

REDUCED Sales Price: \$1,392,000 (\$150/SF)
Lease Price: \$16.00/RSF Full Service



4215 N. Classen Boulevard

Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- Reception Area
- X-Ray Room
- 2 ADA Restrooms
- Private Medical Exam Rooms
- Open Bull Pen Area
- Signage on Classen Blvd.
- 37 Free Parks & 4 Handicap Parks
- Bus Stop in Front of Building

SUITES AVAILABLE

- Suite 100: 1,432 SF MOL
- Suite 101: 1,868 SF MOL
- Suite 103: 2,586 SF MOL-Medical Office
- Suite 200: 1,164 SF MOL

TOTAL SF	9,280 SF on 0.64 Acres MOL
BUILT	1977
ZONED	O-2

Amanda Sullivan

+1 405 323 6423

amanda@naisullivangroup.com

+1 405 840 0600 OFFICE

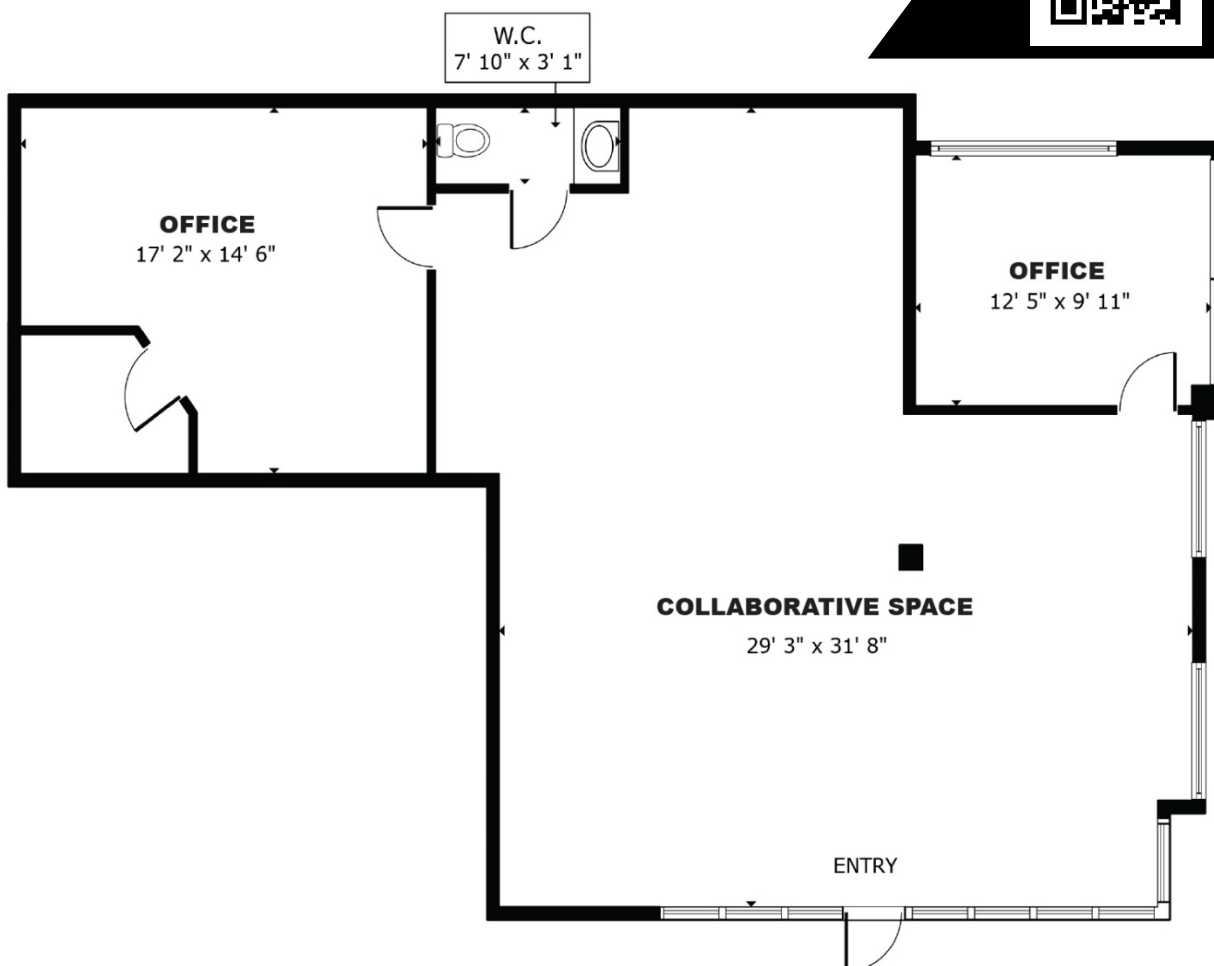
4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com

