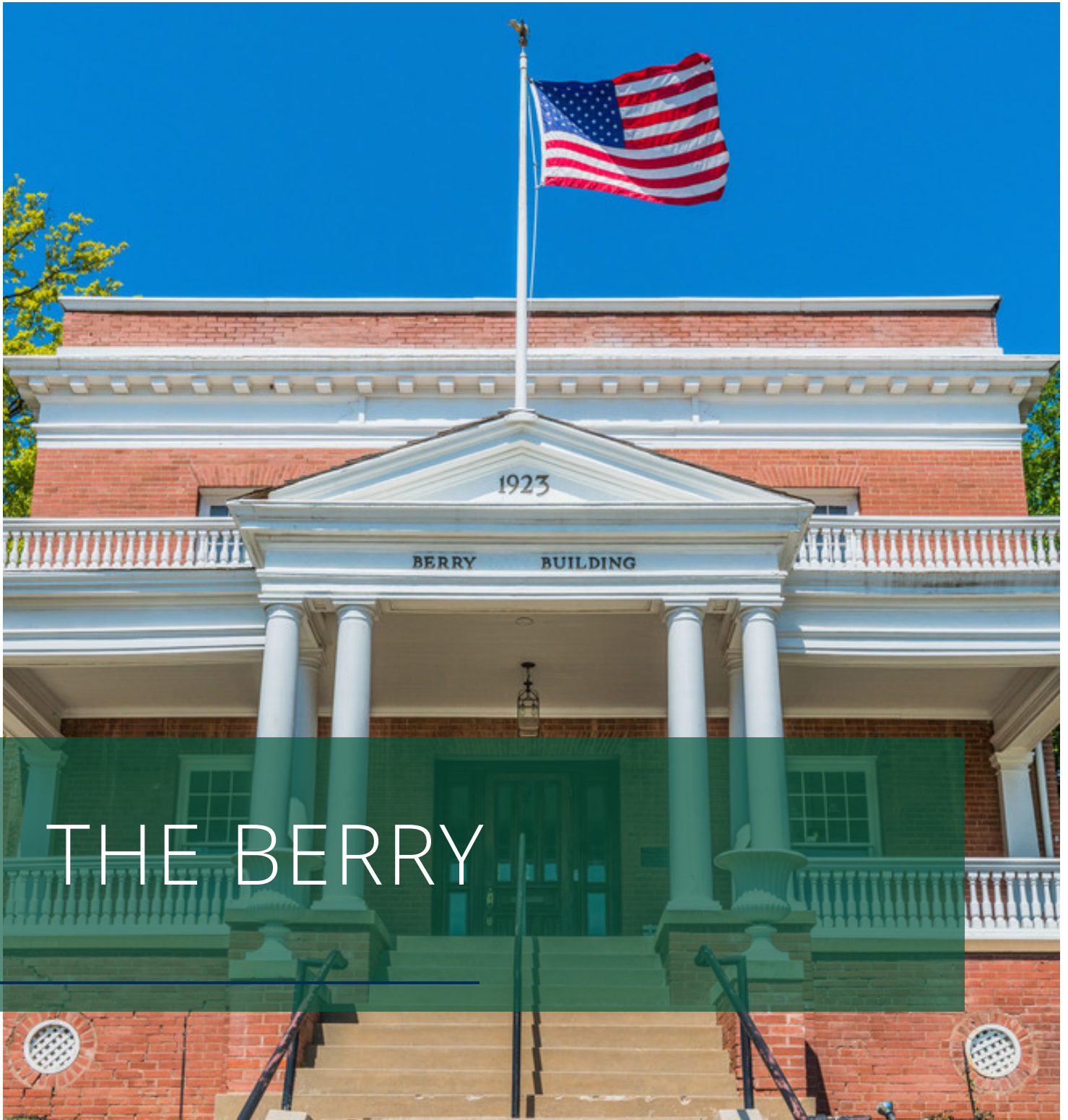


OFFICE SPACE FOR LEASE

1923 N Classen Blvd., Oklahoma City



THE BERRY

ALLISON BARTA BAILEY

Price Edwards - Urban

405.239.1245

abailev@pricedwards.com

Office Now available

1923 N Classen Blvd, Oklahoma City, OK 73106



OFFERING SUMMARY

Available SF:	300 - 1,620 SF
Lease Rate:	Negotiable
Tenant Responsible For:	Utilities, janitorial
Year Built:	1906
Building Size:	3,240
Renovated:	2019
Market:	NW OKC

PROPERTY OVERVIEW

The Berry is an ideal combination of historic details and convenience. Month to month executive suites available on the 1st floor for tenant that want a flexible, full-service office to operate in. Private parking lot and sign opportunity available. Access to full kitchen, reception and meeting room for 1st floor tenants.

