

FOR LEASE

4001 N CLASSEN BLVD

OKLAHOMA CITY, OK 73118



BANTA

Property Group

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Building Size:	16,524 SF
Available SF:	186 - 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 \$345 - \$650/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 \$345 to \$650/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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LEASE INFORMATION

Lease Type:	Full Service
Total Space:	186 - 2,339 SF

Lease Term:	Negotiable
Lease Rate:	\$550 - \$3,508.50 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor - Suite 100B	Available	186 SF	Full Service	\$550 per month	Private office
1st Floor - Suite 105	Available	2,339 SF	Full Service	\$18.00 SF/yr	-Approx 1,899sf actual -8 offices (4 with sinks) -Reception area with glass receptionist window -Private entrance from parking lot -Rate includes building wifi Suite 105 can also be broken down into individual offices for lease.

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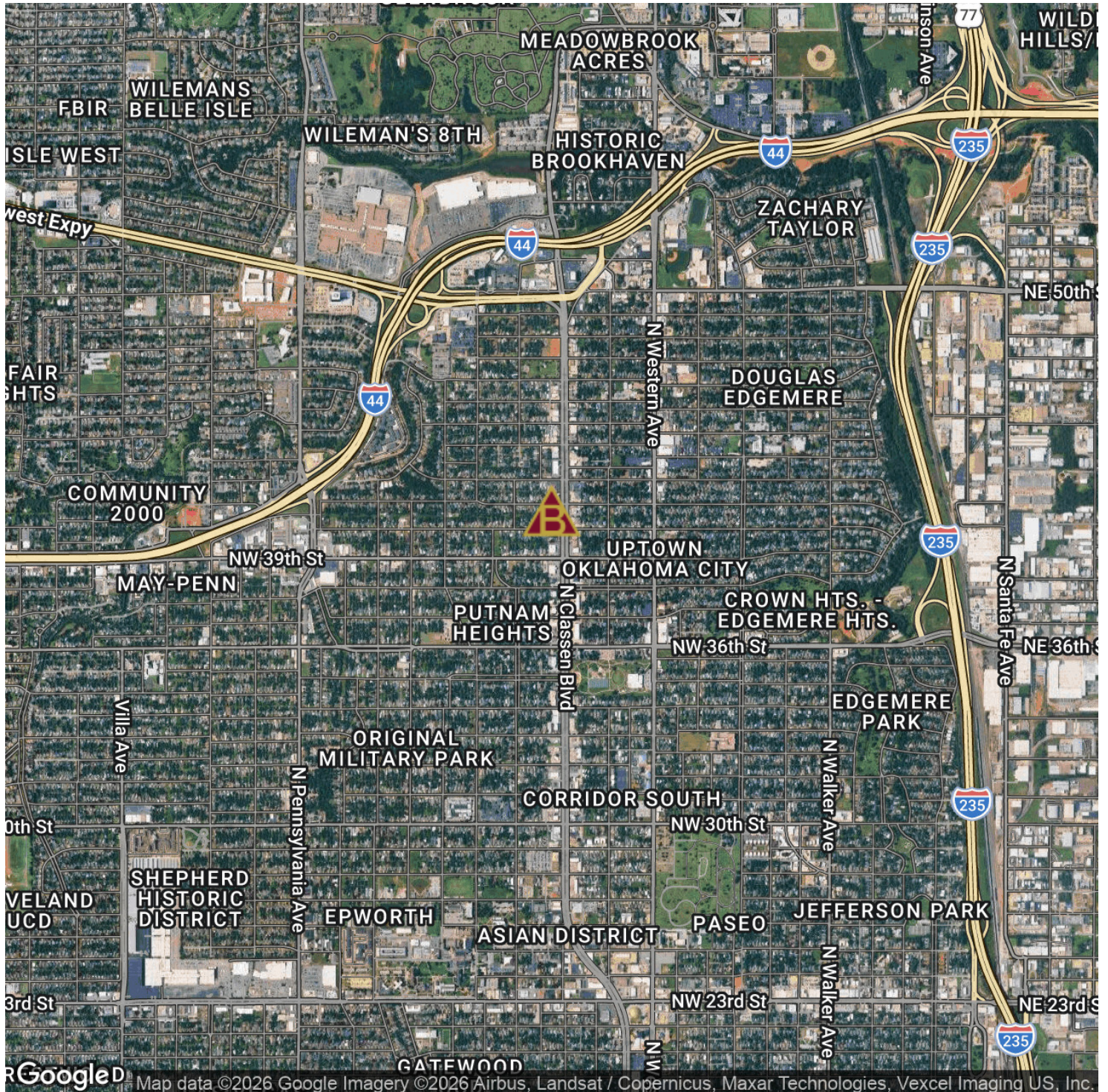
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