



4215 N. Classen Boulevard

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Customizable Office Space Ranging from 1,000 SF to 3,000 SF
- Flexible Floor Plans
- ADA Restrooms
- Unique Loft Style Office Space Upstairs
- Nice Parking Lot with Adequate Parking for All Tenants
- Build Out Available
- Rates are Negotiable Based on TI Requirements
- Previous Medical Building, but Suitable for All Tenant Types

SUITES AVAILABLE

- Suite 100: 1,432 SF
- Suite 103: 2,586 SF
- Suite 200: 1,164 SF

CLICK OR SCAN TO
VIEW THE 3D TOUR



TOTAL SF	9,280 SF MOL
LAND IN ACRES	0.6371 MOL
ZONING	O-2
GENERAL USE	Office
VACANT SF	5,182 SF
BUILT	1977
PARKING RATIO	4.40/1,000

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LOCATION HIGHLIGHTS

- Dimensions: 185' x 150'
- Frontage: 150' on Classen Boulevard
- Midtown Location near both Classen Curve & Uptown 23rd
- Easy Access to I-44 & I-40
- Centrally Located

DEMOGRAPHICS

Population		
1 Mile: 13,628	3 Mile: 93,686	5 Mile: 187,221
Average Household Income		
1 Mile: \$35,593	3 Mile: \$35,231	5 Mile: \$33,659
Total Households		
1 Mile: 6,339	3 Mile: 41,303	5 Mile: 81,444



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