

Barta Bailey

1923 N CLASSEN BLVD OKLAHOMA CITY, OK 73106
OFFICE BUILDING FOR LEASE



Property Description

Originally the US Weather Bureau Building, The Berry is under new ownership and remodeled for an office tenant. Floor plan is conducive for a tenant that needs private offices. One 2nd floor executive suite is available as shown on Costar.

Property Highlights

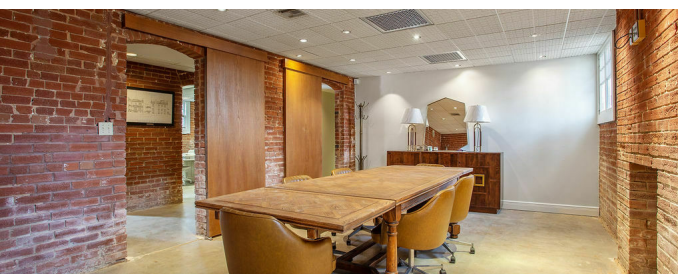
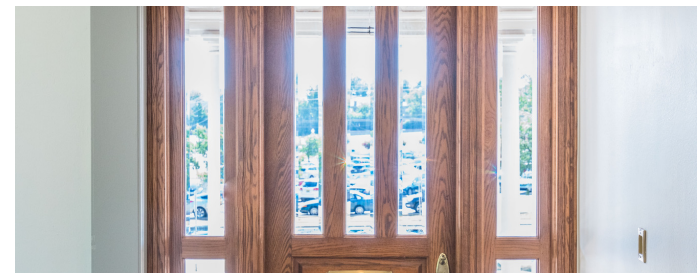
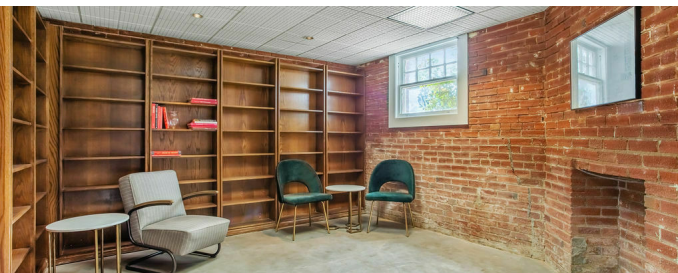
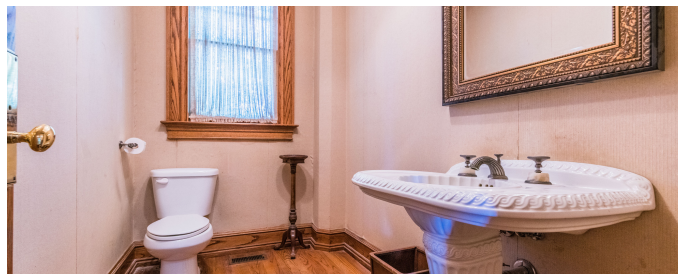
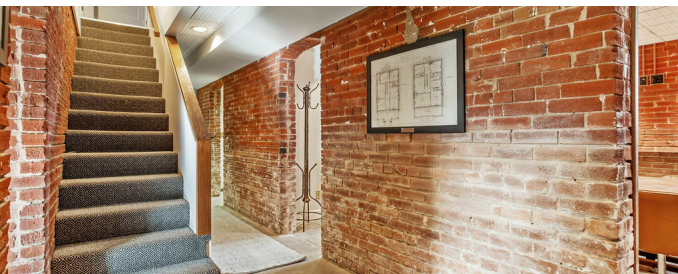
- Dedicated parking
- Prominent sign opportunity available on Classen Blvd approximately 25,000 cars/day
- Food and beverage nearby, including Cafe Antigua, Homeland, The Plaza District, and The Asian District
- Building includes kitchen, high ceilings, courtyard, central heating, air conditioning, hardwood floors, and balcony

Offering Summary

Lease Rate:	\$17.60 SF/yr (MG)
Number of Units:	1
Available SF:	4,240 SF
Lot Size:	14,631 SF
Building Size:	4,240 SF

