



### Property Description

Welcome to Classen Circle...a unique leasing opportunity. Originally constructed in 1948, The Donnay Building has been an intricate part of the Oklahoma City landscape providing a mix of office, retail and residential use. Time and change have been difficult on the building until a group of experienced developers had the vision to bring Classen Circle back to life. At the crossroads of the ever-thriving Northwest Expressway and Classen Boulevard, Classen Circle is located in the center of a collaboration of synergy surrounded by some of Oklahoma City's prestigious retail developments such as the Mayfair re-development, the traditional Penn Square Mall, the new development of The Oak, and the extravagance of Classen Curve. With high visibility, great traffic counts, strong demographics, and anchored by the historically redeveloped Classen Grill, Classen Circle offers over 12,000 square feet of one-of-a-kind leasing opportunities for multiple or contiguous office and retail use.

### Offering Summary

Lease Rate:	Negotiable		
Number of Units:	7		
Available SF:	726 - 3,780 SF		
Building Size:	12,910 SF		
<b>Demographics</b>			
	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	265	1,299	4,656
Total Population	447	2,241	8,486
Average HH Income	\$81,889	\$65,129	\$83,207

**RICK PRITCHETT, CCIM**

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For Lease

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1221 NW 50TH ST



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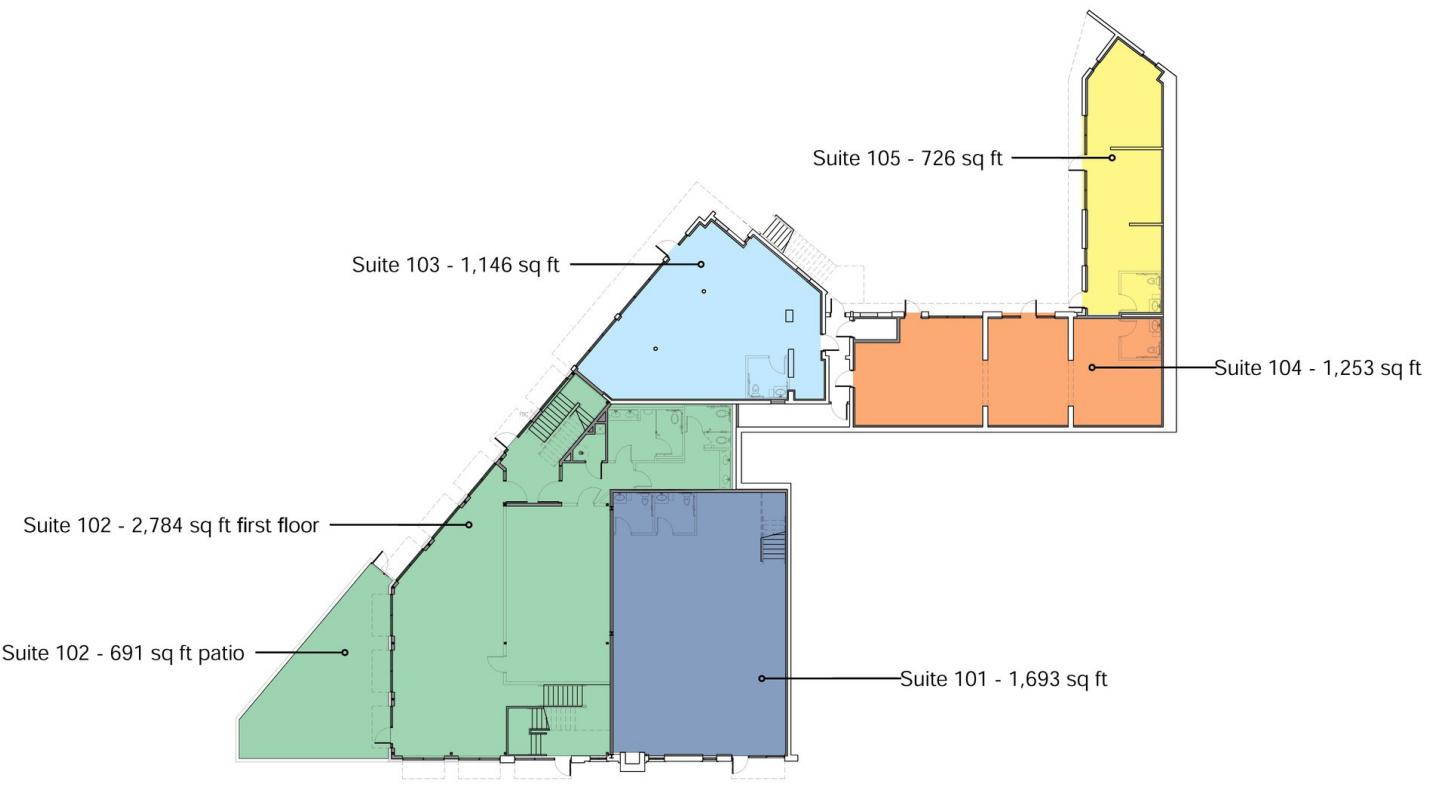
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GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Classen Circle Development  
schematic design | January 17, 2025

