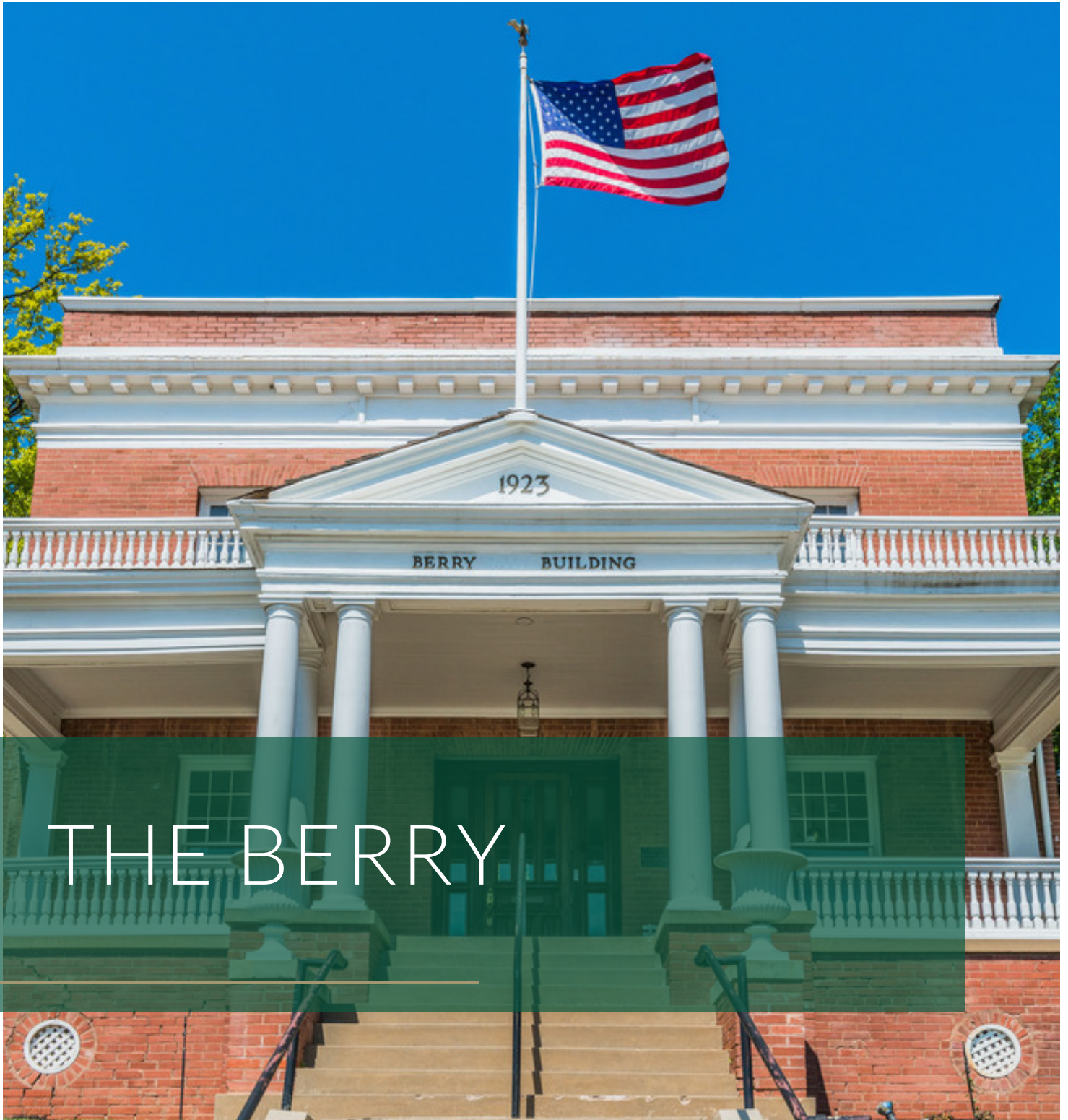


OFFICE BUILDING FOR LEASE

1923 N Classen Blvd., Oklahoma City



THE BERRY

ALLISON BARTA BAILEY

Price Edwards - Urban

405.239.1245

abailey@priceedwards.com

OFFICE NOW AVAILABLE

The Berry, 1923 N Classen Blvd.



OFFERING SUMMARY

Available SF:	3,240 SF
Lease Rate:	\$18.00 SF/yr (MG)
Tenant Responsible For:	Utilities, janitorial
Year Built:	1906
Building Size:	3,240
Renovated:	2019
Market:	NW OKC

PROPERTY OVERVIEW

Originally the US Weather Bureau Building, The Berry is under new ownership and remodeled for an office tenant.

Floor plan is conducive for a tenant that needs private offices.