SUITE 100: 1,432 SF



**SCAN
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TOUR**



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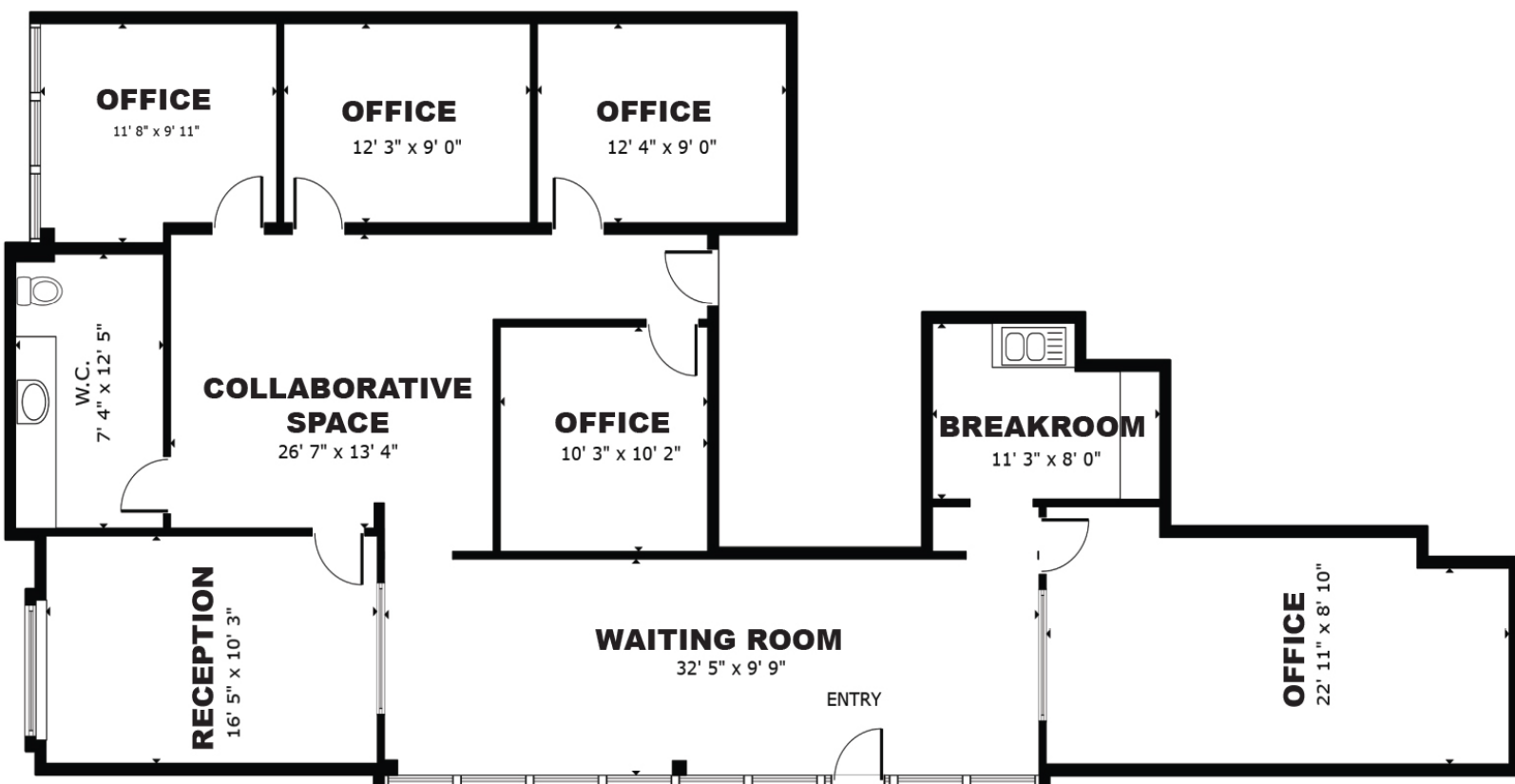
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SUITE 101: 1,868 SF



