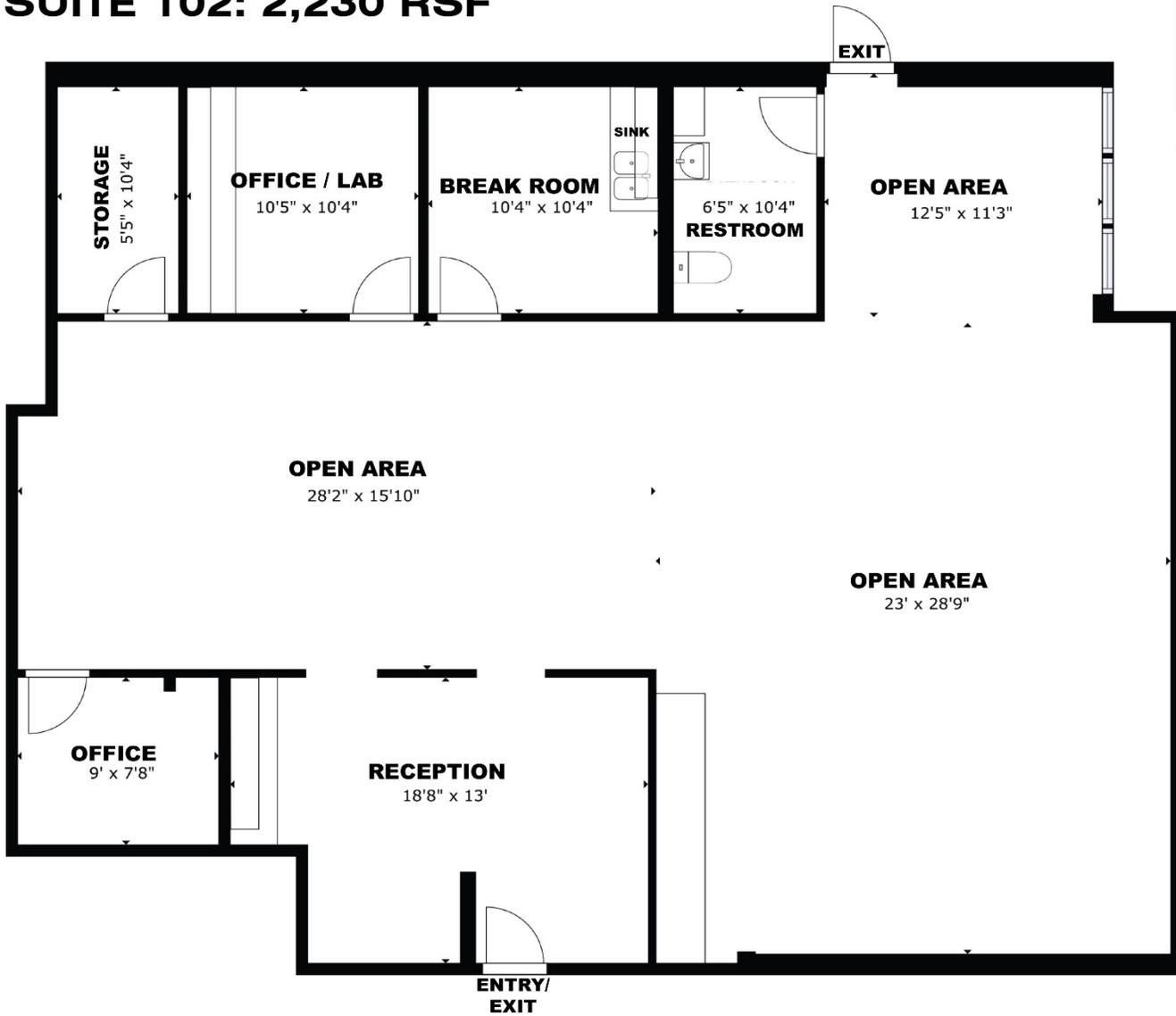
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SUITE 102: 2,230 RSF



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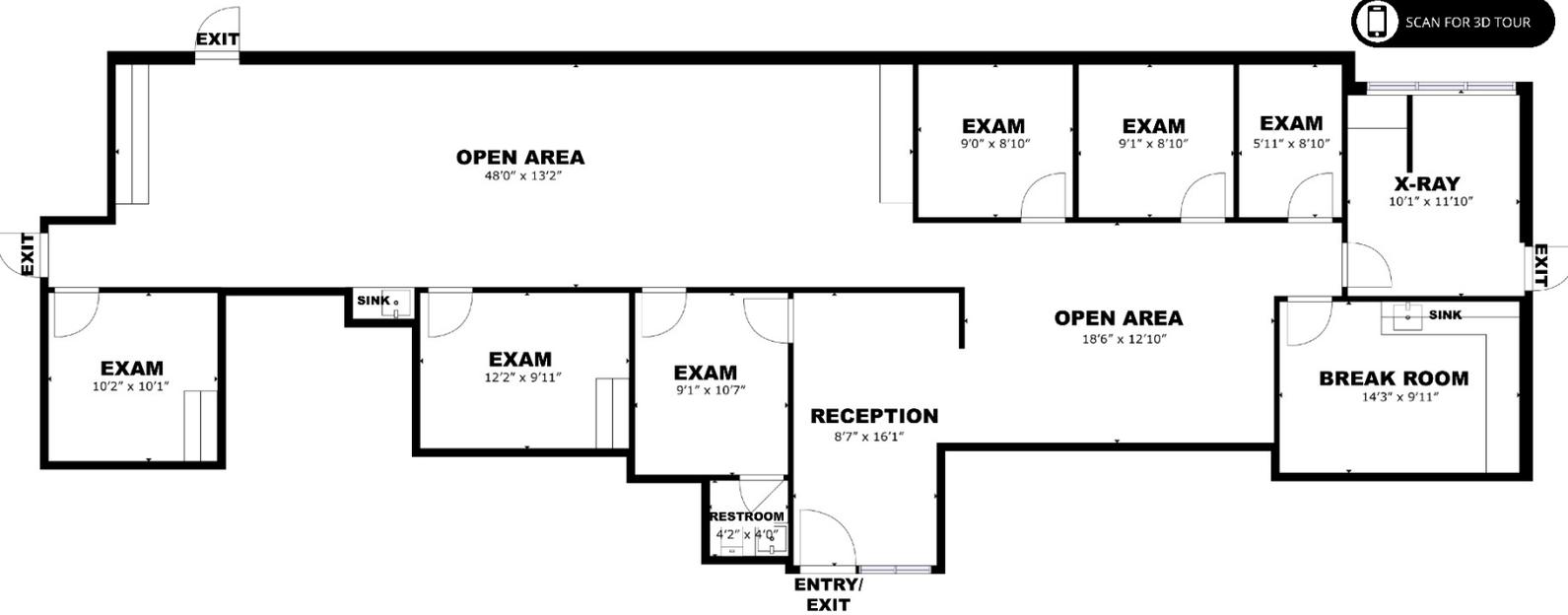
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SUITE 