



4601 N. Classen Boulevard

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Former Medical Office
- 12 Individual Exam Rooms
- Large Waiting Area
- 2 Reception Area
- 5 Executive Offices with Floor to Ceiling Windows
- Kitchenette
- Men's & Women's Restrooms
- Ample Parking-Over 20 Spaces



TOTAL SF	3,936 SF
VACANT SF	3,936 SF
TOTAL ACRES	0.32 Acres
BUILT	1984
ZONED	O-2, General Office

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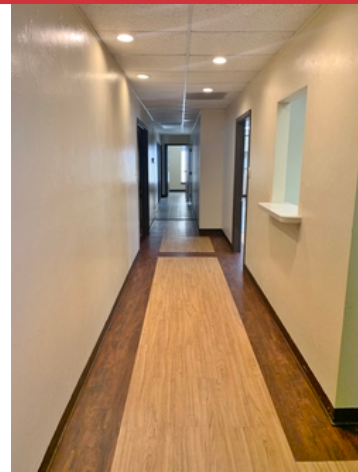
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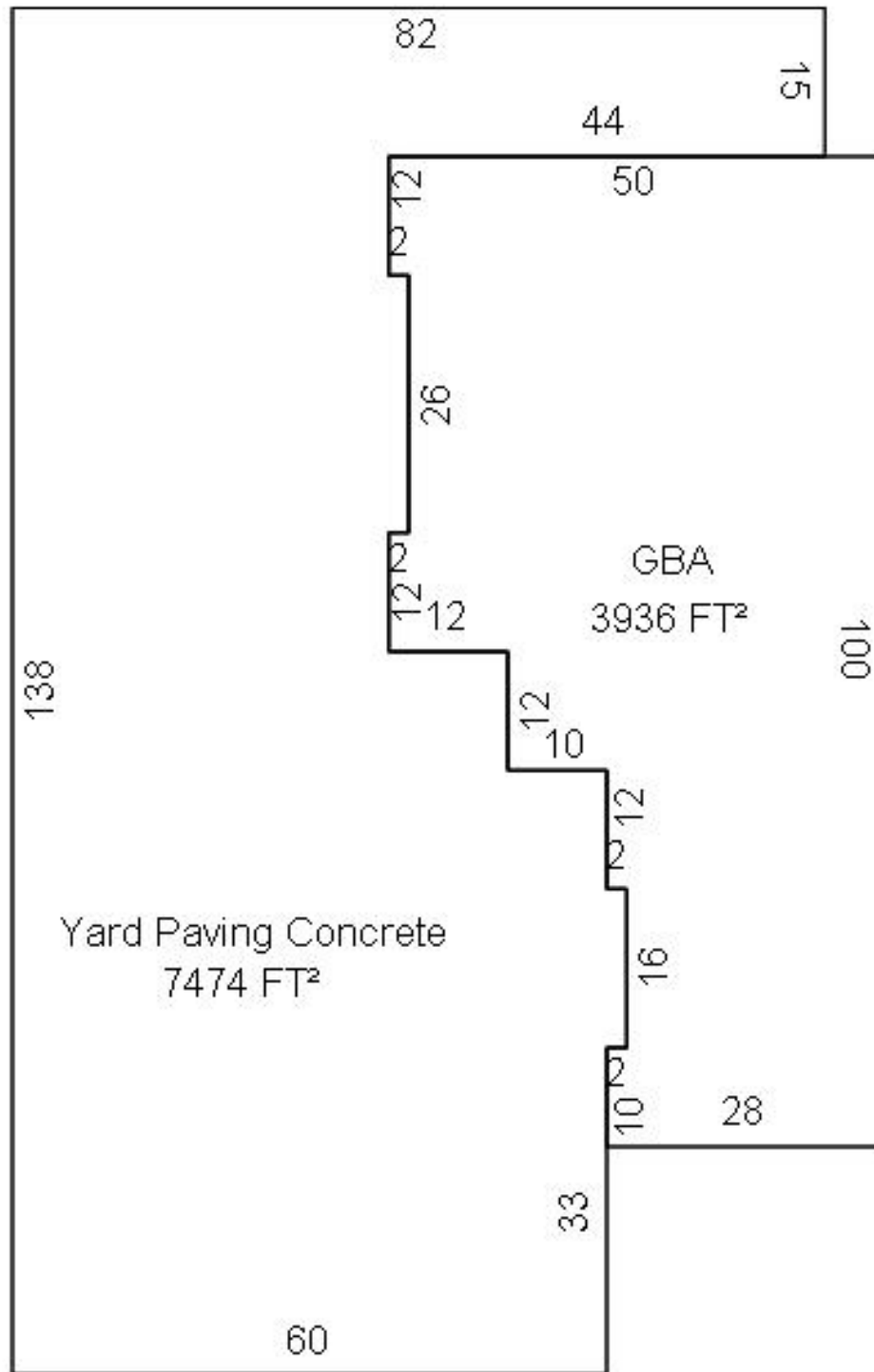