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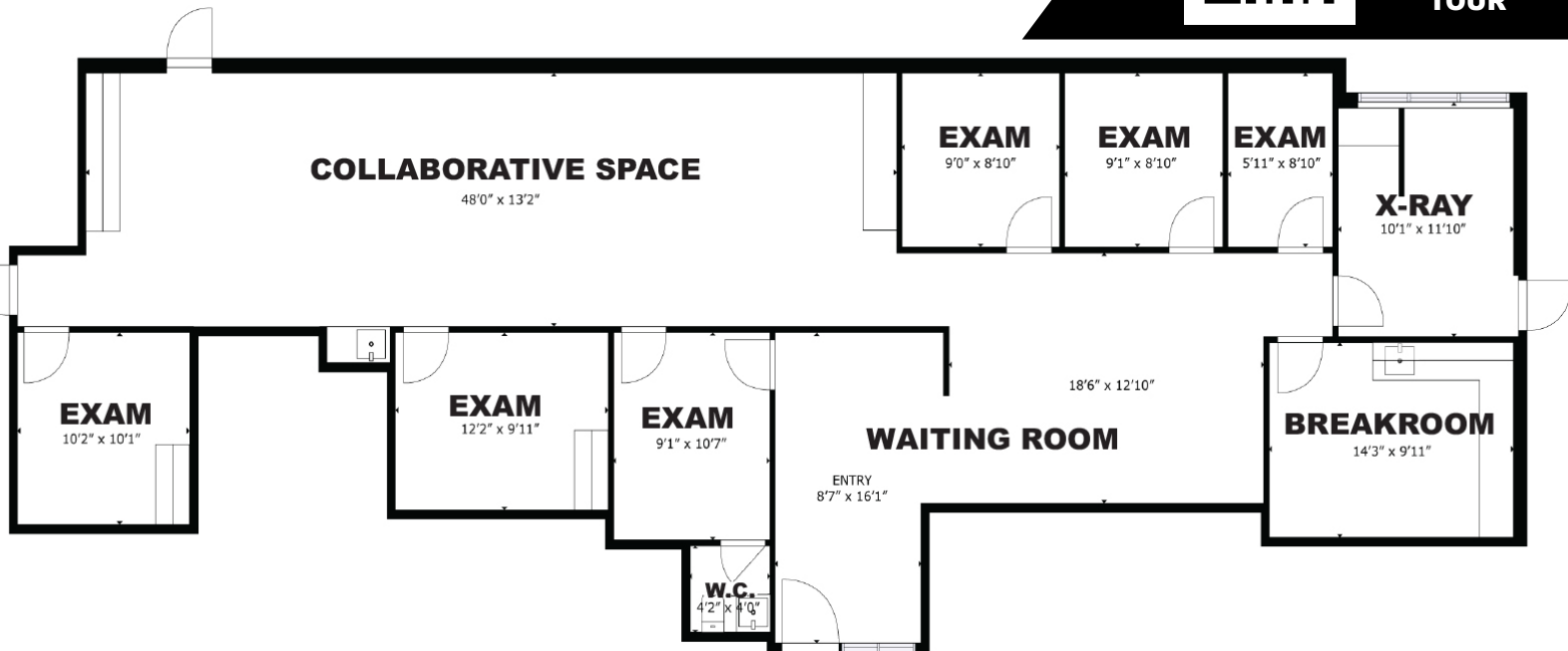
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SUITE 103: 2,586 SF MOL-Medical Office