103: 2,586 RSF MOL-Medical Office



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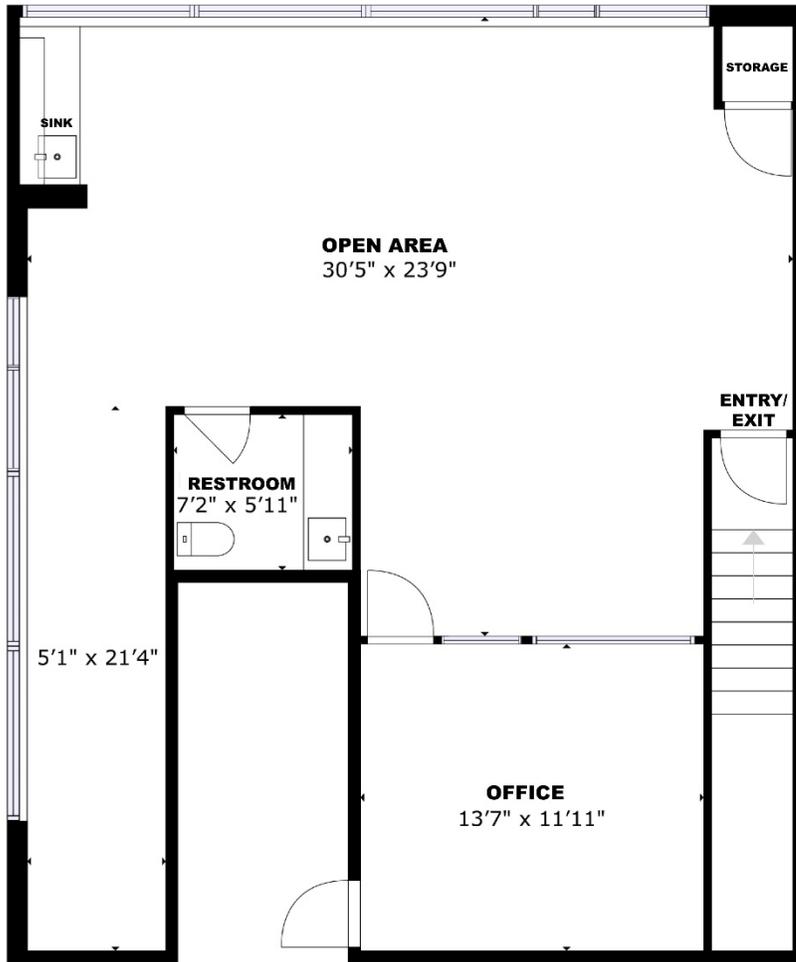
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SUITE 200: 1,164 RSF MOL



