

FOR LEASE

4900 N.
LINCOLN BLVD.

4900 N LINCOLN BLVD, OKLAHOMA CITY, OK
73105



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Building Size:	2,790 SF
Lot Size:	1.48 Acres
ADA Restrooms:	2
Year Built:	1983
Renovated:	2018
Zoning:	O-2
Market:	Oklahoma City
Submarket:	North
Parking	20
Freestanding:	Yes
Signage:	Monument
Landscaping:	Attractive
Traffic Count:	2,019

PROPERTY OVERVIEW

Located along Oklahoma City's State Capitol Corridor, 4900 N Lincoln Blvd offers a $\pm 2,790$ SF freestanding professional office/clinic with strong visibility and a highly functional layout. The building features a glass entry vestibule, multiple private offices, open work areas, a conference room, and a fully built-out breakroom. The interior is bright and efficient, supported by extensive cabinetry, durable flooring, and a flexible floor plan suited for a variety of professional, medical, or administrative users.

The property is currently set on a 1.48-acre site, providing both privacy and high visibility along Lincoln Boulevard. Landscaped grounds, dedicated parking, and monument signage create a prominent presence for any organization. Positioned adjacent to Jamil's Steakhouse, backing to Woodson Park, and minutes from Downtown and the Adventure District, the location combines Capitol-core convenience with access to major interstates, dining, and entertainment.

PROPERTY HIGHLIGHTS

- Glass-enclosed entry vestibule
- Multiple private offices + open work areas (professionally built out)
- Large breakroom, reception area, abundant natural light

