



4508 N. Classen Boulevard
Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Updated & Renovated Office Building
- Great Location on North Classen Blvd.
- 9 Offices
- 2 Conference Rooms
- 3 Bathrooms
- Full Kitchen
- Detached Garage for Storage
- Courtyard
- Unfinished Basement
- Handicap Accessible
- Roof Replaced in 2010
- Abundant Parking Resurfaced in 2012
- Ideal for Law Firm, Accounting Firm, Financial Planning, Insurance of Architectural Firm



TOTAL SF	4,577 SF MOL
LAND IN ACRES	0.50 ACRES MOL
ZONING	Office
2014 TAXES	\$5,731

www.naisullivangroup.com

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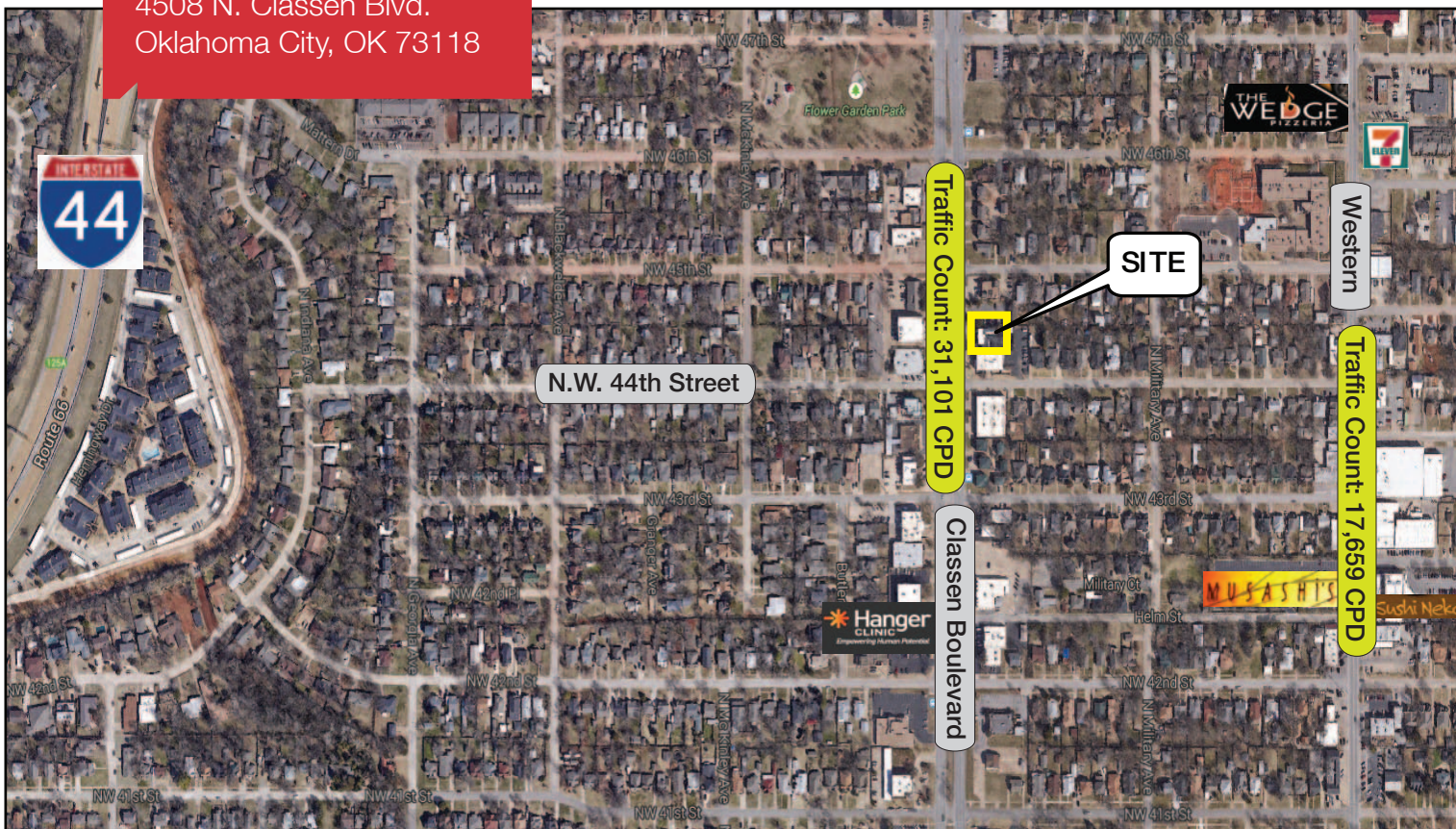
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Oklahoma City, Oklahoma 73116

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
10,572	88,466	191,445

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$40,520	\$38,528	\$36,930

Total Households

1 Mile:	3 Mile:	5 Mile:
5,066	39,481	82,391

LOCATION HIGHLIGHTS

- Dimension: 140' x 150'
- Frontage: 140' on North Classen Blvd.
- Just South of Classen Traffic Circle
- Great Street Visibility on Classen
- Easy Access to Interstate Highways

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