

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This 2,500 SF office space offers the perfect blend of style and functionality in a sleek, white building with outstanding curb appeal. The interior features a clean, modern design with durable flooring and bright walls, complemented by striking vaulted black ceilings that deliver a polished industrial aesthetic.

The open-concept layout provides plenty of flexibility for collaborative work, while multiple enclosed rooms offer space for private offices or meeting areas. Whether you're looking to grow your business or upgrade your office environment, this space adapts to your needs.

Located in a highly visible spot with plenty of on-site parking, your clients and team will appreciate the convenience.

### PROPERTY HIGHLIGHTS

- 2,500 SF of flexible office space
- Sleek, modern finishes
- Vaulted black ceilings with exposed ductwork
- Multiple private offices
- Ample on-site parking

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,500 SF
Building Size:	10,000 SF

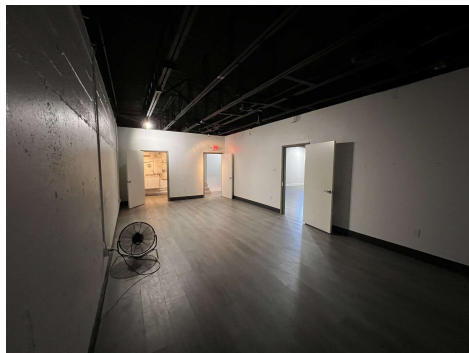
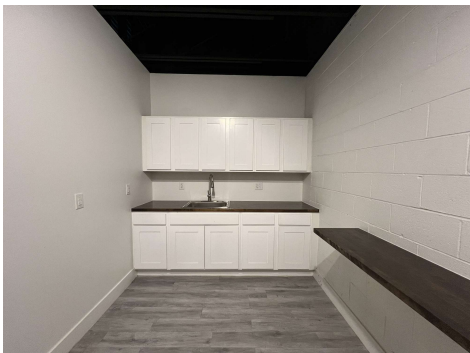
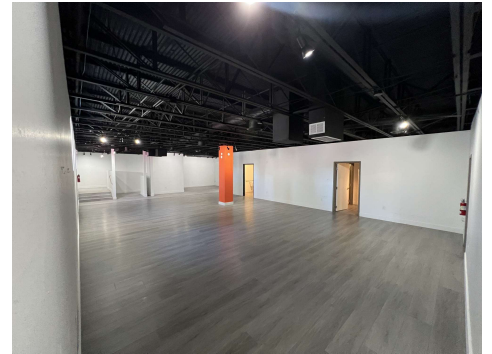
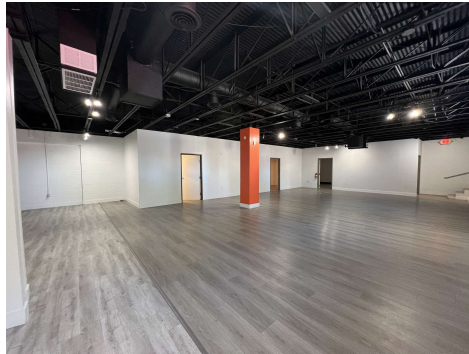
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,374	36,578	85,716
Total Population	14,356	82,843	209,564
Average HH Income	\$87,371	\$70,934	\$65,832

**ADEN STRUBLE**  
405.210.3910  
aden@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

## ADDITIONAL PHOTOS



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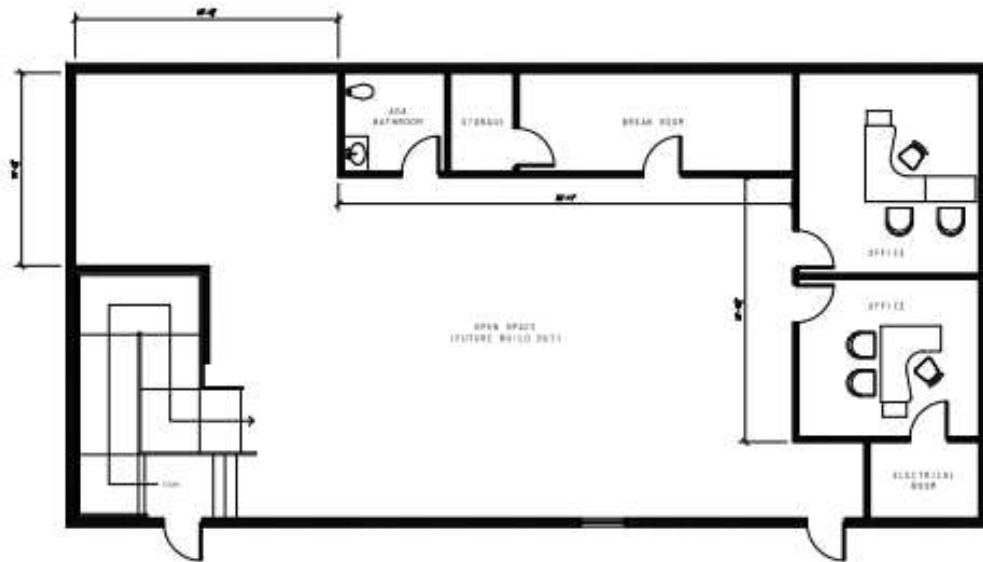
## SITE PLANS