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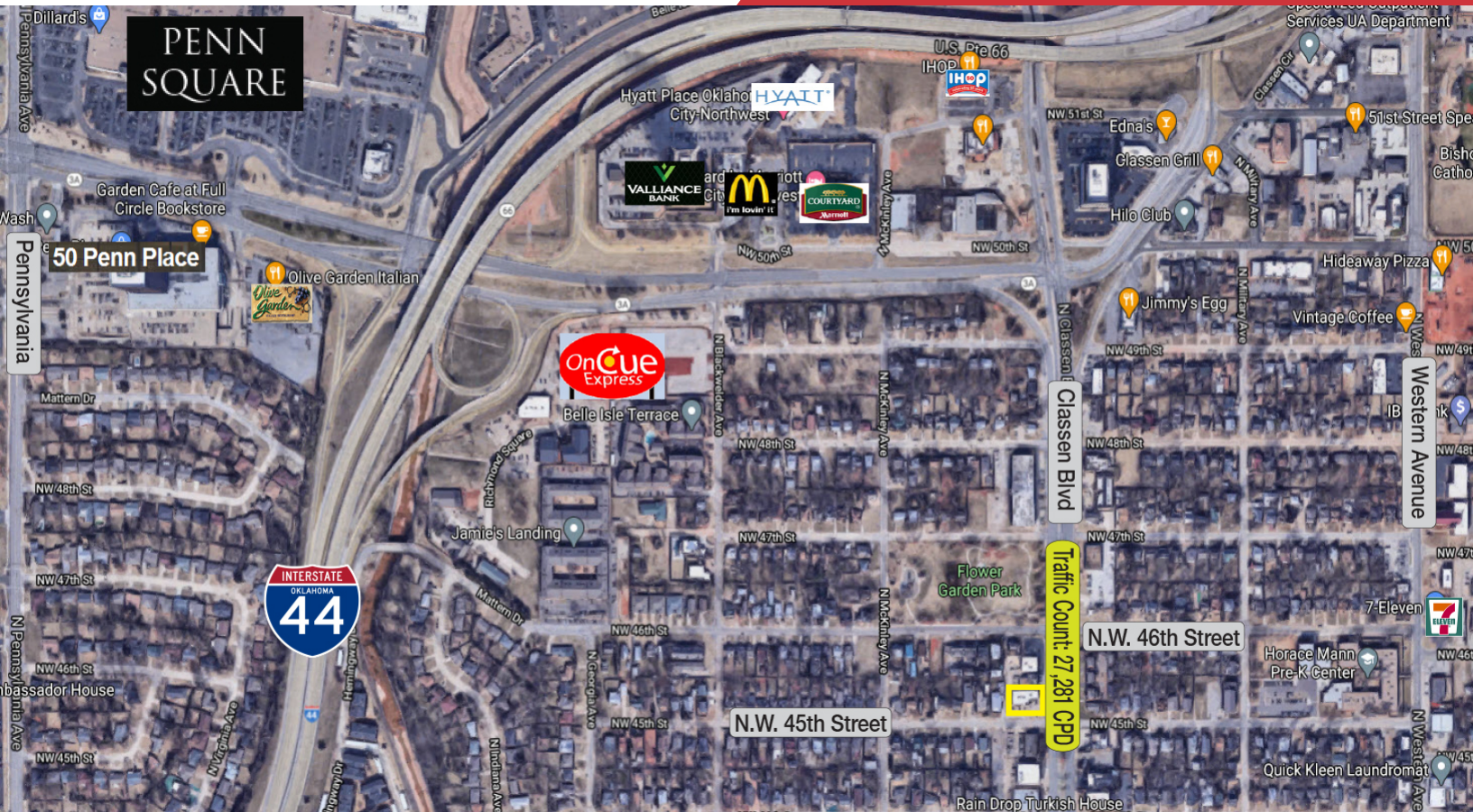


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LOCATION HIGHLIGHTS

- Frontage along Classen
- Great Location with High Traffic Counts
- Close Proximity to Downtown

Population	1 Mile: 10,031	3 Miles: 88,236	5 Miles: 191,392
Average Household Income	1 Mile: \$79,393	3 Miles: \$74,659	5 Miles: \$65,095
Total Households	1 Mile: 4,816	3 Miles: 39,583	5 Miles: 82,717

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