

**REDUCED** Sales Price: \$1,392,000 (\$150/SF)  
**REDUCED** Lease Price: \$12.00/RSF Modified Gross



## **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 RSF MOL
- Suite 102: 2,230 RSF MOL
- Suite 103: 2,586 RSF MOL-Medical Office
- Suite 200: 1,164 RSF MOL

TOTAL SF	<b>9,280 RSF on 0.64 Acres MOL</b>
BUILT	<b>1977</b>
ZONED	<b>O-2</b>

**Amanda Sullivan**  
**+1 405 323 6423**  
amanda@naisullivangroup.com

**+1 405 840 0600 OFFICE**

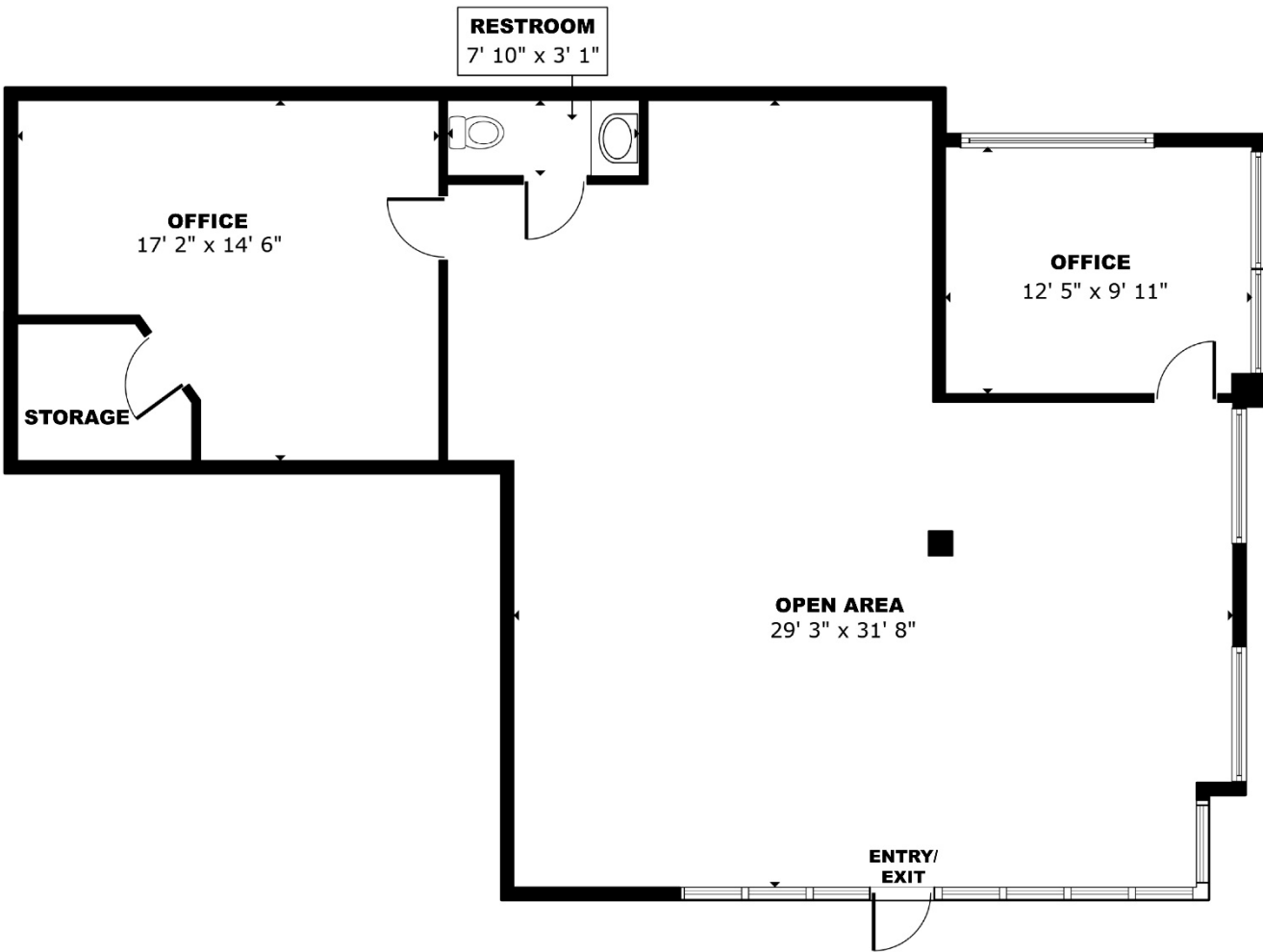
4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)