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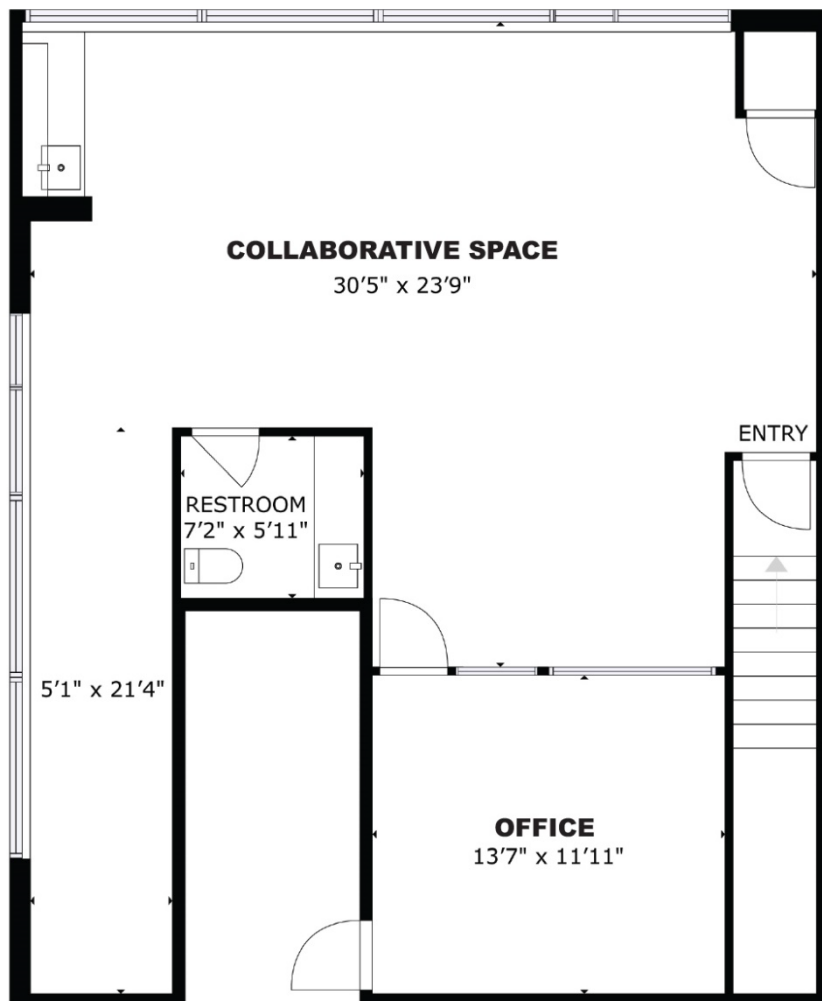
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SUITE 200: 1,164 SF MOL