PROPERTY HIGHLIGHTS

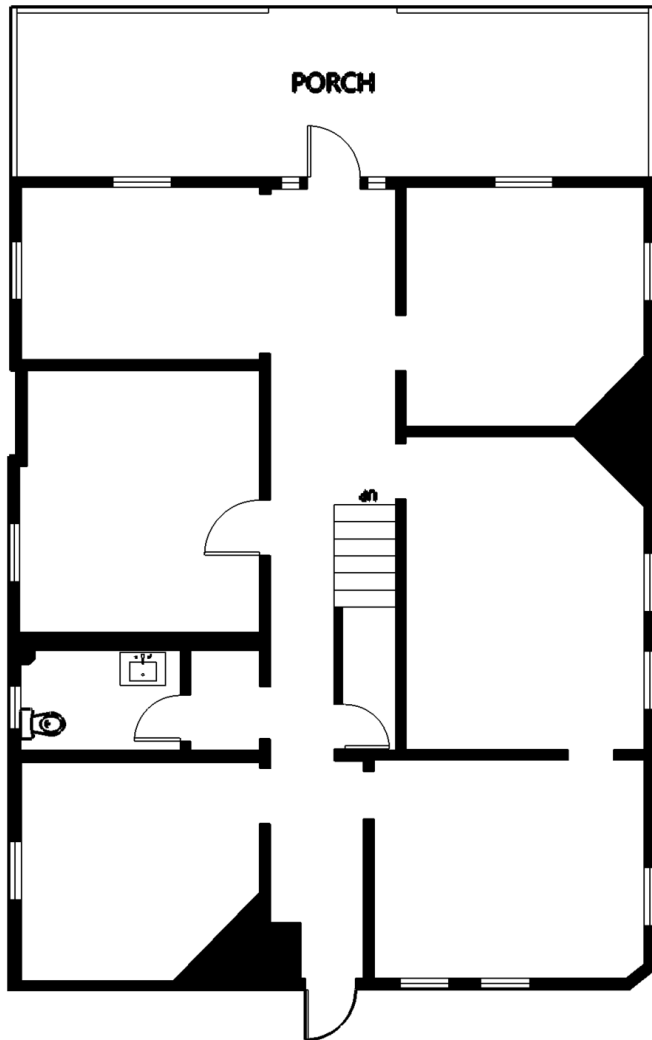
- Prominent sign opportunity available on Classen Blvd, approx. 25,000 cars/day
- Dedicated parking lot with additional street parking available on two sides
- Fresh paint and carpet with historic details throughout
- Layout includes 10 private offices and reception
- 5 minutes from downtown with easy access from I-40 or I-235
- Many grocery, food and beverage and services nearby, including Cafe Antigua, Homeland, The Plaza District, The Asian District, Walgreens and CVS.

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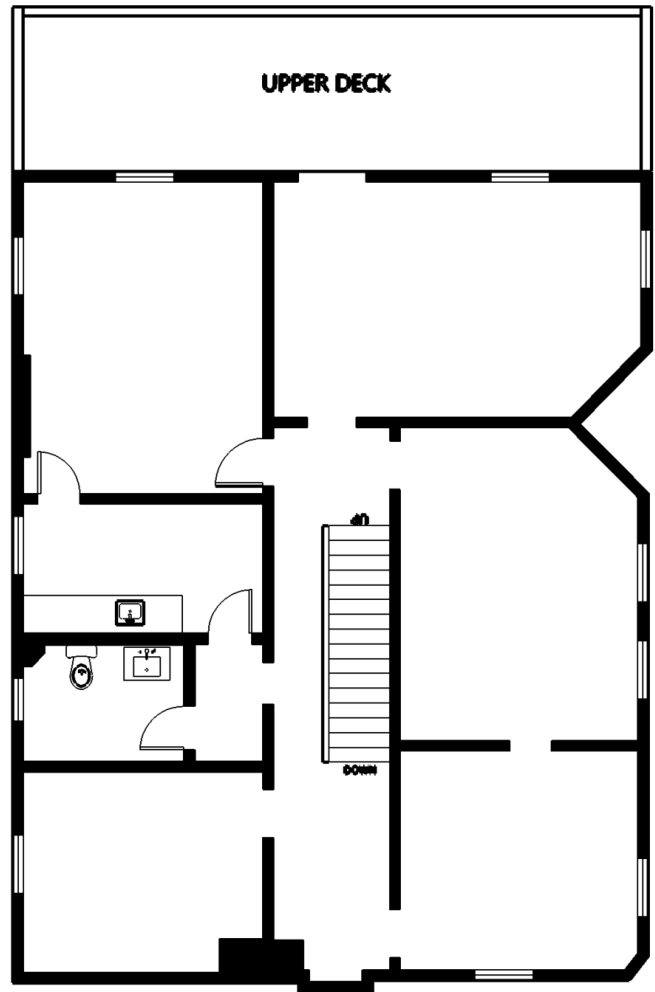
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Floor Plans



FLOOR 1



FLOOR 2

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Additional Photos



Executive Office with bird's-eye view of Downtown Oklahoma City.



Front Porch facing Classen Blvd.



Private Parking Lot behind The Berry.

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.