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ALLISON BAILEY

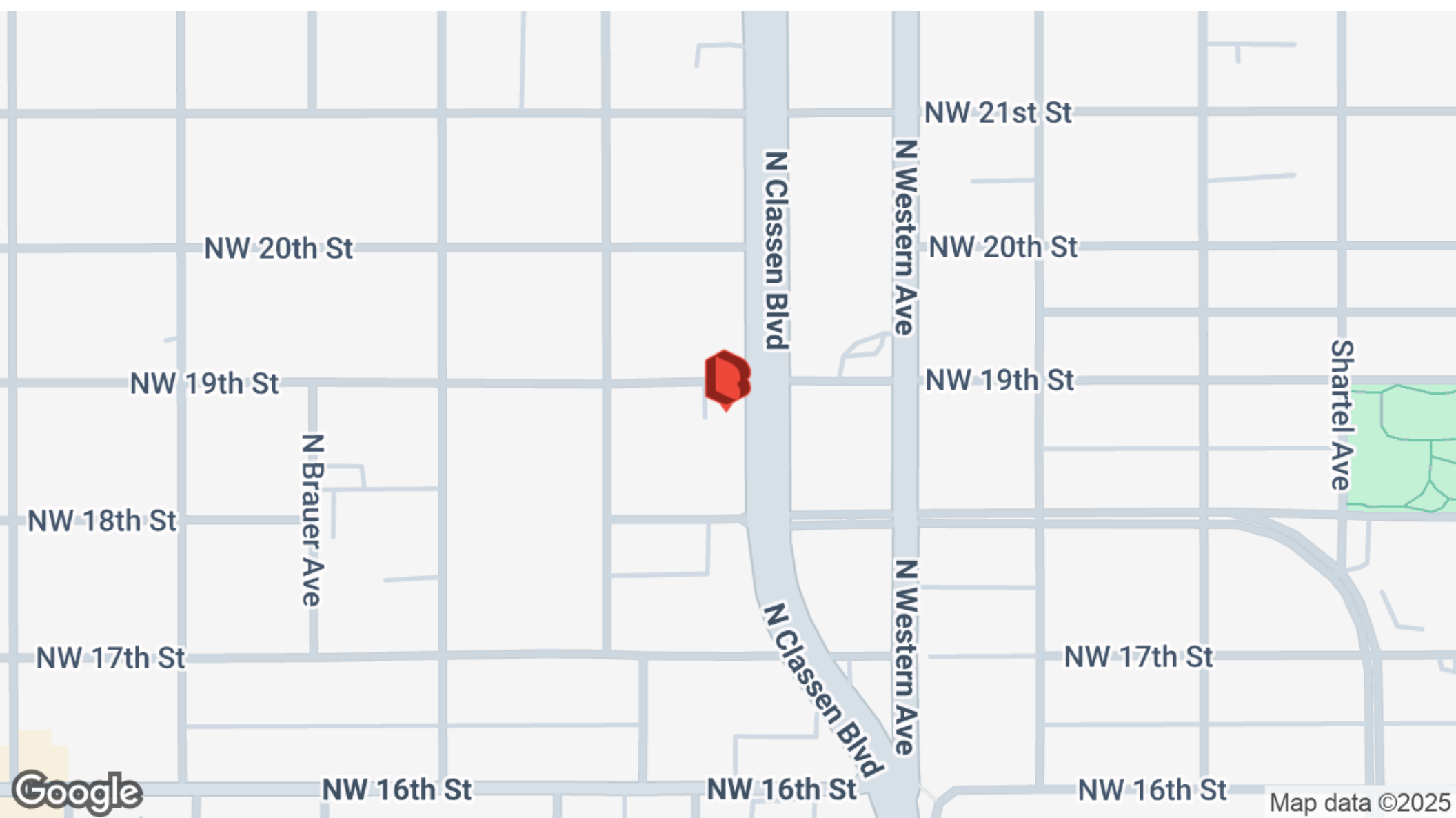
405.620.3883

ALLISON@BARTABAILEY.COM

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	745	3,646	16,308
Average Age	37	37	36
Average Age (Male)	37	37	36
Average Age (Female)	37	37	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	346	1,696	7,519
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$125,124	\$114,662	\$88,391
Average House Value	\$469,857	\$441,937	\$360,903

Demographics data derived from AlphaMap