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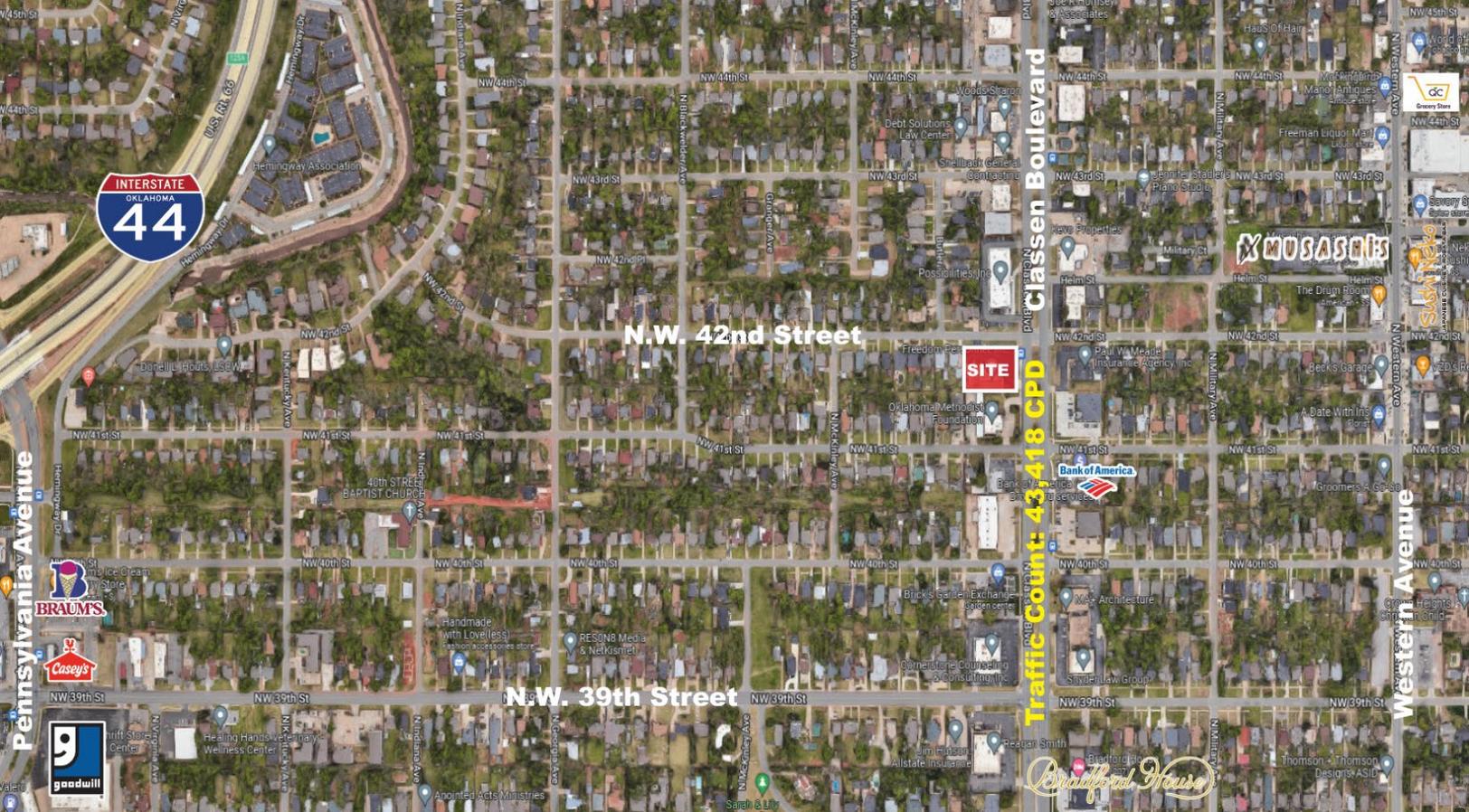
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DEMOGRAPHICS

	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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