BOCKUS PAYNE

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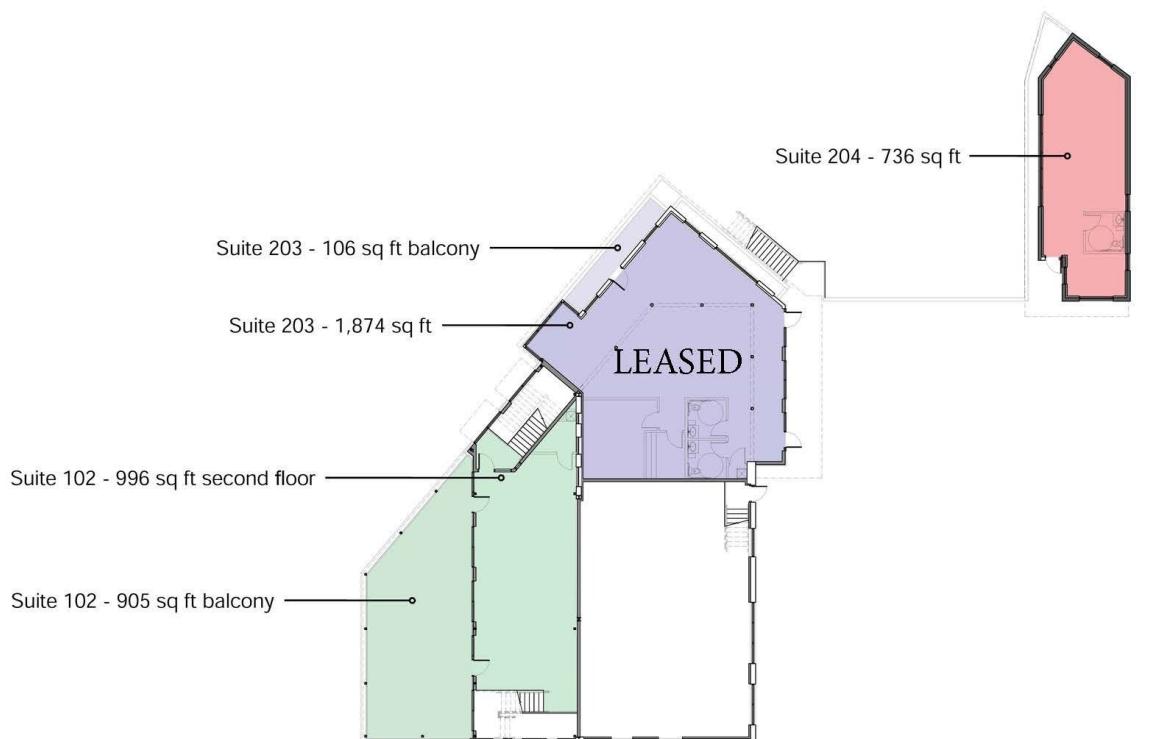
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

