

4215 N. CLASSEN BOULEVARD  
OKLAHOMA CITY, OK 73118

Office Building For Sale or Lease

9,280 RSF on 0.64 Acres MOL  
Sales Price: \$1,195,000 (\$128.77/SF)

Lease Price: \$14.00/RSF Full Service

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 SF MOL



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## PROPERTY OVERVIEW

|            |                |
|------------|----------------|
| TOTAL SF   | 9,280 SF       |
| LOT SIZE   | 0.64 ACRES +/- |
| YEAR BUILT | 1977           |
| ZONING     | O-2            |

- 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
- 3 Phase Power, 480 Volts
- Close Proximity to Downtown OKC
- Surrounded by Numerous Restaurants
- Easy Access to I-44, I-235 & NW Expressway, as well as Edmond, Midtown, Downtown OKC, the State Capital Complex, the Plaza District, the Asian District, the Paseo District and Oklahoma City University

## DEMOGRAPHICS



### POPULATION

1 MILE: 12,140  
3 MILES: 86,706  
5 MILES: 190,861



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$75,810  
3 MILES: \$77,515  
5 MILES: \$69,493



### TOTAL HOUSEHOLDS

1 MILE: 5,801  
3 MILES: 40,463  
5 MILES: 84,726

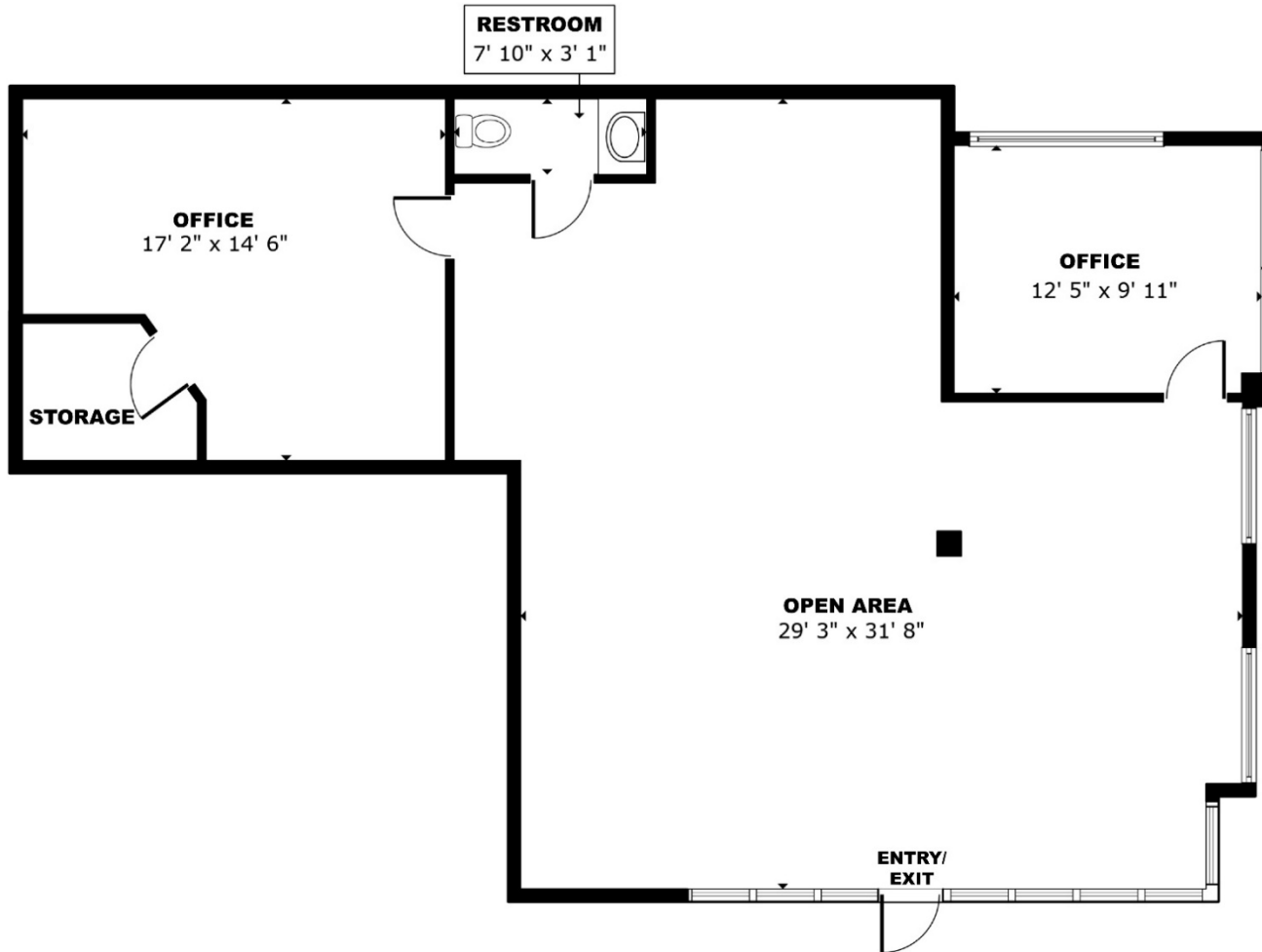


- 0.4 MILE FROM I-44
- 0.7 MILE FROM NW EXPRESSWAY
- 0.8 MILE FROM I-235
- 4.5 MILES FROM I-40

