

FOR LEASE

4001 N CLASSEN  
BLVD

OKLAHOMA CITY, OK 73118



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Building Size:	16,524 SF
Available SF:	880 - 2,339 SF
Lot Size:	38,919 SF
Wifi Included	Yes
Year Built:	1973
Renovated:	2018
Zoning:	O-2

## PROPERTY OVERVIEW

Executive office suites ranging from \$300 - \$1,100/month near Downtown OKC. This office corridor is home to several types of businesses including, law offices, medical users, non-profits, realtors and more.

Also, a larger space is available with 8 offices and a private entry from the parking lot. This space has sinks in 4 of the 8 offices and a large reception area.

Plenty of parking for clients and employees! This building is refreshed with updated common area restrooms, inviting lobby areas, ADA compliant with elevator, and monument signage. Building wifi included in rental rate and each executive space is coded entry.

## PROPERTY HIGHLIGHTS

- Executive office suites available: Ranging from \$300 to \$1,100/month
- Ample parking: Suitable for both clients and employees
- Updated building amenities
- Refreshed common area restrooms
- Inviting lobby areas
- ADA compliant with elevator access
- Monument signage for visibility
- Building WiFi included in rental rate

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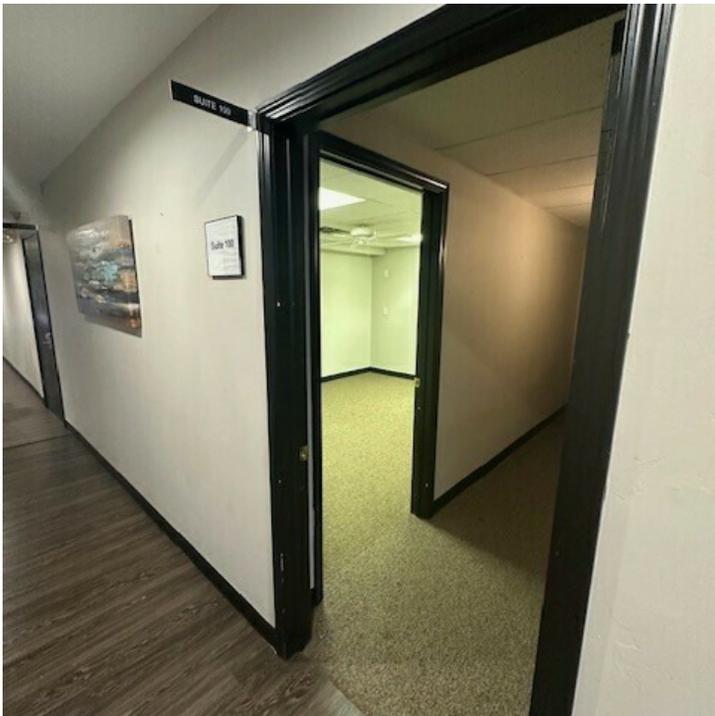
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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	880 - 2,339 SF	Lease Rate:	\$15.12 - \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor - Suite 118	Available	1,297 SF	Full Service	\$18.00 SF/yr	4-5 offices and conference room
1st Floor - Suite 108	Available	880 SF	Full Service	\$1,109 per month	1st Floor - Suite 108 -2 offices or waiting room and office -On the left at the end of the hall of the main corridor -Common Area Restrooms -rate includes building wifi
1st Floor - Suite 105	Available	2,339 SF	Full Service	\$18.00 SF/yr	1st Floor - Suite 105 -Approx 1,899sf actual -8 offices (4 with sinks) -Reception area with glass receptionist window -Private entrance from parking lot -Common Area Restrooms -rate includes building wifi

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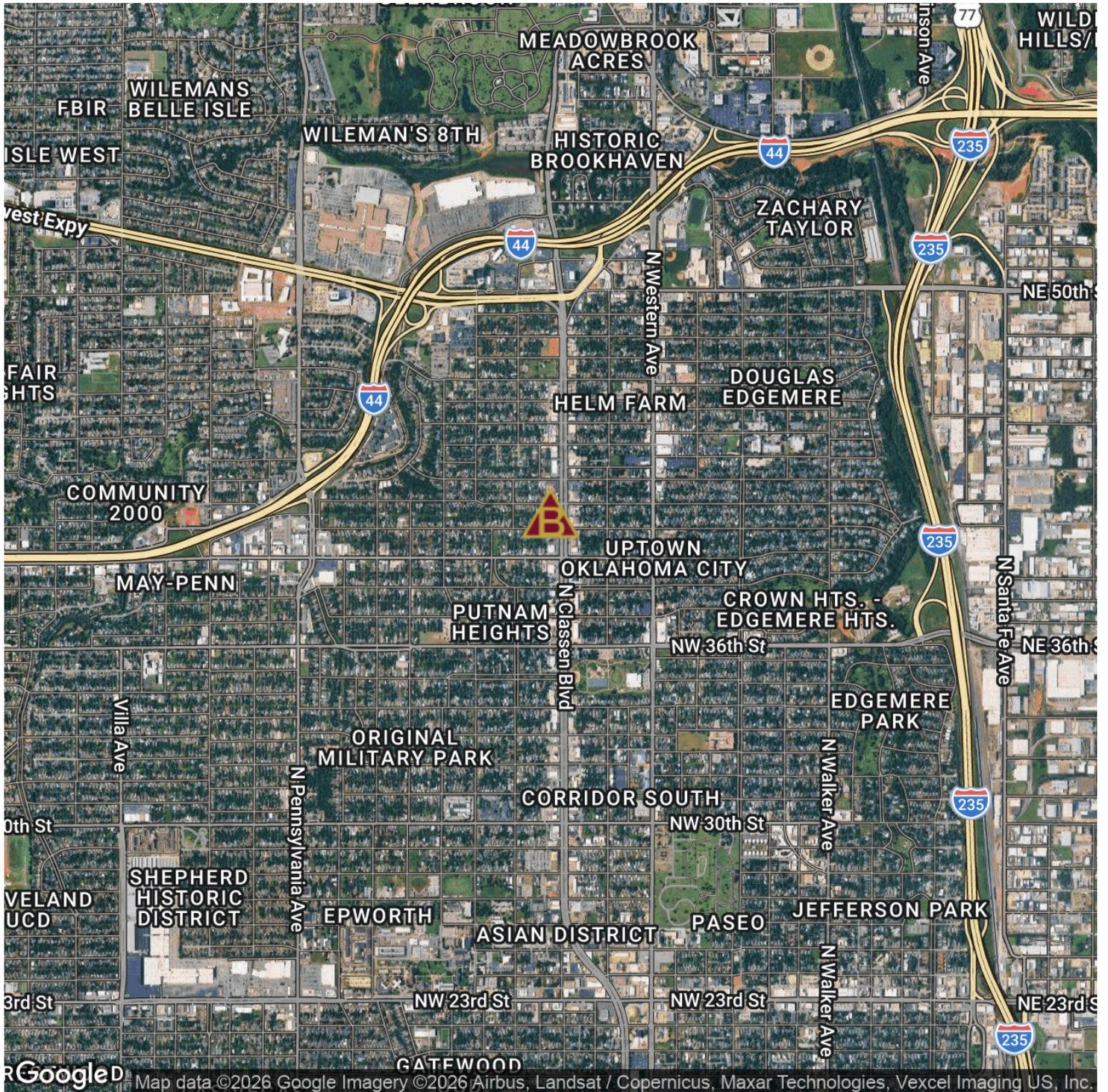
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