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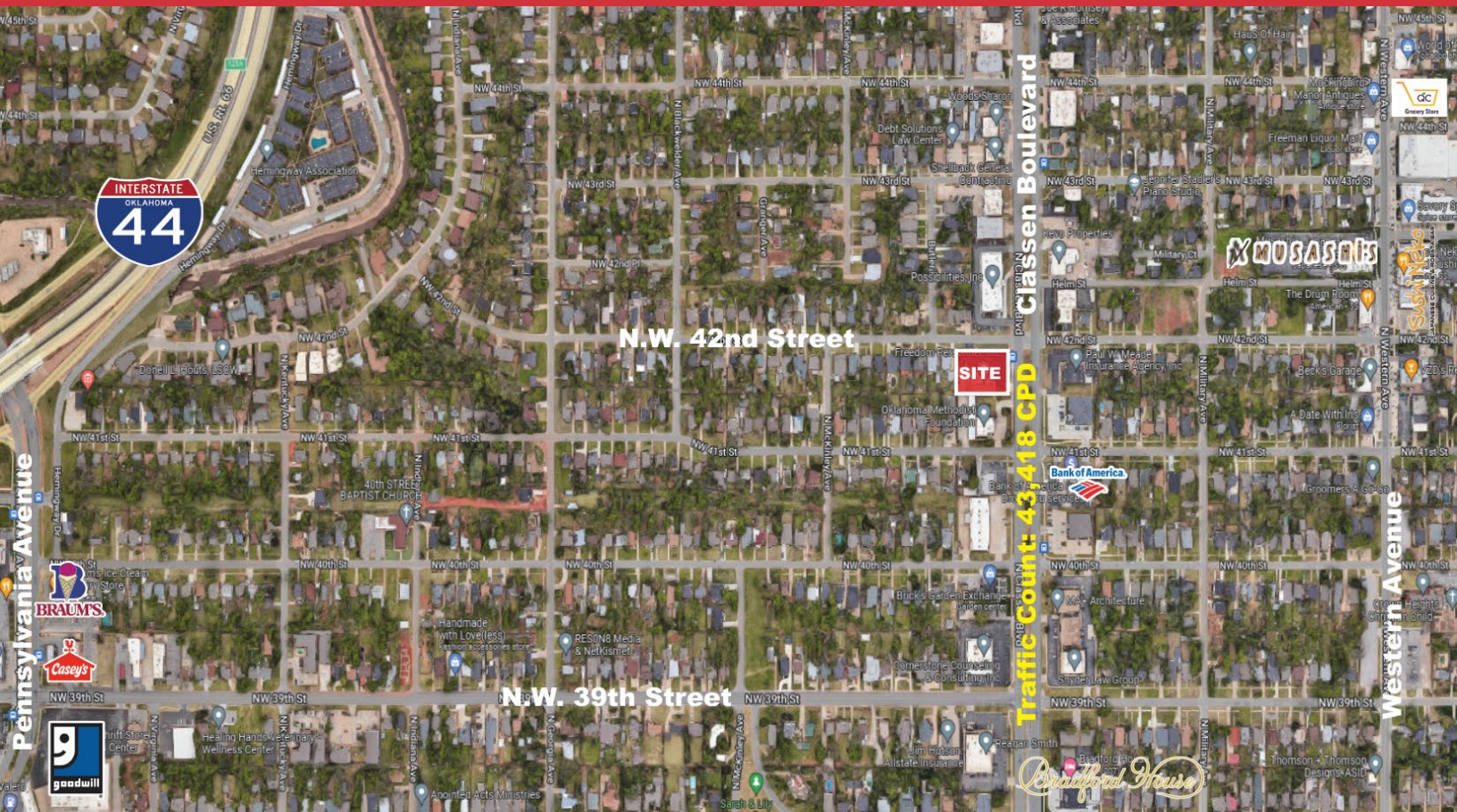


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LOCATION HIGHLIGHTS

- Close Proximity to Downtown OKC
- Surrounded by Numerous Restaurants
- Easy Access to I-44

Population	1 Mile: 12,381	3 Miles: 89,016	5 Miles: 194,488
Average Household Income	1 Mile: \$79,262	3 Miles: \$78,529	5 Miles: \$68,917
Total Households	1 Mile: 5,756	3 Miles: 39,950	5 Miles: 83,788

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