

# SHARTEL PROFESSIONAL BUILDING

1329 N. Classen Drive, Oklahoma City, OK 73103



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	5,162 SF
<b>Lease Rate:</b>	\$17.00 SF/yr (NNN)
<b>Lot Size:</b>	0.45 Acres
<b>Building Size:</b>	5,162 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1935
<b>Renovated:</b>	2009
<b>Zoning:</b>	DTD-1
<b>Market:</b>	CBD
<b>Sub Market:</b>	Midtown
<b>Cross Streets:</b>	Classen Drive and Shartel Avenue

## PROPERTY OVERVIEW

This meticulously converted colonial mansion affords a unique opportunity to office in the dynamic Midtown District. Luxurious finishes, multiple conference rooms, executive and conventional sized offices, and free surface parking along with a dramatic street presence makes this a one of a kind opportunity. Just south of historic Heritage Hills this workplace is an ideal setting for a oil and gas company, tech firm, law offices or insurance agency.

## LOCATION OVERVIEW

The totally remodeled colonial style office conversion is located on the corner of N. Shartel, N. Classen Drive and NW 13th Street. Positioned right in the heart of Midtown and just to the north of the SOSA District, this single tenant conversion affords ease of access to I-235 and I-40. One to two blocks east is a trolley stop along with access to multiple fine dining, craft beer and casual food locations.

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# SINGLE OCCUPANT

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	203,296
Population Density	203,296
Median Age	33.7
Median Age (Male)	33.1
Median Age (Female)	34.3
Total Households	81,381
# of Persons Per HH	2.5
Average HH Income	\$47,048
Average House Value	\$153,713

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