

5619 N. CLASSEN BLVD.

OKLAHOMA CITY, OK 73118



## PROPERTY HIGHLIGHTS

- Total of 23 private offices (22 along window line)
- Executive office with private bathroom and breakroom
- Executive lounge with fireplace
- 1st and 2nd floor break areas
- Covered parking with direct access to building
- High-density file storage system
- Back-up generator
- Approximately 90 parking spaces
- Owner willing to consider a sale leaseback of 2nd floor

## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,300,000
<b>Lot Size:</b>	1.12 Acres
<b>Building Size:</b>	12,098 SF
<b>Year Built:</b>	2008
<b>Floors:</b>	2

### TRE DUPUY

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810

### IAN SELF

iself@priceedwards.com  
O: 405.239.1271

5619 N. CLASSEN BLVD.

OKLAHOMA CITY, OK 73118



## TRE DUPUY

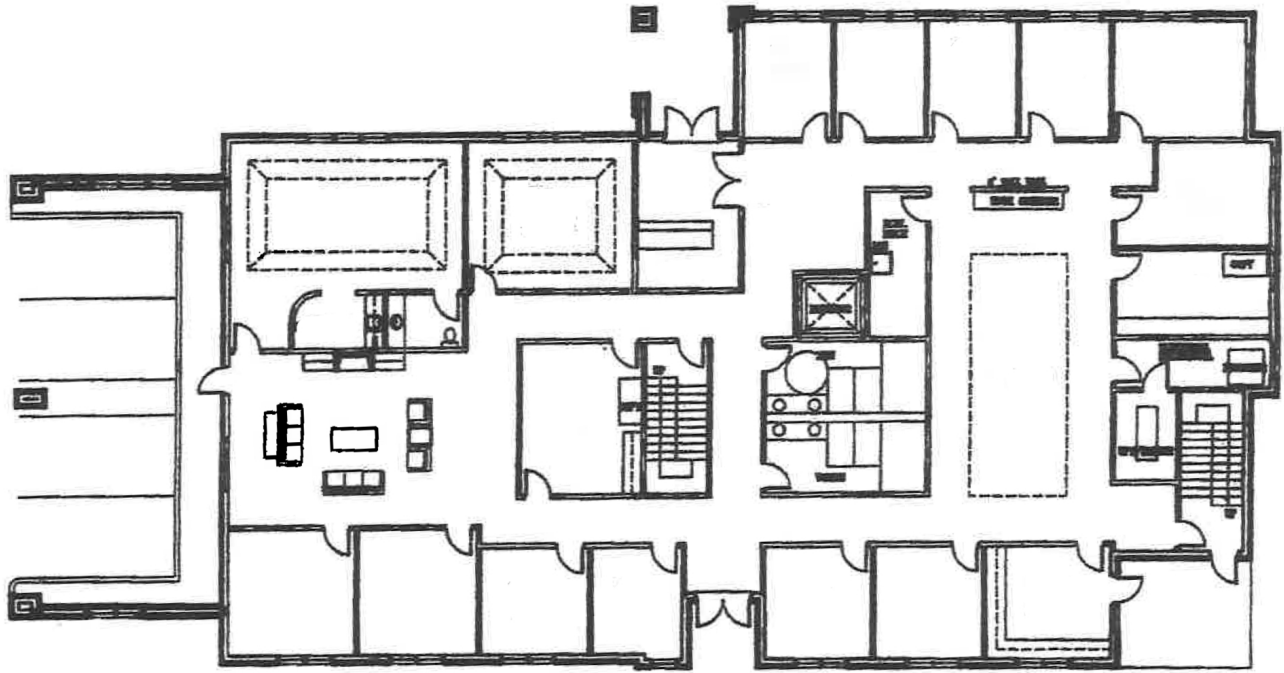
tdupuy@pricedwards.com  
O: 405.239.1210 C: 405.412.3810

## IAN SELF

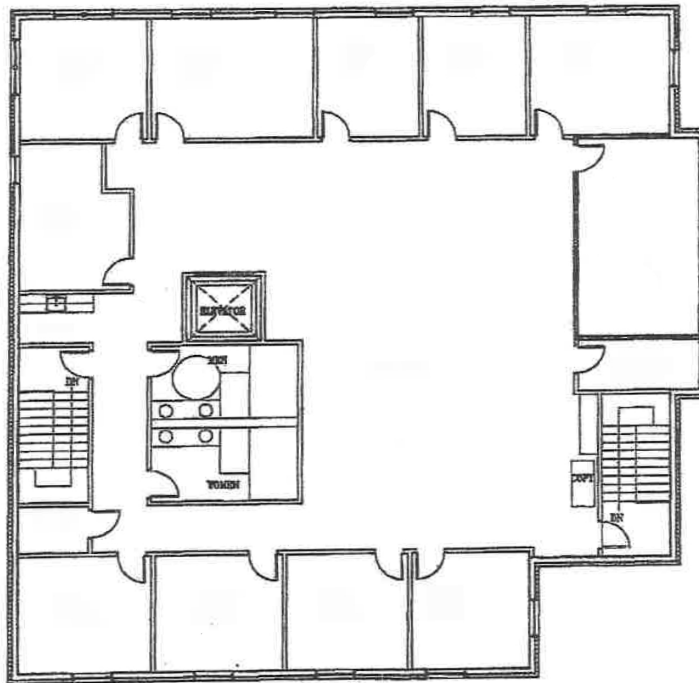
iself@pricedwards.com  
O: 405.239.1271

5619 N. CLASSEN BLVD.

OKLAHOMA CITY, OK 73118



First Floor - 7,465 SF



Second Floor - 4,633

## TRE DUPUY

tdupuy@pricedwards.com  
O: 405.239.1210 C: 405.412.3810

## IAN SELF

iself@pricedwards.com  
O: 405.239.1271

5619 N. CLASSEN BLVD.

OKLAHOMA CITY, OK 73118



## TRE DUPUY

tdupuy@pricedwards.com  
O: 405.239.1210 C: 405.412.3810

## IAN SELF

iself@pricedwards.com  
O: 405.239.1271