**SUITE 100: 1,432 RSF**



SCAN FOR 3D TOUR



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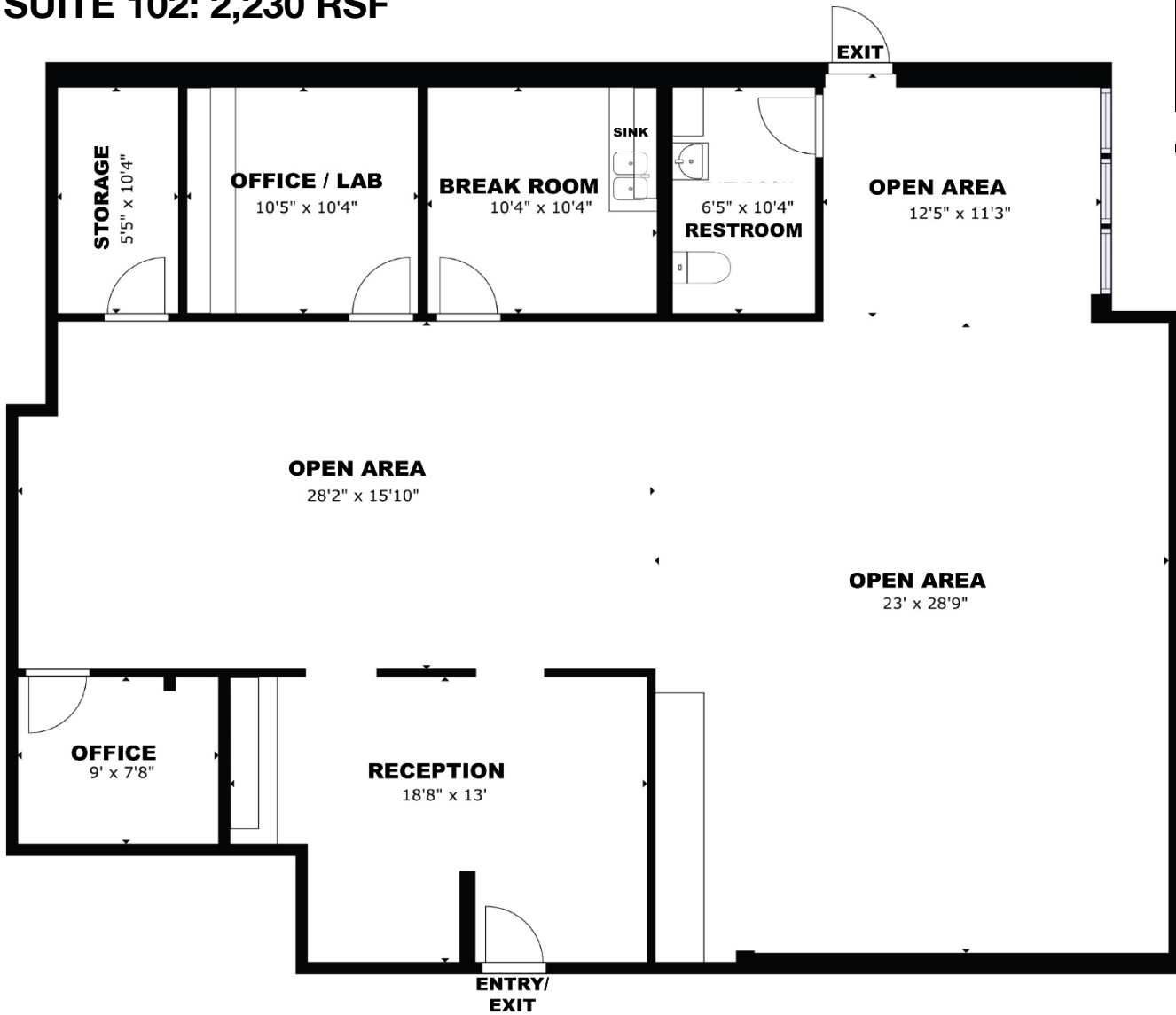
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**SUITE 102: 2,230 RSF**



