

# Free Standing Office or Medical Building

4115 N. Classen Boulevard Oklahoma City, OK 73102



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	3,432 SF
<b>Lease Rate:</b>	\$14.75 SF/yr (NNN)
<b>Lot Size:</b>	0.36 Acres
<b>Year Built:</b>	1968
<b>Building Size:</b>	3,432 SF
<b>Building Class:</b>	B
<b>Market:</b>	Classen Corridor

FOR MORE INFORMATION, CONTACT

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## PROPERTY OVERVIEW

Blending the dramatic presence of a classic mid-century modern exterior and the comfort of a traditional medical office this pristine building is a move-in ready gem. The building features a corner location, plenty of surface parking and the opportunity for a dramatic monument sign.

\*CONVENIENT LOCATION

\*DRIVE UP FREE SURFACE PARKING

\*CORNER LOCATION WITH EASY ACCESS

## LOCATION OVERVIEW

This central north side stand alone building is easily accessible from NW Expressway, I-235, I-244 and the central business district. Access to the building is effortless to the corner of 42nd and Classen location which features a beautifully landscaped median with wide lanes and easy turning.

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