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

1223 N. CLASSEN BLVD.  
OKLAHOMA CITY, OK 73106

DRAFT



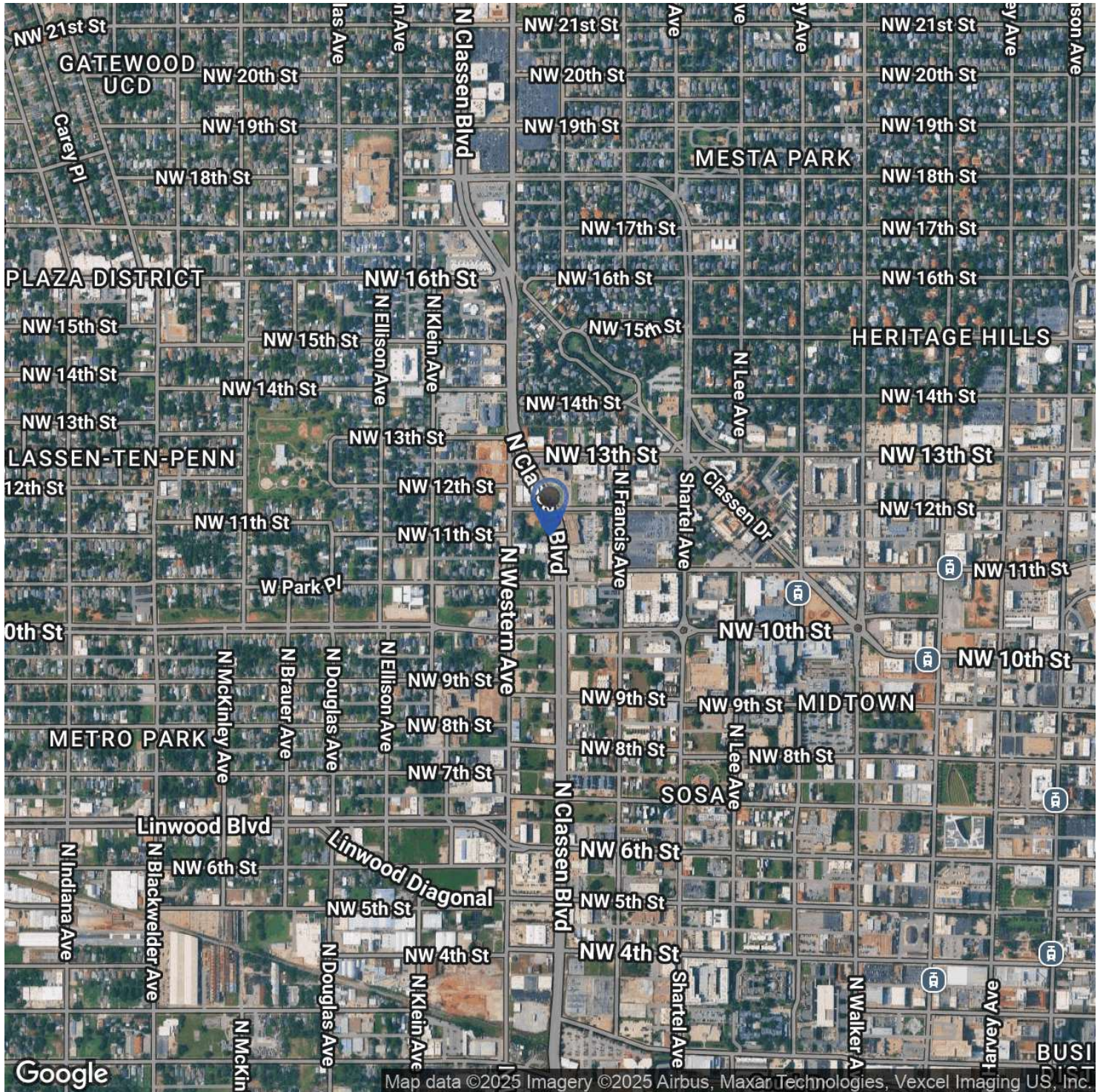
FLOOR PLAN

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## LOCATION MAP

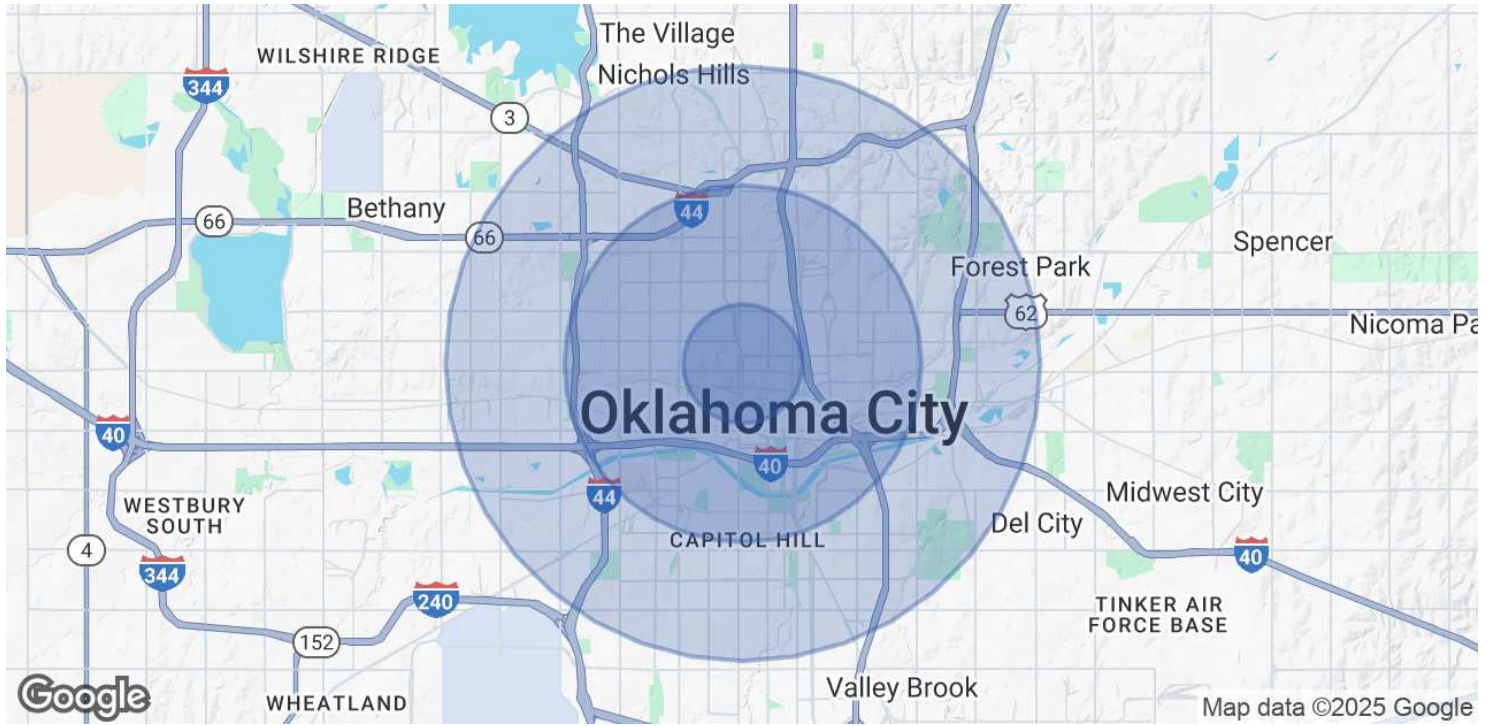


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,356	82,843	209,564
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,374	36,578	85,716
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$87,371	\$70,934	\$65,832
Average House Value	\$397,642	\$254,935	\$214,264

Demographics data derived from AlphaMap

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