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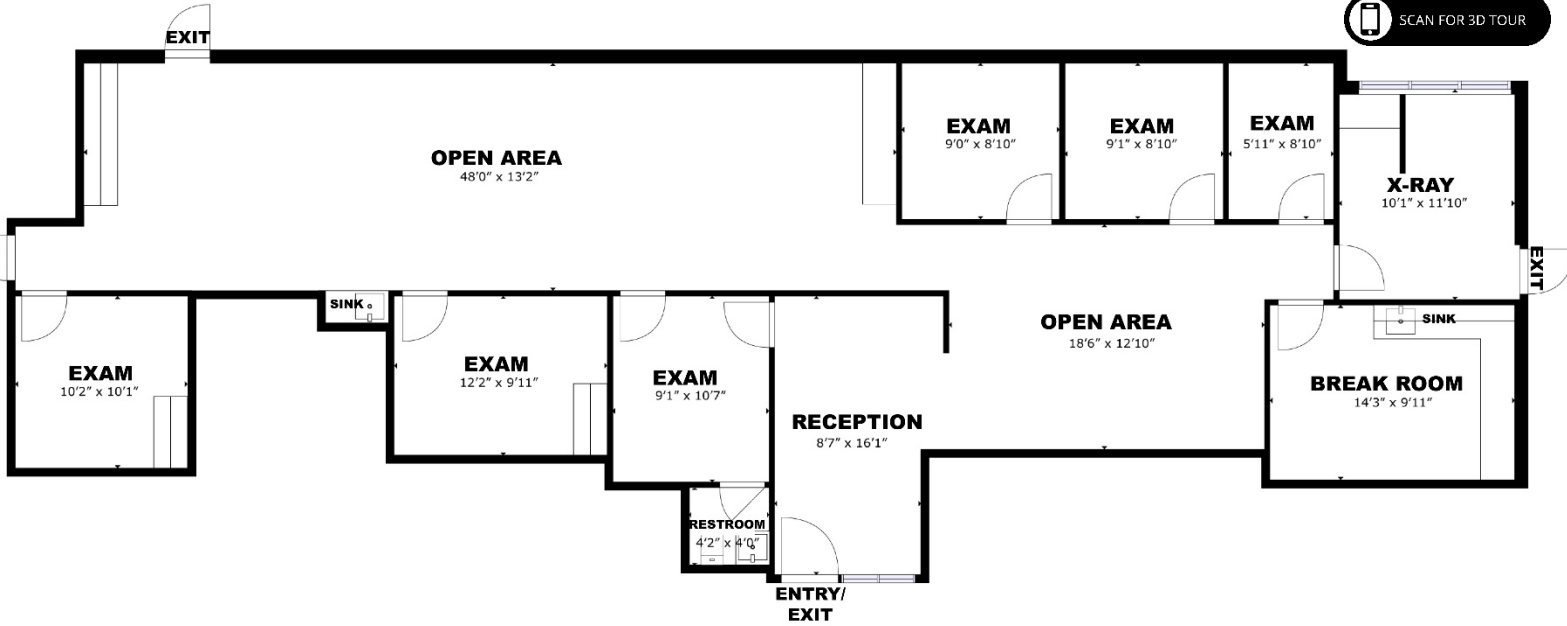
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## SUITE 103: 2,586 RSF MOL-Medical Office



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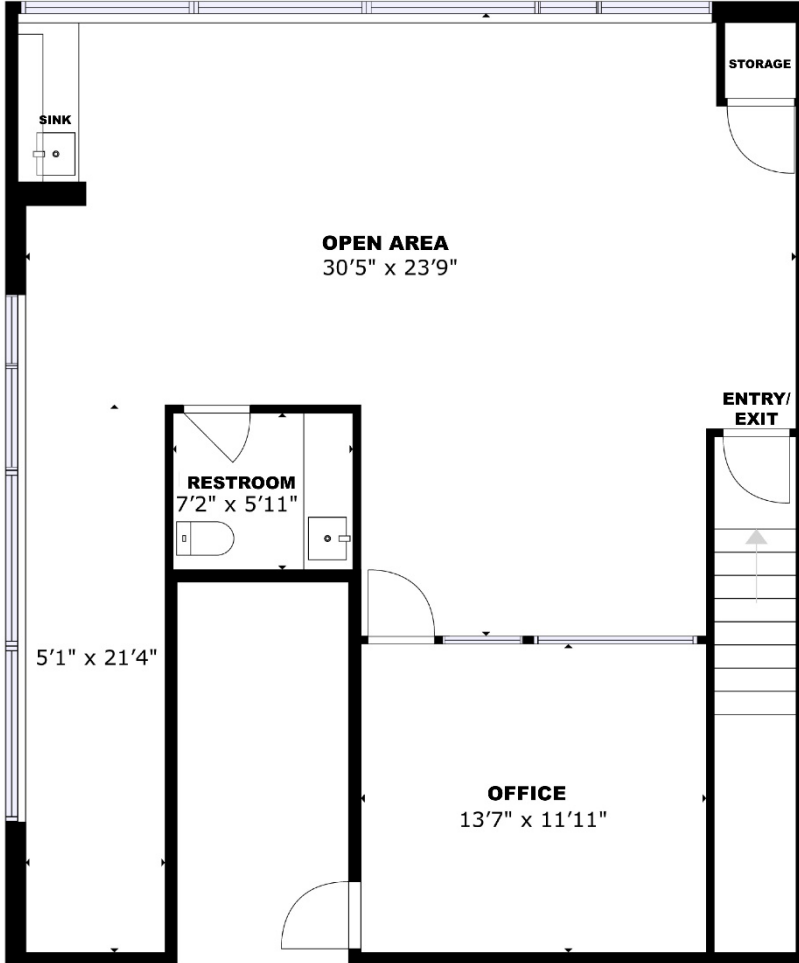
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## SUITE 200: 1,164 RSF MOL