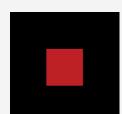
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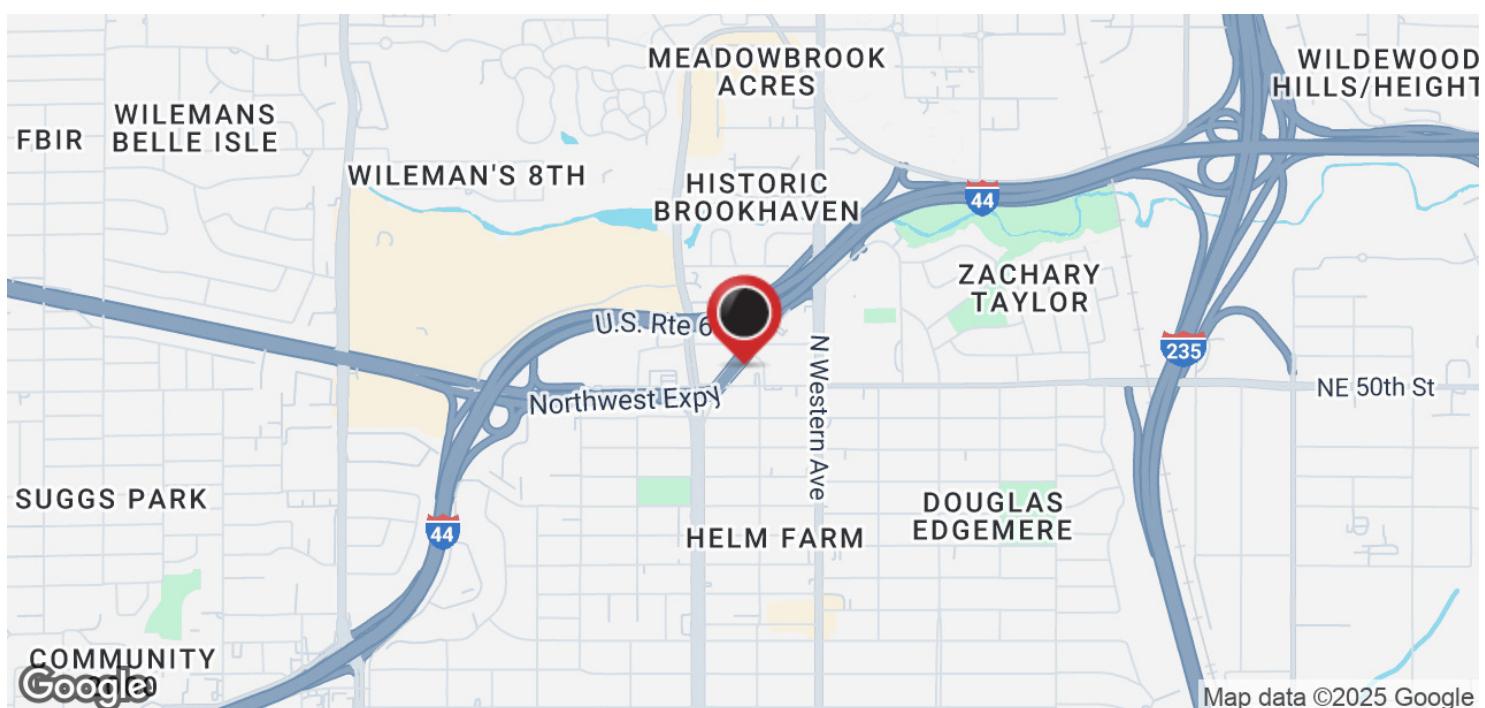
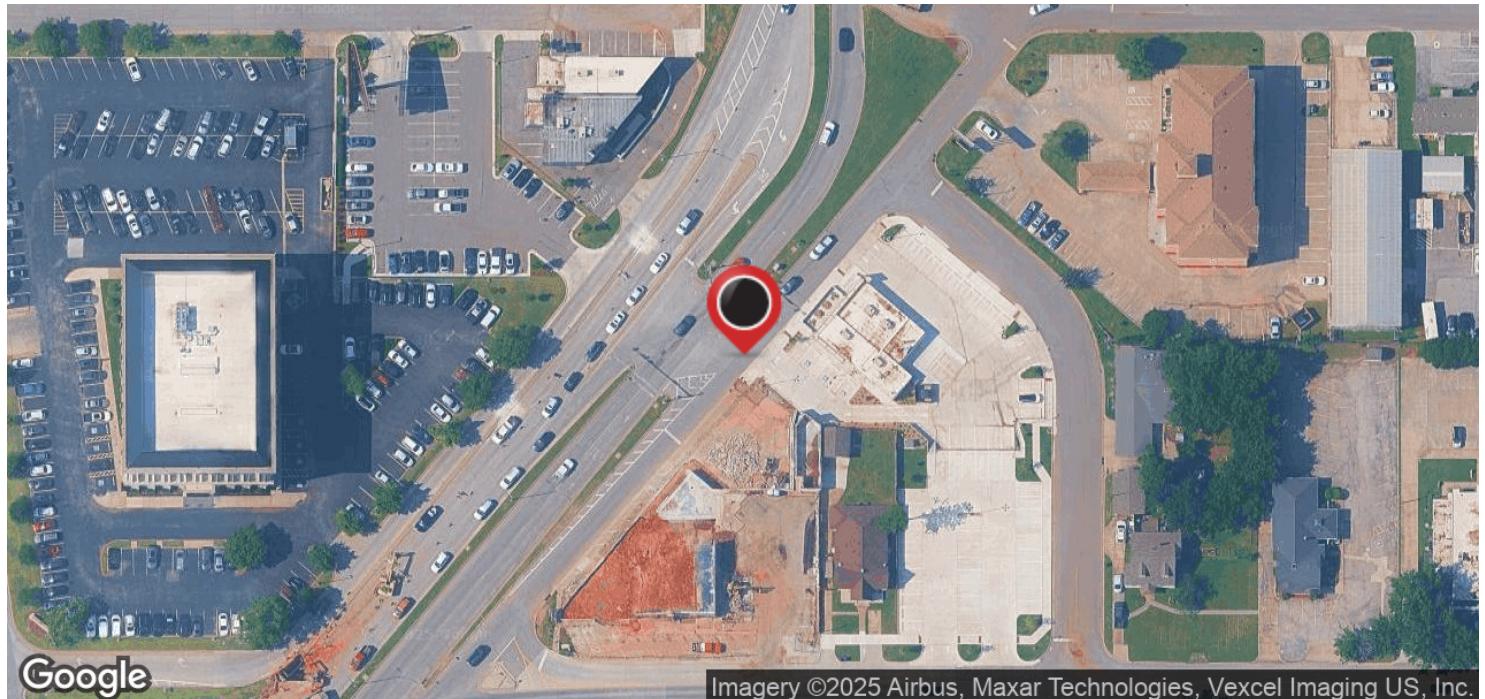
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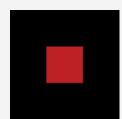
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