



3601 N. Classen Boulevard

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Beautiful Atrium
- Ample Parking
- Located on the New Bus Rapid Transit Corridor
- Upstairs Suite 201 Available-2,645 SF
 - 5 Executive Offices with Floor to Ceiling Windows
 - 2 Interior Junior Offices
 - Large Reception/Waiting Area
 - File/Break Room
 - Suite Can Be Divided
 - 2 Executive Offices, File/Break Room & Reception
 - 3 Executive Offices, 2 Junior Offices & Reception



TOTAL SF	19,764 SF
VACANT SF	2,645 SF
TOTAL ACRES	1.03 Acres
BUILT	1978
ZONED	O-2, General Office

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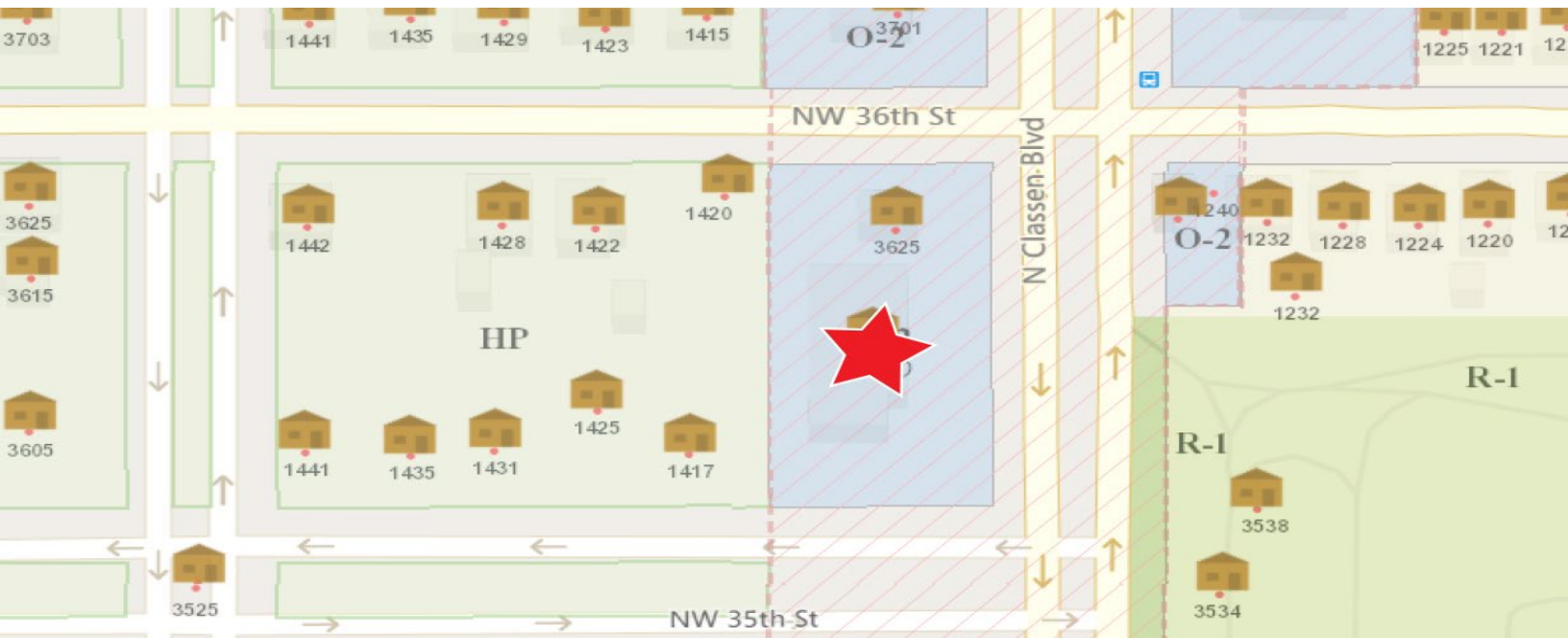
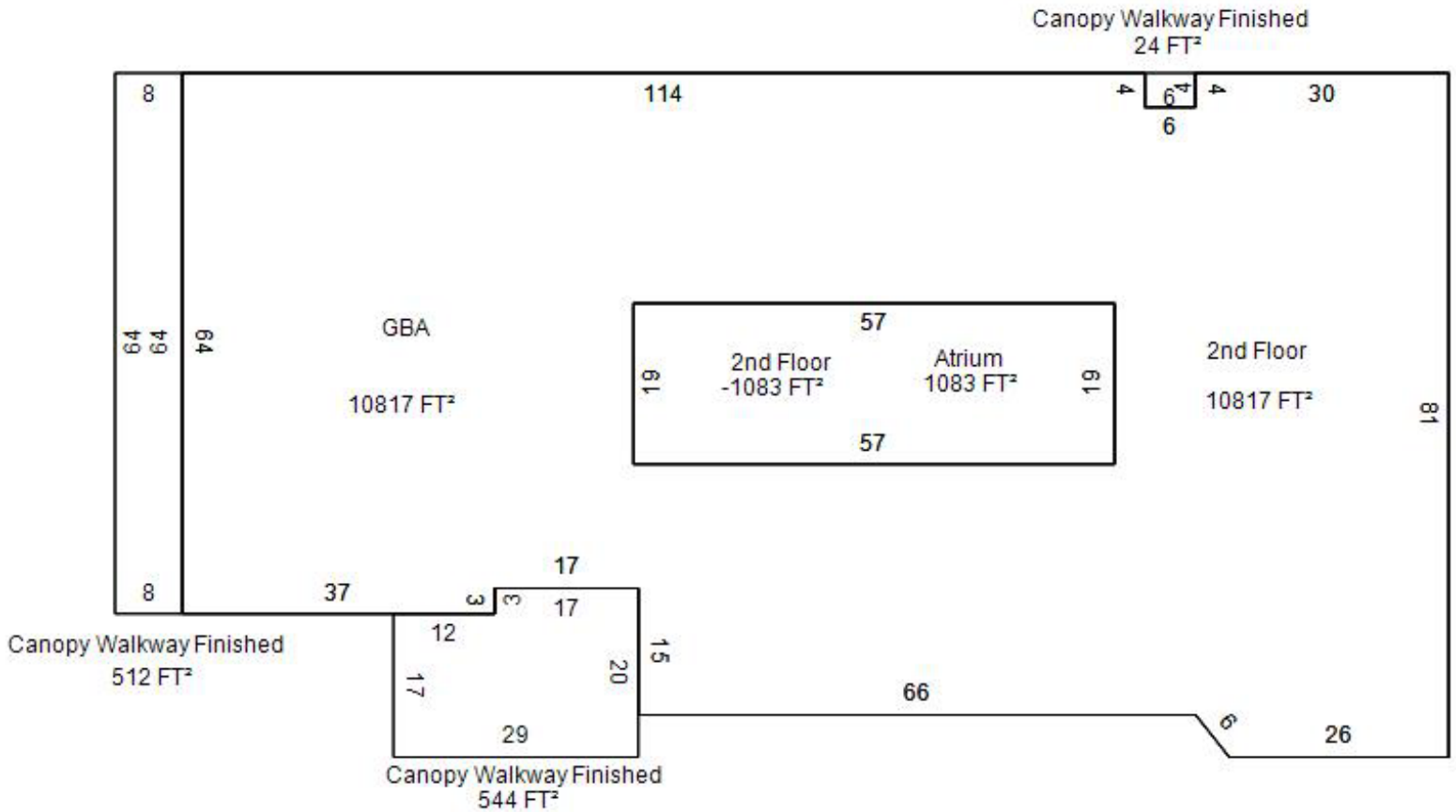
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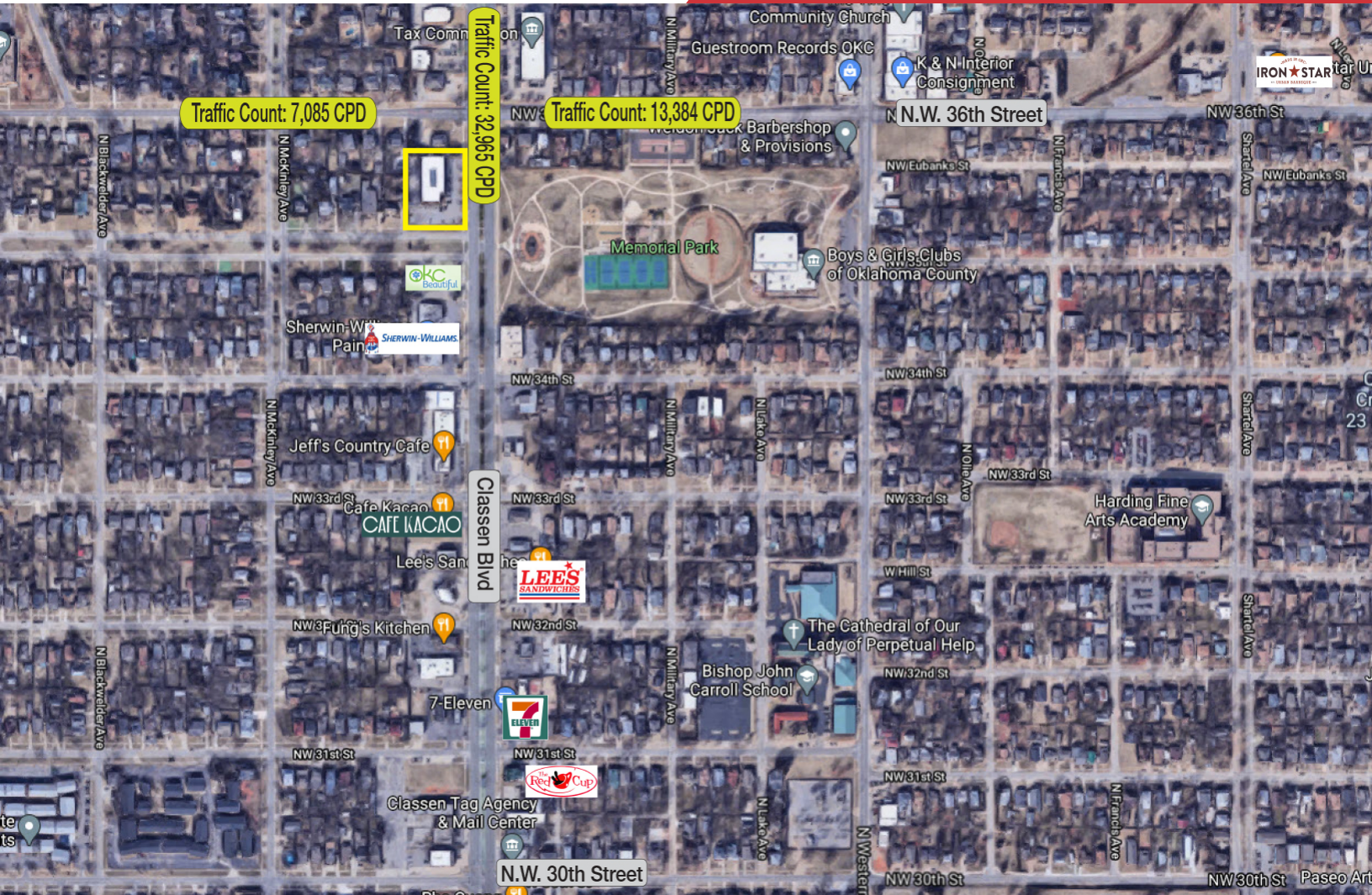
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LOCATION HIGHLIGHTS

- Great Location with High Traffic Count
- Across from Memorial Park
- Close Proximity to Downtown

Population	1 Mile: 14,811	3 Miles: 91,655	5 Miles: 199,822
Average Household Income	1 Mile: \$64,621	3 Miles: \$70,871	5 Miles: \$63,129
Total Households	1 Mile: 6,453	3 Miles: 40,561	5 Miles: 84,215

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