# PRICE EDWARDS

Classen West - Building 5228 | For Lease 5228 Classen Circle, Oklahoma City, OK 73118



#### **OFFICE SPACE NOW AVAILABLE**

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	11,043 SF
Available SF:	11,043 SF
Year Built:	1947
Zoning:	Commercial
Submarket:	North
Traffic Counts:	
101,300 east 100,600 west	1-44
21,554 north \ 12,273 south	Western
	03172020

# PROPERTY OVERVIEW

Perfect location between Western Avenue District and Classen Curve with great Interstate 44 visibility.

Reasonable rent, easy access to Western, Classen and Interstate 44.

Near Penn Square Mall and many local shops.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	3,806	35,745	81,784	
Total Population	7,970	79,057	187,889	
Average HH Income	\$66,236	\$66,484	\$56,797	

#### EV ERNST 405.843.7474 eernst@priceedwards.com priceedwards.com

## C. DEREK JAMES 405.239.1206 djames@priceedwards.com priceedwards.com

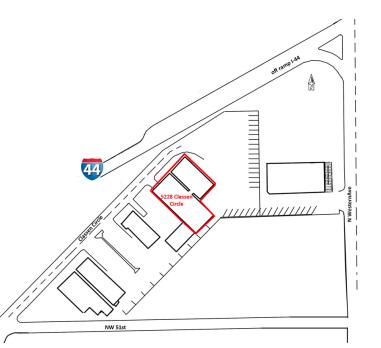
### GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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