

FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	7,080 SF
Lot Size:	14,499 SF
Renovated:	2020
Zoning:	DTD-1
Submarket:	Midtown / Classen

PROPERTY OVERVIEW

This stunning 7,080 SF open-concept office building, located along N. Classen Blvd. just west of St. Anthony's Hospital, is a true standout. Fully gutted and renovated in 2020 with premium Class A finishes, the space is designed to accommodate up to 65 employees.

The building features a well-balanced mix of private and open-concept offices, multiple conference rooms, a spacious kitchen and break room, a bathroom with a shower, and an outdoor employee patio.

This property offers a rare combination of modern design, prime location, and exceptional functionality—an ideal fit for businesses seeking a high-quality office space.

Additionally, a 0.5-acre (54-space) parking lot located just north of the building across 9th Street is available for purchase or lease.

PROPERTY HIGHLIGHTS

nick@creekcre.com
405.615.9904
NICK GRAY

ADDITIONAL PHOTOS



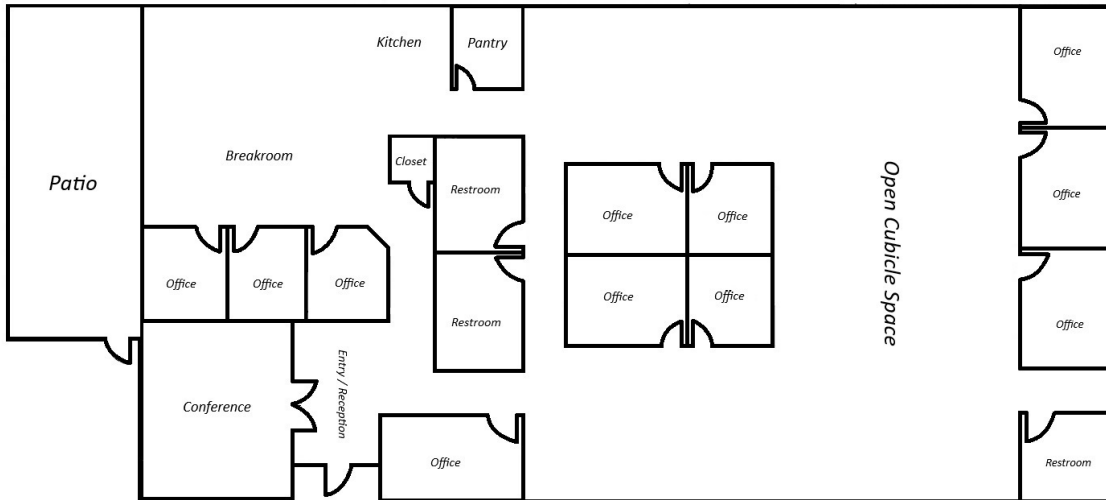
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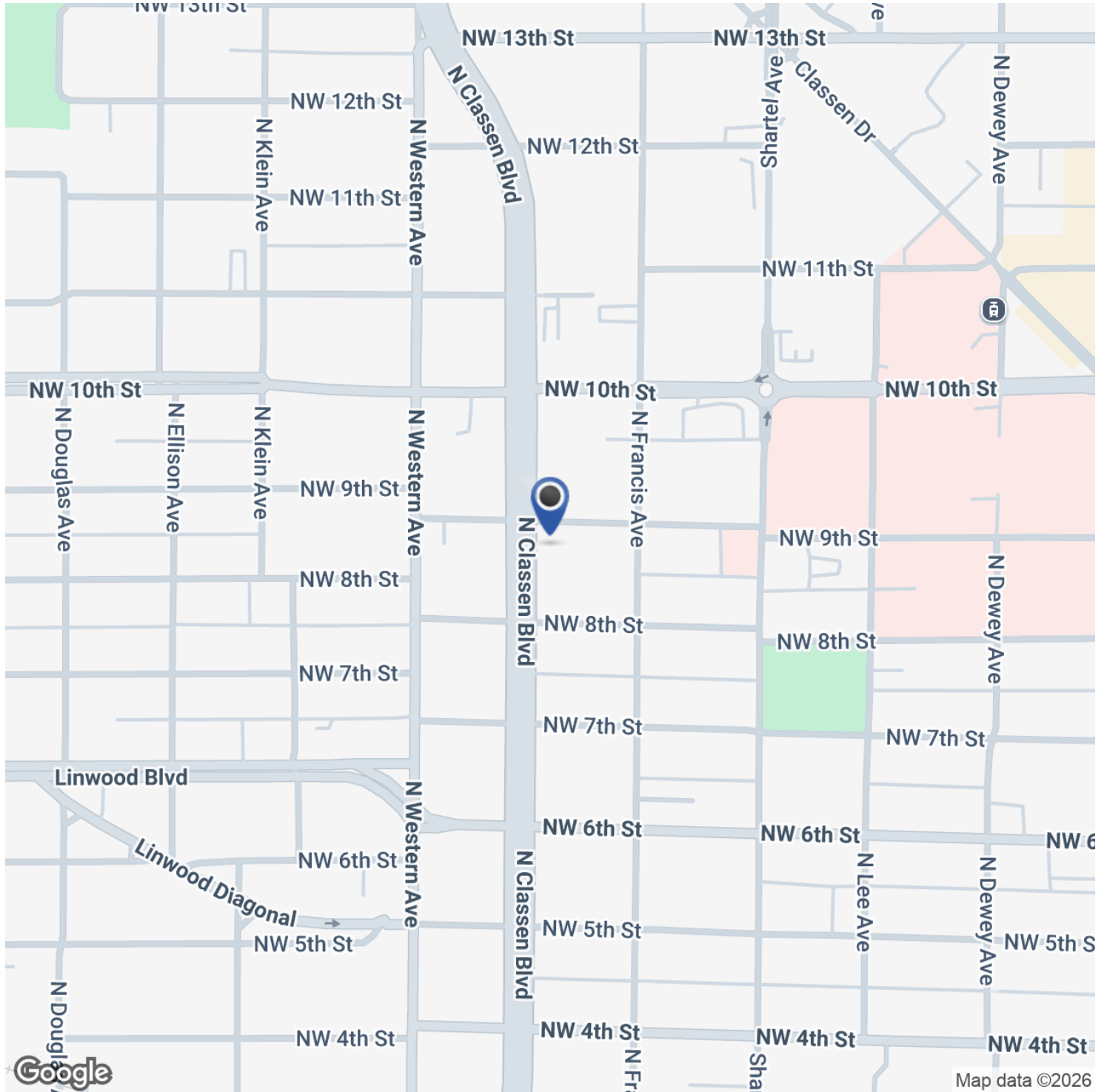
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SITE PLANS



