

CLICK OR SCAN
TO VIEW THE 3D
TOUR



Office Space For Lease

1,868 RSF

Lease Price:
\$12.00-\$14.00/RSF
Modified Gross

NAI Sullivan Group



4215 N. Classen Boulevard

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Move In Ready
- Landlord Pays for All Utilities, Taxes, Insurance & Common Area Maintenance
- Tenant Pays Phone, Internet & In-Office Janitorial
- Landlord will Pay for Light Tenant Improvements for Long Term Lease

SUITES AVAILABLE

- **Suite 101: 1,868 RSF**
 - 4 Offices, 1 ADA Restroom, Reception Area with Glass in the Waiting Room, ADA Accessible Front Door, Kitchen Break Area, Large Office could be Conference Room or Bullpen Area



TOTAL SF	9,280 RSF MOL
VACANT SF	+/- 1,868 RSF
ZONING	O-2
BUILT	1977
PARKING RATIO	4.40/1,000

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4215 N. Classen Boulevard
Oklahoma City, OK 73118



Traffic Count: 25,831 CPD

Classen Boulevard

SITE

LOCATION HIGHLIGHTS

- Signage on Classen Boulevard
- Well Lit & Freshly Paved Parking Lot with Plenty of Parking
- (2) Entry & Exit Driveways
- Easy Access to I-44 & I-35



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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