



OFFICE BUILDING | FOR SALE

4300 N CLASSEN & 1229 NW 42ND ST, OKLAHOMA CITY, OK 73118

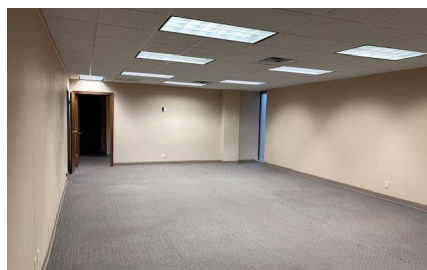
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NEWMARK
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PROPERTY OVERVIEW

This offering includes two adjacent properties being marketed and sold together at 4300 N Classen Blvd and 1229 NW 42nd St in Oklahoma City. The properties consist of a well-located office building currently divided into two suites, but can easily be combined, along the high-visibility Classen corridor, with an adjacent duplex that provides additional income potential or redevelopment. The site also includes additional parking to the east, enhancing accessibility and usability. Situated in a central location with convenient access to major thoroughfares, the property benefits from strong surrounding demographics and continued area growth. This combined opportunity is well suited for an owner-user or investor seeking long term upside in a desirable suburban submarket.

DETAILS

Sale Price	\$1,314,100
Suite 4300	2,402 SF
Suite 4308	4,000 SF
Duplex	1,328 SF
Office Building Year Built	1976
Duplex Building Year Built	1920
Parking	3 lots totaling 35 spaces, including 6 covered