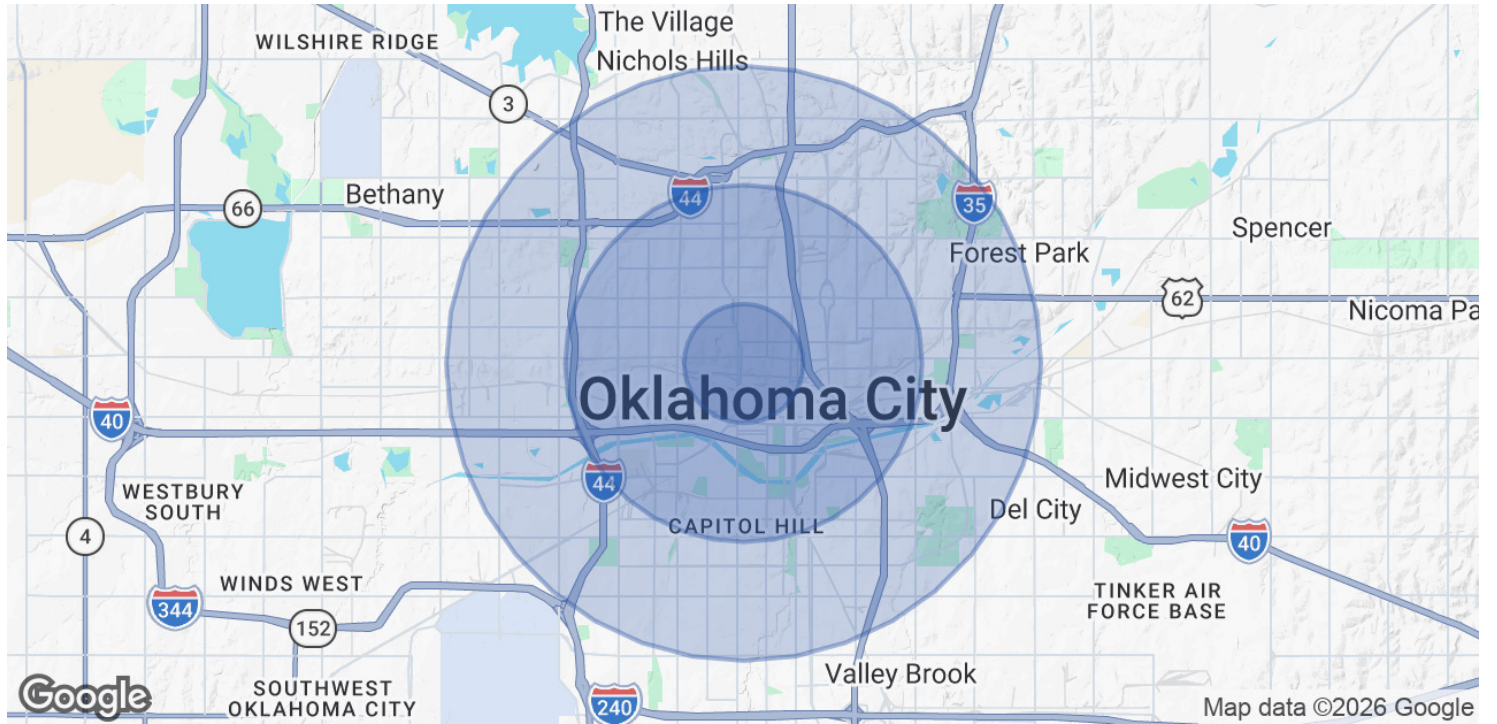
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,864	79,774	222,724
Average Age	37	37	37
Average Age (Male)	38	37	36
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,517	34,803	90,096
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$81,277	\$70,322	\$65,105
Average House Value	\$370,649	\$253,943	\$209,091

Demographics data derived from AlphaMap

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