SCAN FOR 3D TOUR



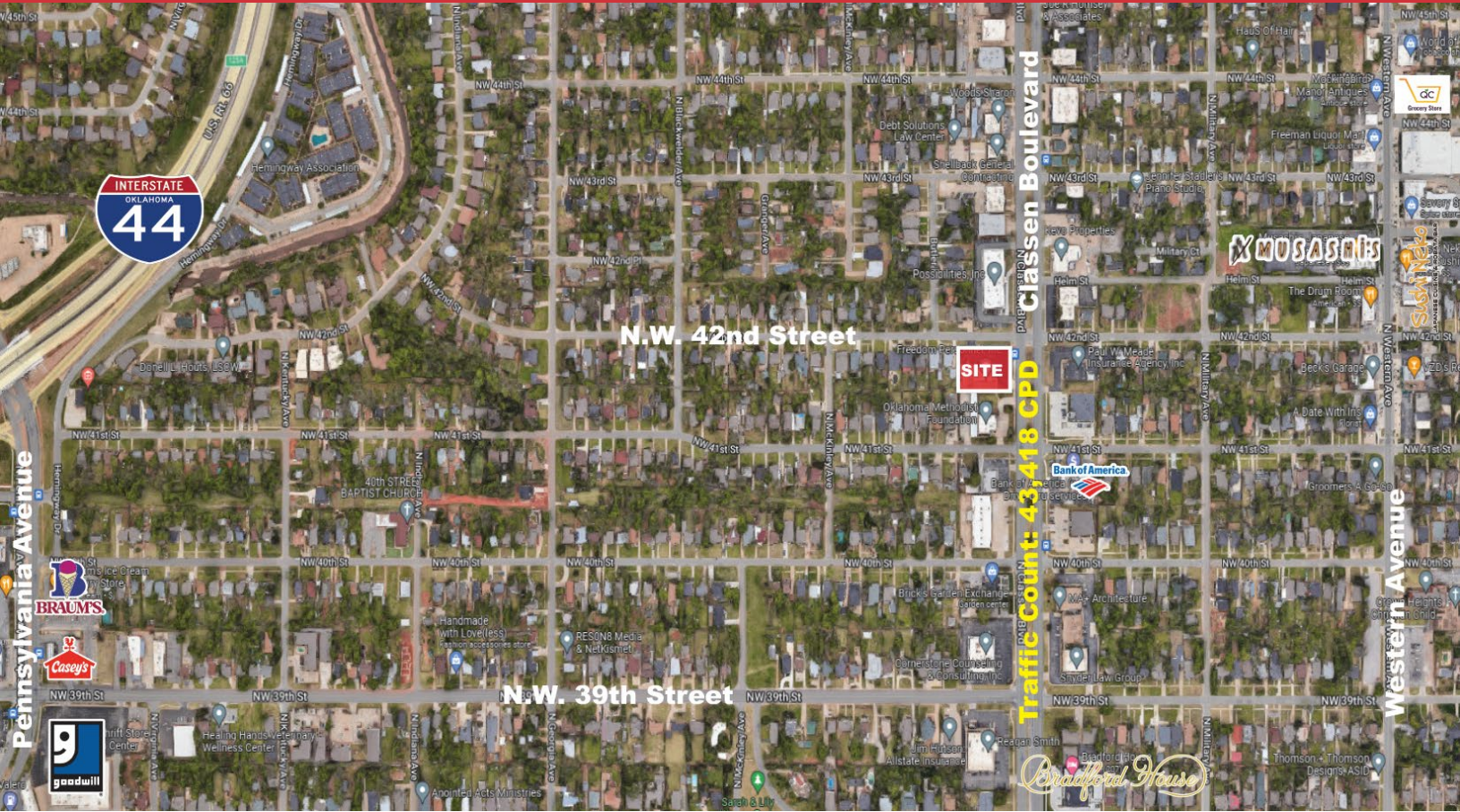
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## LOCATION HIGHLIGHTS

- 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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