



Property Description

Welcome to Classen Circle...a unique leasing opportunity. Originally constructed in 1948, The Donnay Building has been an intricate part of the Oklahoma City landscape providing a mix of office, retail and residential use. Time and change have been difficult on the building until a group of experienced developers had the vision to bring Classen Circle back to life. At the crossroads of the ever-thriving Northwest Expressway and Classen Boulevard, Classen Circle is located in the center of a collaboration of synergy surrounded by some of Oklahoma City's prestigious retail developments such as the Mayfair redevelopment, the traditional Penn Square Mall, the new development of The Oak, and the extravagance of Classen Curve. With high visibility, great traffic counts, strong demographics, and anchored by the historically redeveloped Classen Grill, Classen Circle offers over 12,000 square feet of one-of-a-kind leasing opportunities for multiple or contiguous office and retail use.

Offering Summary

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	688 - 3,497 SF
Building Size:	12,089 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	265	1,299	4,656
Total Population	447	2,241	8,486
Average HH Income	\$81,889	\$65,129	\$83,207

RICK PRITCHETT, CCIM

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PRECORRUFFIN

For Lease

Classen Circle

1221 NW 50TH ST



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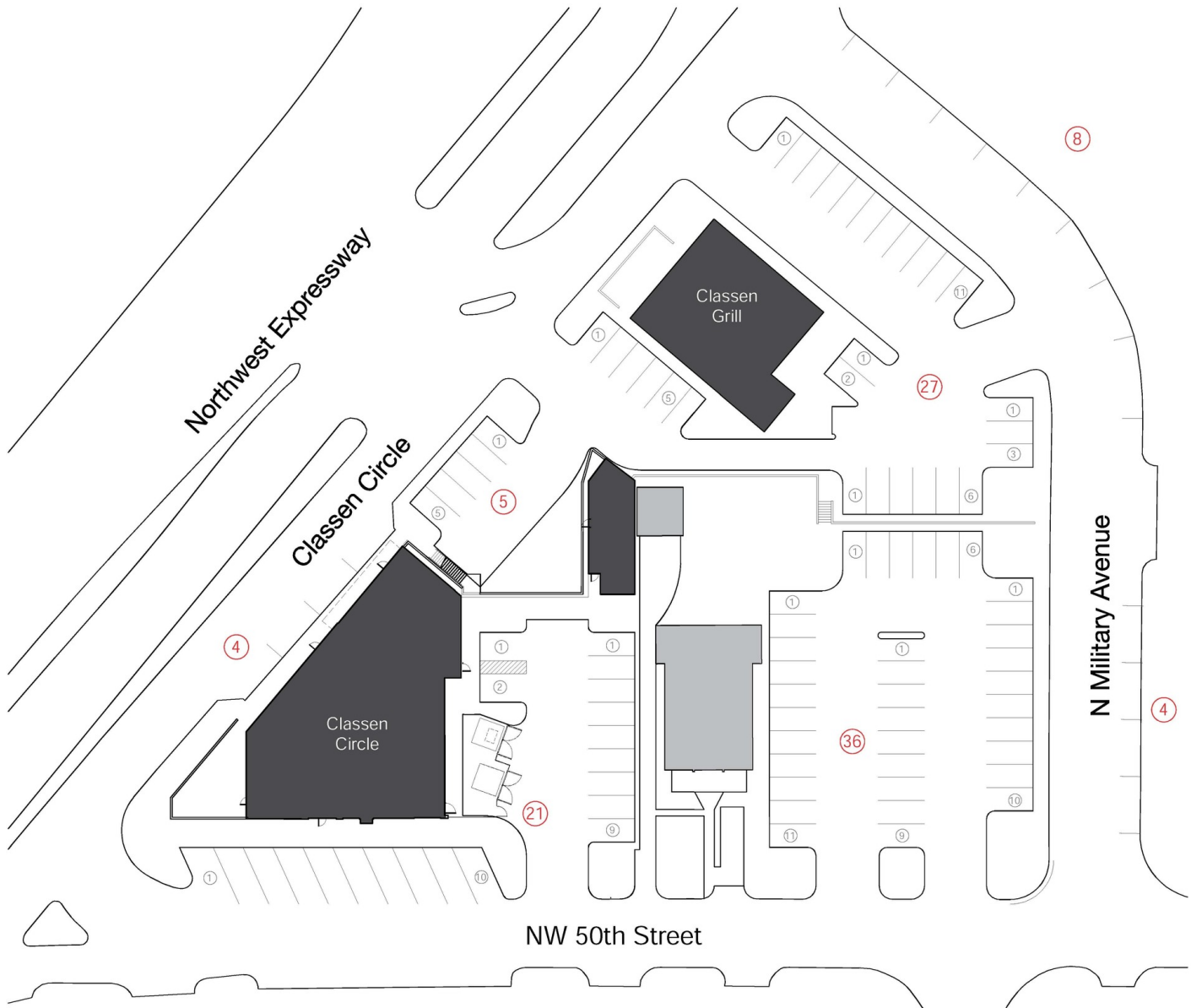
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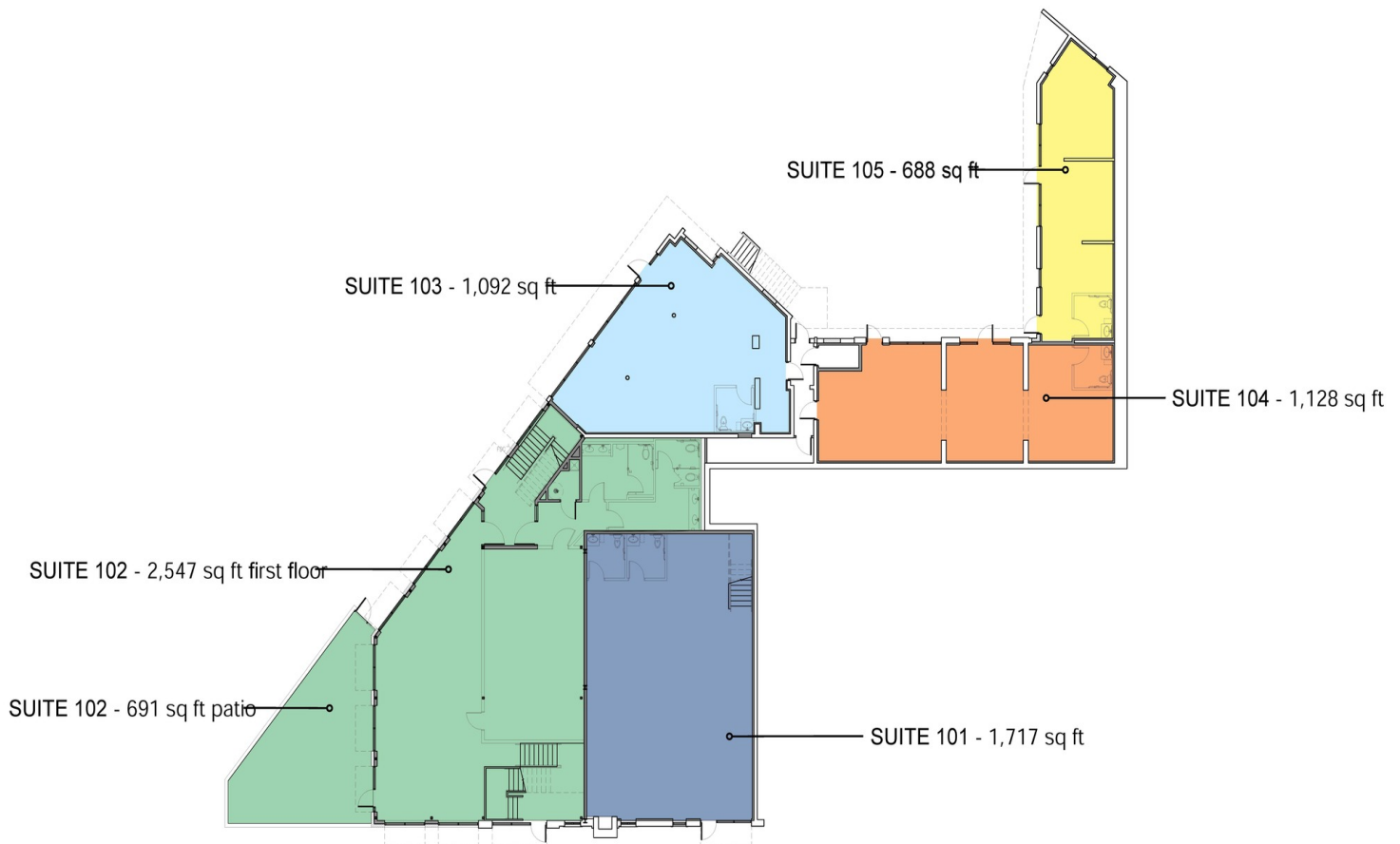


