



**4120 N. Classen Boulevard**

Oklahoma City, Oklahoma 73118

## PROPERTY HIGHLIGHTS

- Medical Office Building For Sale
- Access to Classen Boulevard & N.W. 40th Street
- 13 Patient Rooms
- 3 Offices
- 2 Reception Areas
- 1 Waiting Room
- Kitchen Area
- 1,000 SF Suite Available For Lease



TOTAL SF	6,266 SF MOL
VACANT SF	1,000 SF
LAND IN ACRES	0.87 MOL
ZONING	O-2
BUILT	2009



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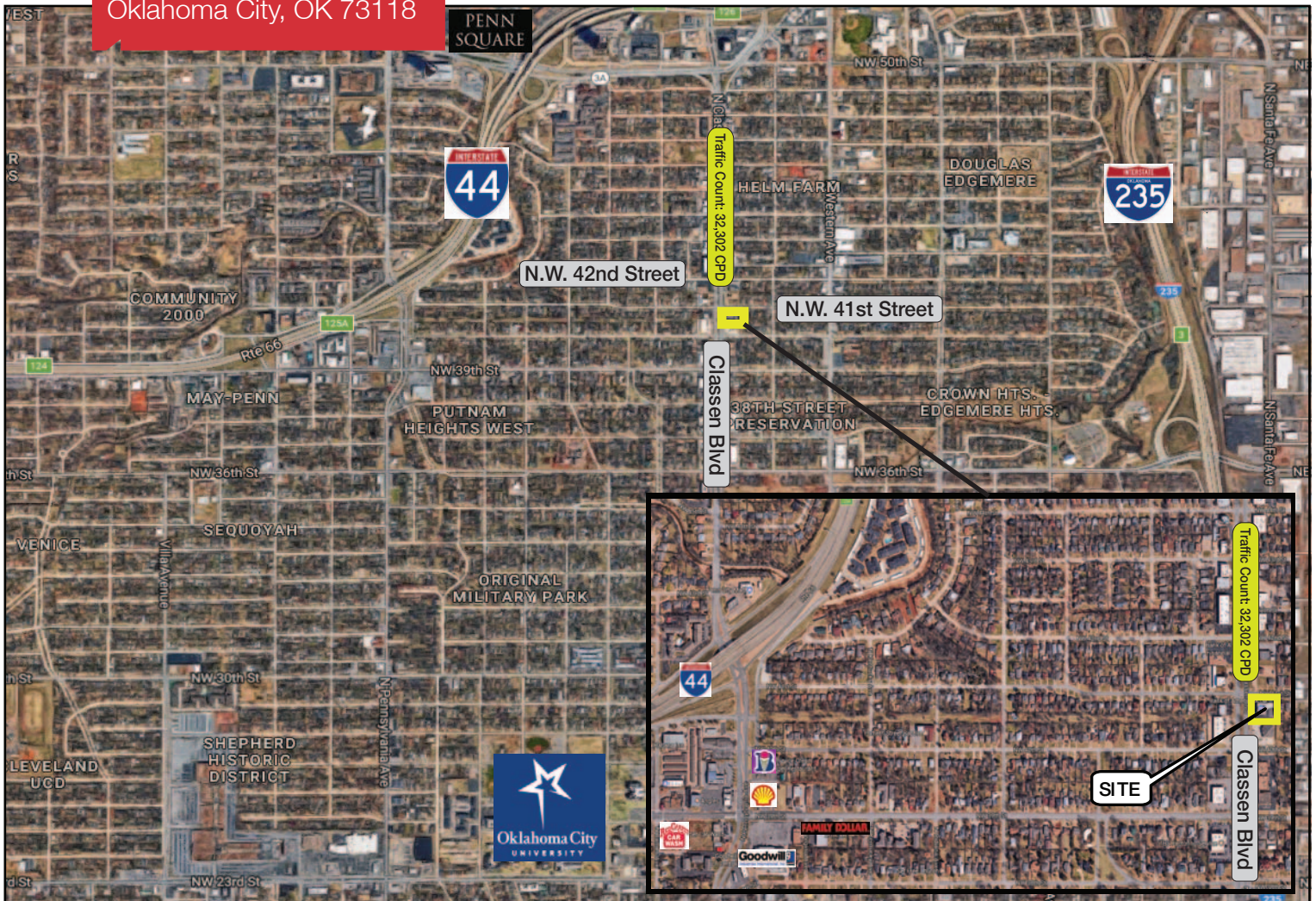
**David Hartnack**  
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Office: 1 405 840 0600



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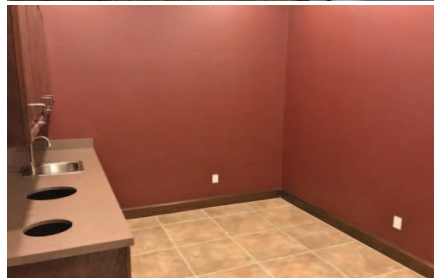


## LOCATION HIGHLIGHTS

- 150' of Frontage on Classen Boulevard
- Easy Access to I-44
- South of Penn Square Mall
- Proximity to OU Medical Center & Integris

## DEMOGRAPHICS

Population		
1 Mile: 13,041	3 Mile: 89,605	5 Mile: 194,056
Average Household Income		
1 Mile: \$48,302	3 Mile: \$44,368	5 Mile: \$42,178
Total Households		
1 Mile: 6,070	3 Mile: 40,032	5 Mile: 83,292



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