

4601 N. CLASSEN BOULEVARD  
OKLAHOMA CITY, OK 73118



Office Building For Lease

3,936 SF on 0.32 Acres MOL

Lease Price: \$15.00/SF NNN

NNN Charges: \$3.12/SF

**NAI**RED COMMERCIAL  
REAL ESTATE

405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

AMANDA SULLIVAN

405.323.6423

[AMANDA@NAIRED.COM](mailto:AMANDA@NAIRED.COM)



## PROPERTY OVERVIEW

TOTAL SF	3,936 SF
LOT SIZE	0.32 ACRES +/-
YEAR BUILT	1984
ZONING	O-2

- Former Child Care Facility
- Spacious Entry
- Enclosed Reception Area
- 3 Private Offices
- 4 Very Large Open Rooms. 3 Rooms have Sinks
- Staff Restroom - has a Handicapped and a Standard Toilet
- Breakroom with Sink and Cabinets and Drawers
- Kitchen with a Double Sink
- Male and Female Restrooms - One is Handicapped
- Two Water Fountains
- Fenced Area in the back of the Building
- Signage on North Classen Blvd
- Plenty of Natural Lighting
- Alarm System Installed
- Easy Access to I-44, I-235 and Northwest Expressway, as well as Edmond, Midtown, Downtown Oklahoma City, the State Capital Complex, the Plaza District, the Asian District, the Paseo District, and the Oklahoma City University

## DEMOGRAPHICS



### POPULATION

1 MILE: 9,933  
3 MILES: 86,829  
5 MILES: 190,443



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$79,448  
3 MILES: \$78,909  
5 MILES: \$69,882



### TOTAL HOUSEHOLDS

1 MILE: 4,881  
3 MILES: 40,317  
5 MILES: 84,791



- 0.4 MILE FROM I-44
- 0.7 MILE FROM NW EXPRESSWAY
- 0.8 MILE FROM I-235
- 4.5 MILES FROM I-40

# 4601 N. CLASSEN BOULEVARD AERIAL



AMANDA SULLIVAN  
 405.323.6423  
 AMANDA@NAIRED.COM