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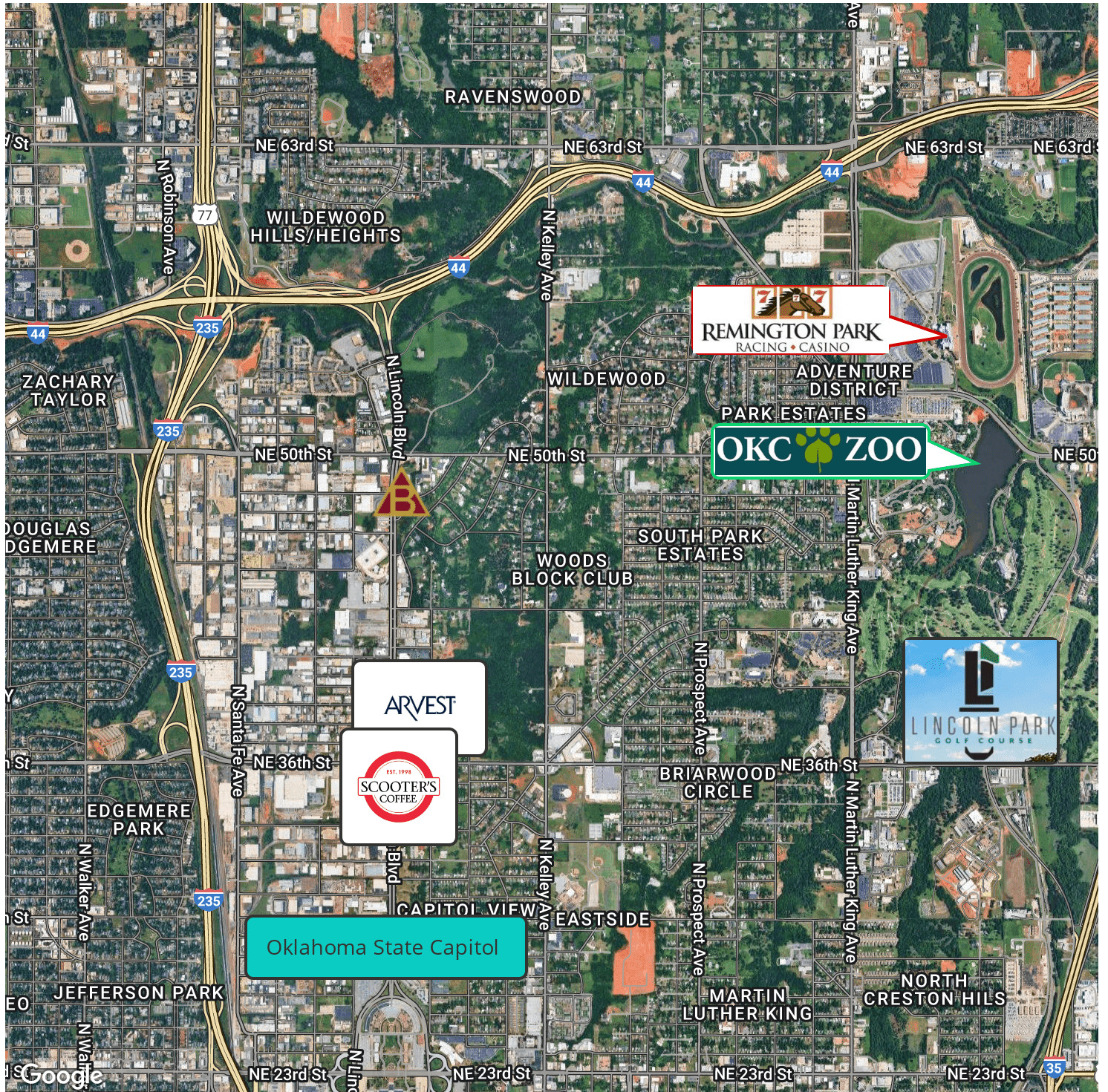
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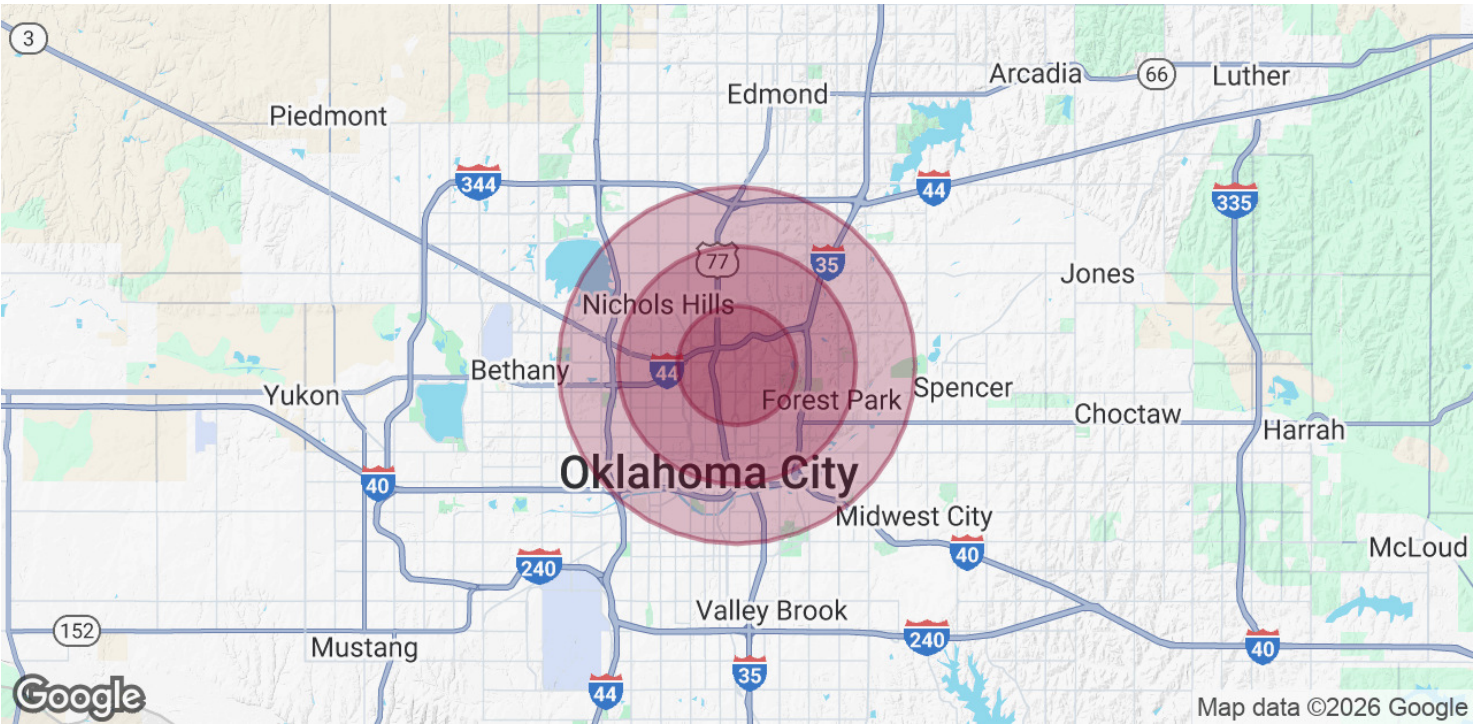
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	20,142	102,755	203,347
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	9,497	46,761	89,255
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$75,160	\$81,014	\$76,303
Average House Value	\$273,692	\$315,498	\$269,164

Demographics data derived from AlphaMap