

# Raindrop Office Building For Sale

4444 N Classen Blvd Oklahoma City, OK 73118



**4444 N Classen Blvd**

Oklahoma City, Oklahoma

**CORDELL C. BROWN, CCIM, CIPS**  
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# Raindrop Foundation Office Building

4444 N Classen Blvd, Oklahoma City, OK 73118



Sale Price	<b>\$1,290,000</b>
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## OFFERING SUMMARY

Building Size:	10,700 SF
Lot Size:	17,000 SF
Price / SF:	\$120.56
Zoning:	O-2 with CBO Overlay

## PROPERTY OVERVIEW

The Raindrop Foundation Office building is a 10,700 SF office building built in 1969 and renovated in 2011. The building offers 2 large conference rooms with Video projectors and screens, 12 offices, 2 large kitchens, IT Room, Multiple storage rooms, 6 restrooms, 4 showers, and 44 parking spaces. The building was constructed on stilts and has 40 covered parking spaces with 4 surface level parking spaces off Classen at the Main entrance.

## PROPERTY HIGHLIGHTS

- Size: 10,700 SF
- 44 Parking spaces (40 covered, 4 surface)
- 2 kitchens
- 2 large conference rooms with Video projection
- Washer and Dryer hook up
- IT Room
- Lots of Storage
- 6 restrooms, 4 with showers

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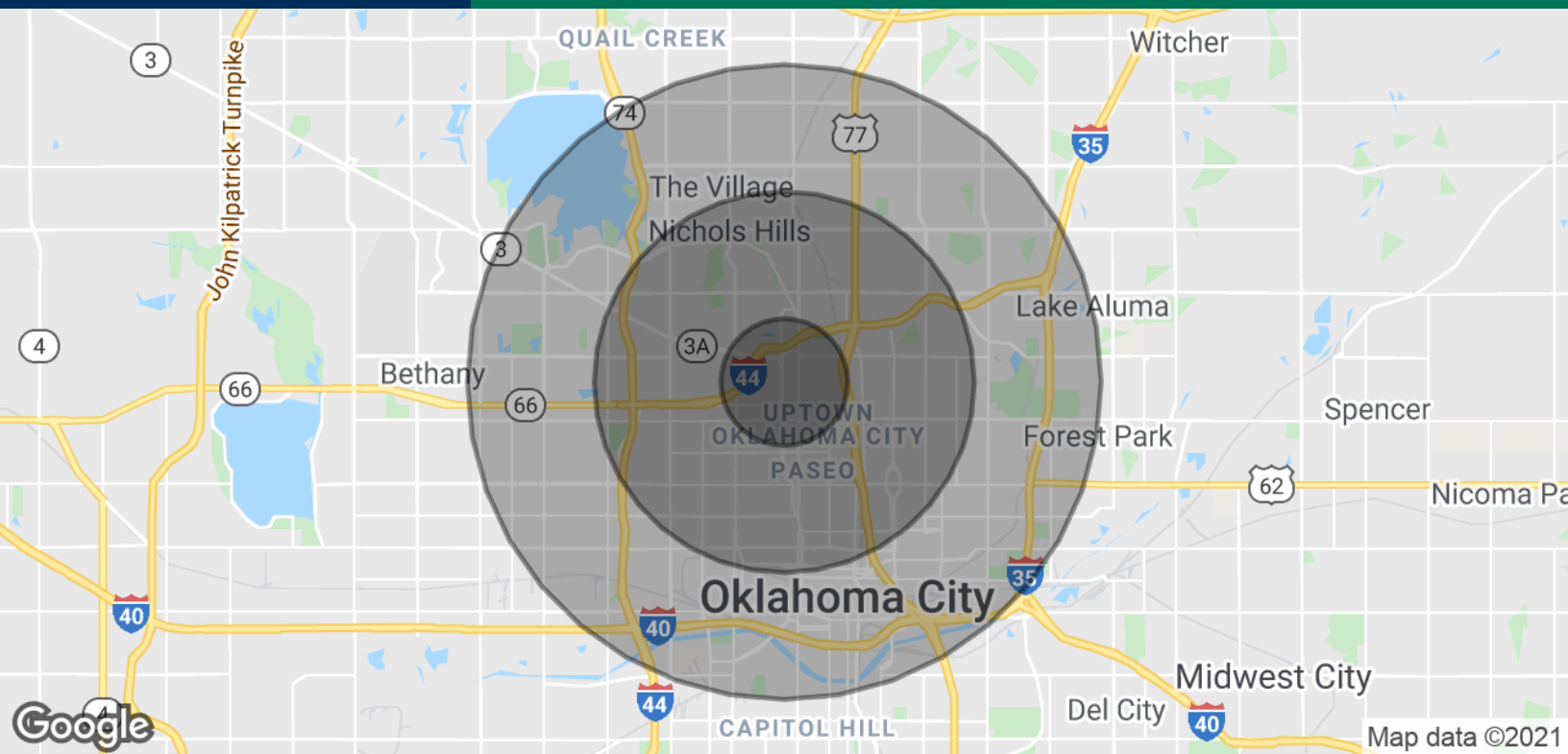
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,660	85,882	194,083
Average age	35.3	36.1	36.2
Average age (Male)	34.6	34.9	34.5
Average age (Female)	35.9	36.9	37.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,995	38,503	83,949
# of persons per HH	2.1	2.2	2.3
Average HH income	\$60,580	\$62,752	\$55,409
Average house value	\$157,594	\$216,061	\$161,029

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

N Classen Blvd	North	28,533
N Classen Blvd	South	32,302
10072021		

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