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FIRST FLOOR PLAN



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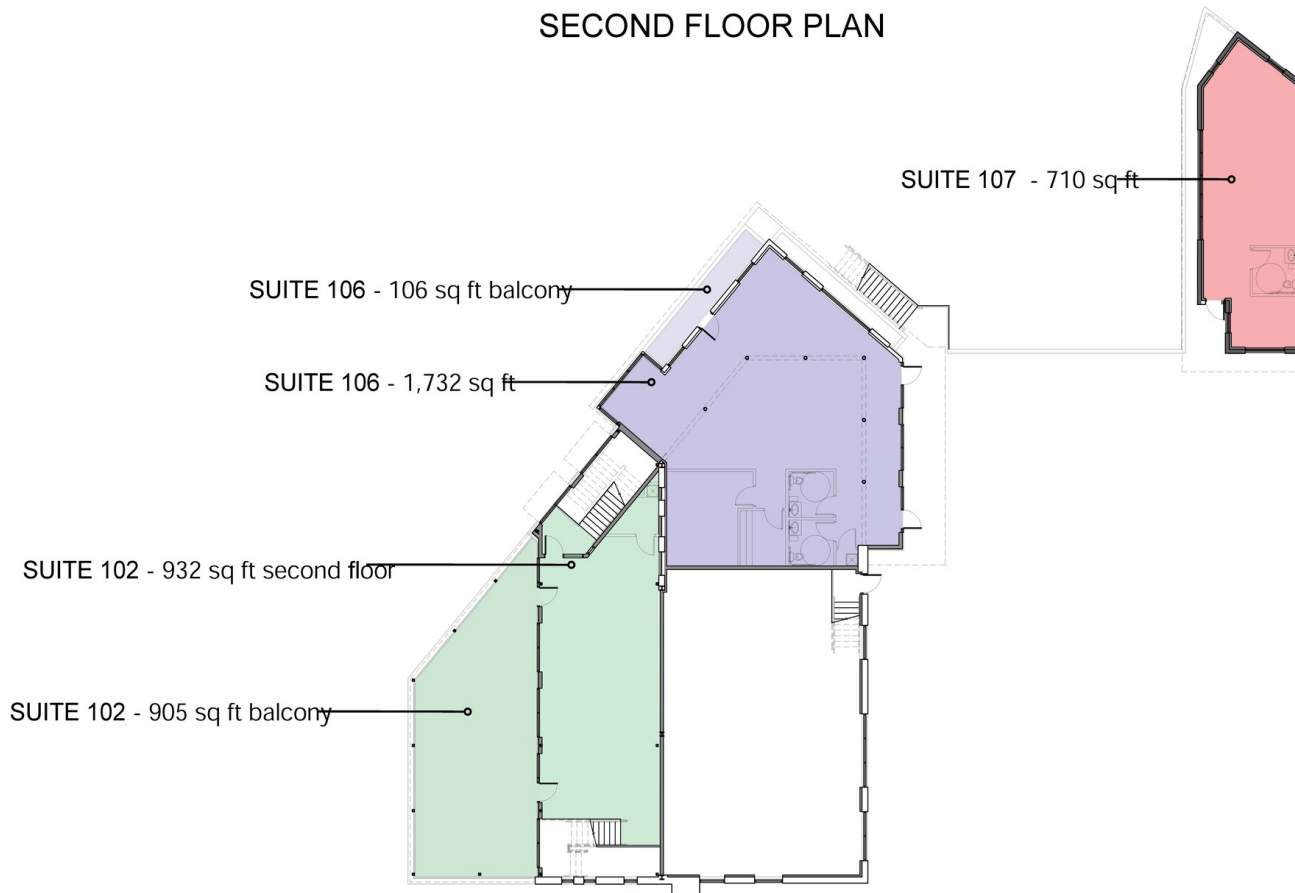
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SECOND FLOOR PLAN



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Suite 101	1,1717 SF	Office/Retail Use
Suite 102	3,497 SF	Restaurant Use with Patio and Balcony
Suite 103	1,092 SF	Office/Retail Use
Suite 104	1,128 SF	Office/Retail Use
Suite 105	688 SF	Office/ Retail Use
Suite 106	1,732 SF	Retail/ Bar Use with Balcony (Yes, we need more bars)
Suite 107	710 SF	Office/ Retail Use

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