



**OFFICE BUILDING NOW AVAILABLE**

<b>Lease Price:</b>	\$17.50 NNN
<b>Type Of Lease:</b>	Modified Gross Lease
<b>Building Size:</b>	6,184 SF
<b>Available Space</b>	2,218 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1980
<b>Zoning:</b>	O-2

**PROPERTY OVERVIEW**

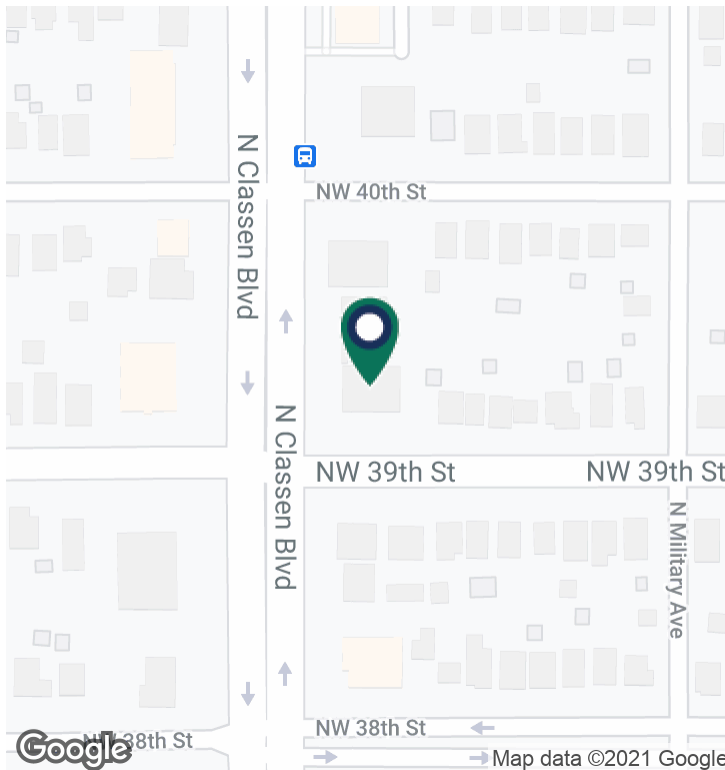
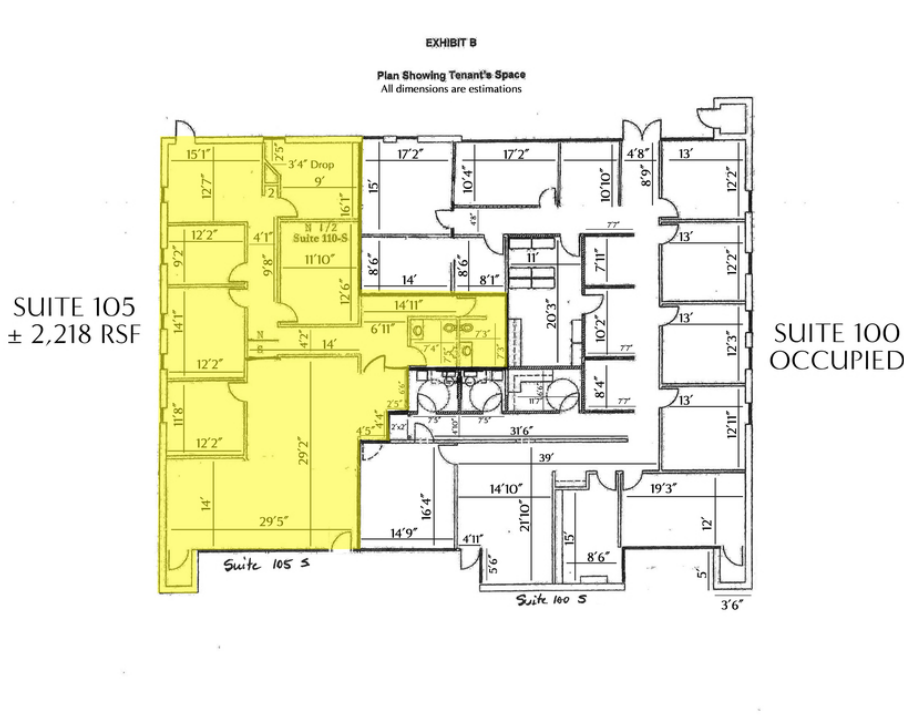
This is a single story office building on a great corner with exposure in a quickly redeveloping area. Currently divided into two suites with high ceilings throughout. Building is in "like new" condition. Available Suite has ADA sized and equipped restrooms. Fully carpeted, new roof approximately two years ago. All new HVAC in 2020. Existing Tenant will move or downsize to accommodate new tenant requirements. NO DISPENSARIES.

**LOCATION OVERVIEW**

B Located on the northeast corner of N. Classen Boulevard and NW 39th Street. This is a great location with excellent exposure and easy access to all parts of the metro. Numerous buildings in the area are undergoing or have undergone major renovations. Close to Downtown, the courthouses, Midtown, Paseo and Western Avenue venues. Great access to the Penn Square area and Nichols Hills, Crown Heights and Putnam Heights.

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

Total Population	196,876
Population Density	196,876
Median Age	35.9
Median Age (Male)	34.3
Median Age (Female)	36.8
Total Households	84,340
# of Persons Per HH	2.3
Average HH Income	\$54,580
Average House Value	\$162,193

**TRAFFIC COUNTS (per ACOG)**

Address	Direction	#
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