# 4215 N. CLASSEN BOULEVARD SITE PLAN – SUITE 100: 1,432 RSF



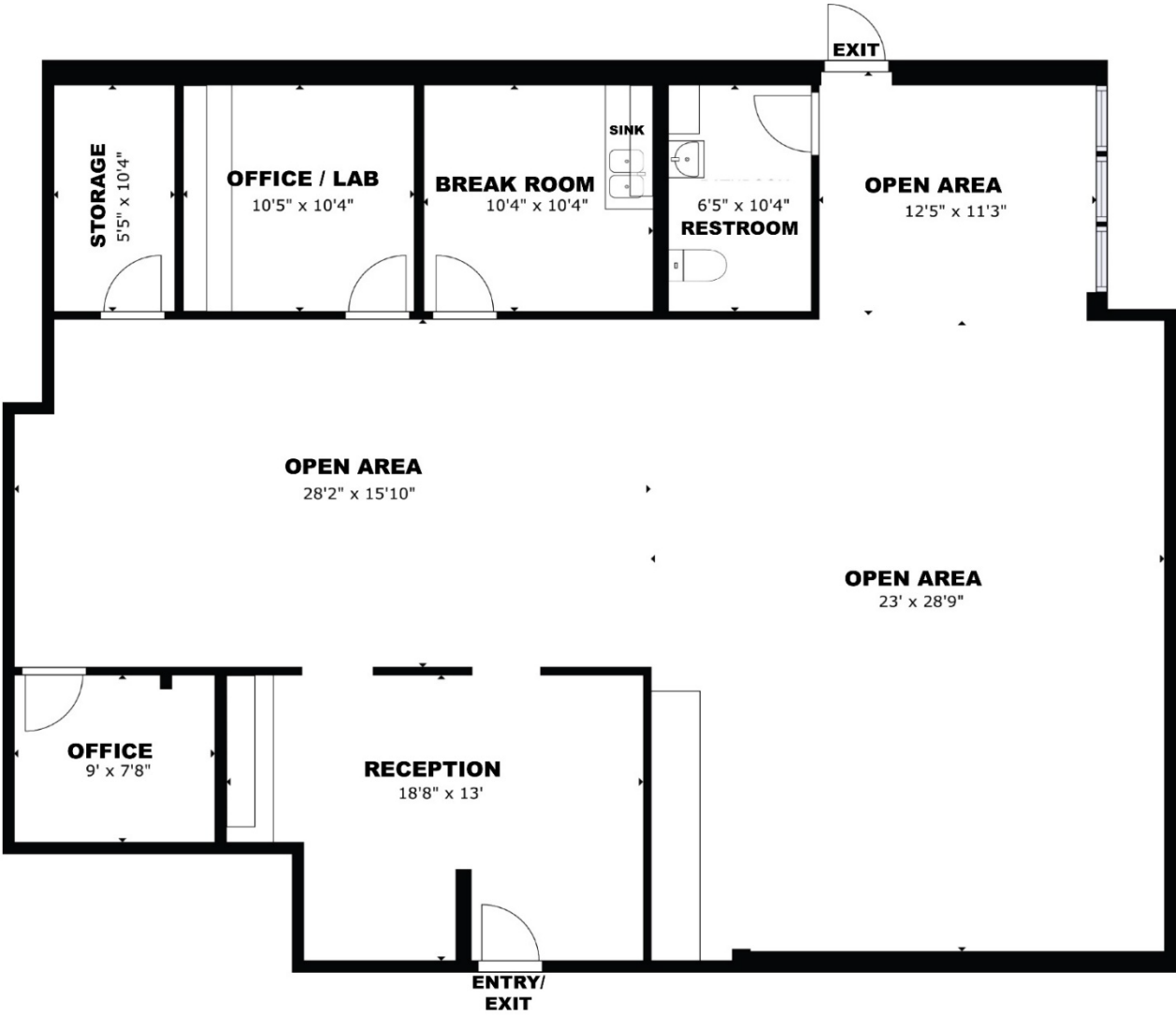
SCAN FOR 3D TOUR



# 4215 N. CLASSEN BOULEVARD SITE PLAN – SUITE 102: 2,230 RSF



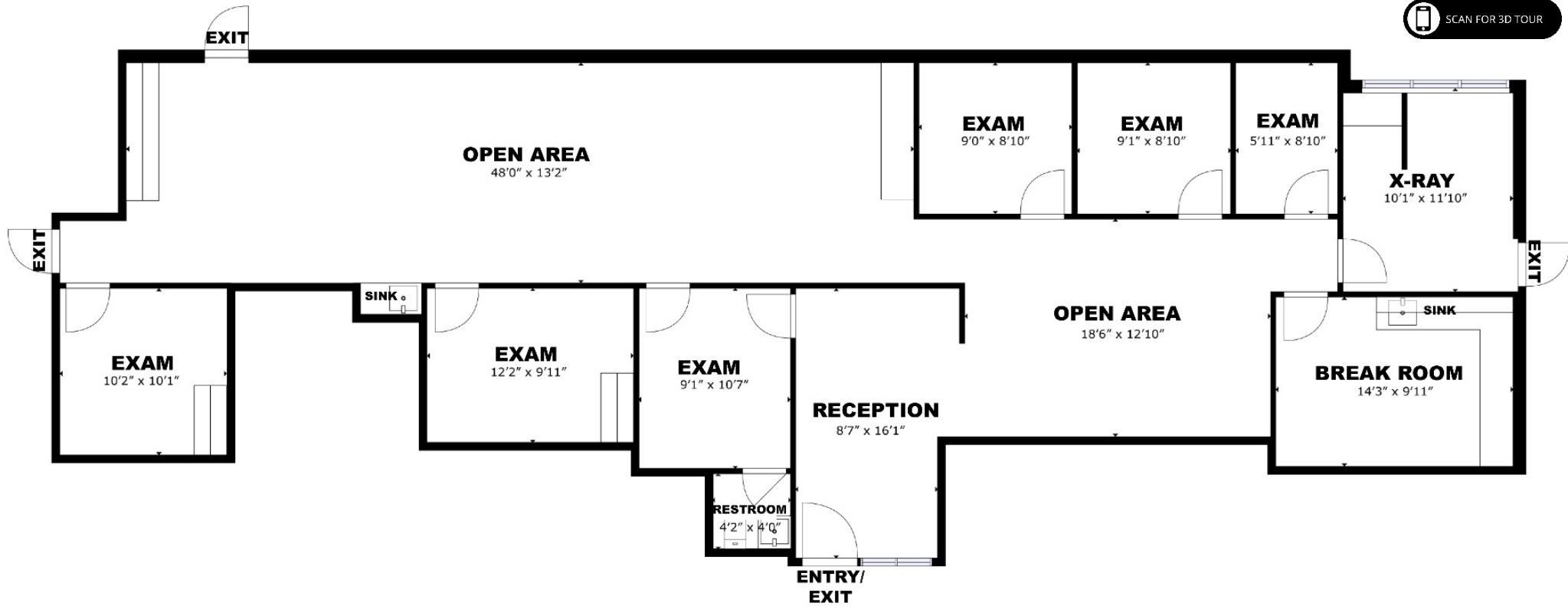
SCAN FOR 3D TOUR



# 4215 N. CLASSEN BOULEVARD SITE PLAN – SUITE 103: 2,536 RSF



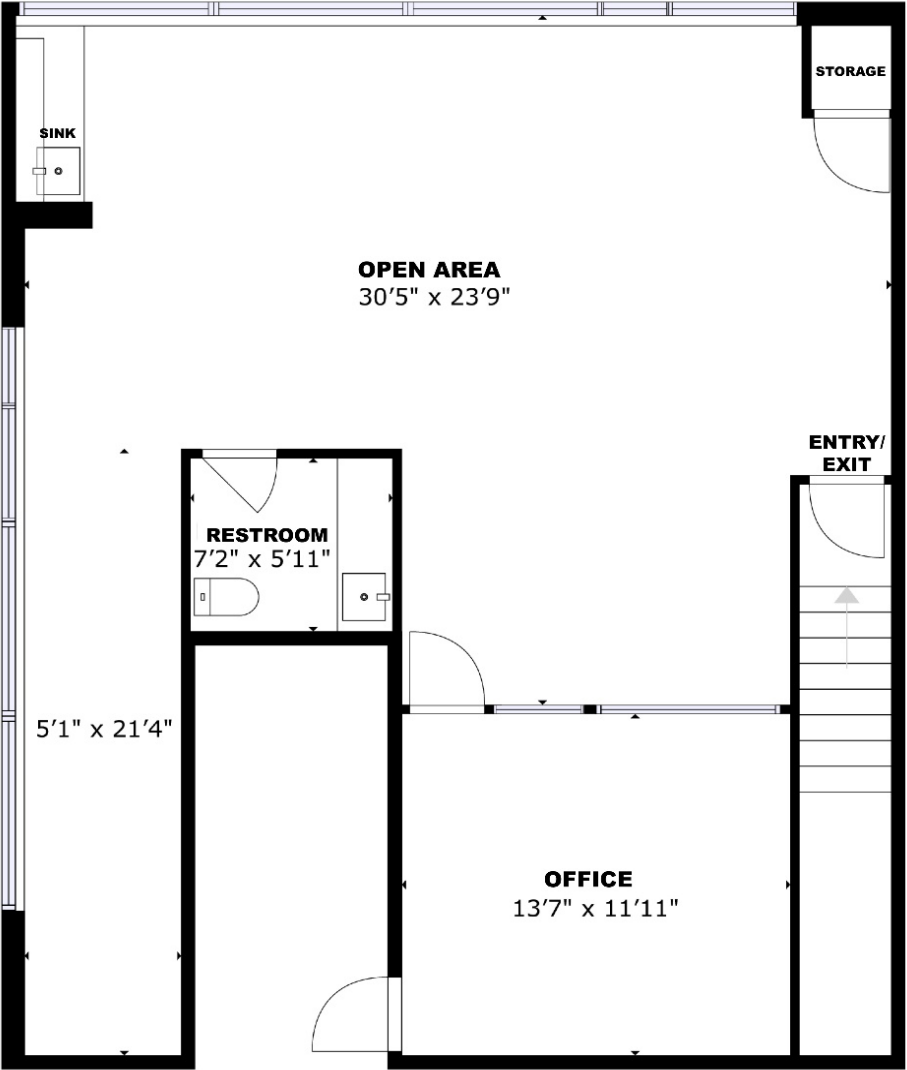
SCAN FOR 3D TOUR



# 4215 N. CLASSEN BOULEVARD SITE PLAN – SUITE 200: 1,164 RSF



SCAN FOR 3D TOUR



# 4215 N. CLASSEN BOULEVARD AERIAL

