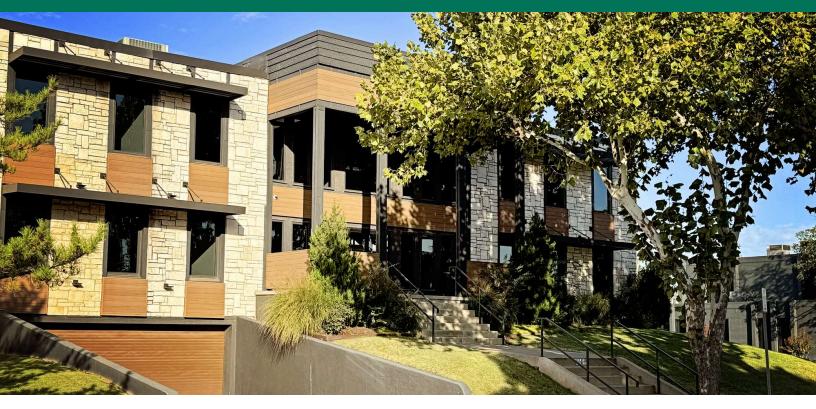
PRICE EDWARDS AND CO.



4335 N CLASSEN BLVD

OKLAHOMA CITY, OK 73118



PROPERTY DESCRIPTION

4335 N Classen is the nicest multi-tenant building along the Classen Corridor. The building features completely updated common areas and abundant surface and garage parking. The owners of the building are also occupants; assuring the building is properly maintained.

LOCATION DESCRIPTION

Located in the increasingly popular Midtown area, the building is a short drive to numerous restaurants and shops along Classen and Western Avenue, and at Clasen Curve, Penn Square and the new Oak development. The building is just a 5-10 minutes' drive from Nichols Hills, Crown Heights and Heritage Hills neighborhoods.

OFFERING SUMMARY

Available SF:	3,834 SF
Lease Rate:	18.50 SF/yr Full Service
Building Size:	9,600 SF
Parking:	Free surface at rear of building and garage parking in lower level
Year Built:	1971
Year Renovated:	2019

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ctucker@priceedwards.com 0: 405.239.1202 C: 405.641.3218

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SUITE 200 3,834 RSF







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