2nd floor - fully leased

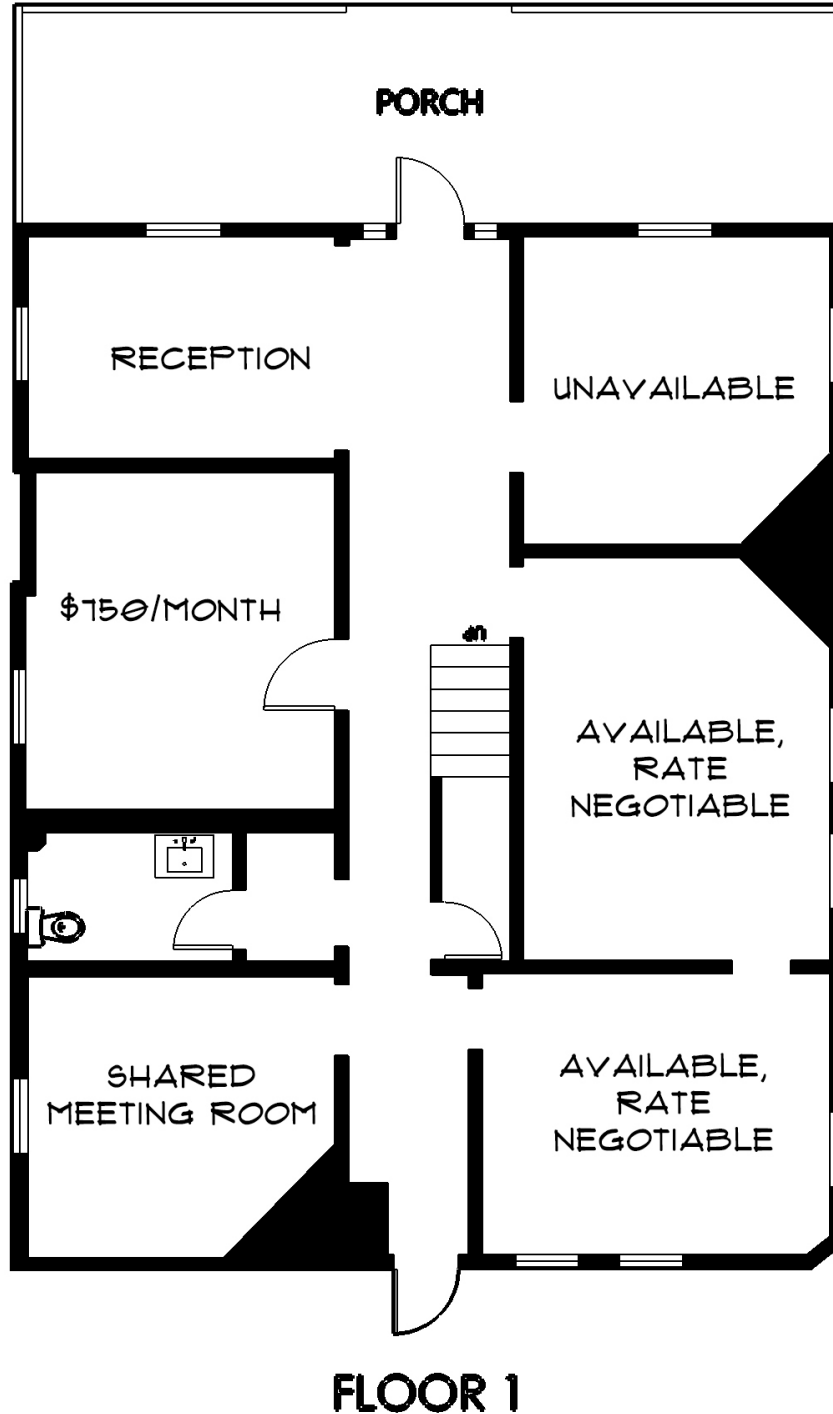
PROPERTY HIGHLIGHTS

- 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
- 2nd floor is fully leased. 1st floor includes 4 private offices, reception and meeting room.
- 5 minutes from downtown with easy access from I-40 or I-235
- Grocery, food and beverage and services nearby, including Cafe Antigua, Homeland, The Plaza District, The Asian District, Walgreens and CVS.

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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.