



OFFERING SUMMARY

Sale Price:	\$1,800,000
NOI:	\$29,301
Available SF:	1,200 SF
Lot Size:	1.04 Acres
Year Built:	1978
Building Size:	20,551
Zoning:	O-2 with a CBO Overlay
Market:	North
Traffic Count:	33,479
Price / SF:	\$87.59

PROPERTY OVERVIEW

Rare income producing atrium styled building close to downtown. Below market rents, short-term leases currently in place. Opportunities for a value add or, owner/occupant. Some covered parking available along with covered balconies on the south side of the building.

PROPERTY HIGHLIGHTS

- Lush, mature flora and fauna in the atrium
- Views of the City skyline and Memorial Park
- Close proximity to downtown, without the parking and traffic headaches
- Quick and easy access to casual dining, fast foods and Asian District cuisine

C. DEREK JAMES
405.239.1206
djames@priceedwards.com
priceedwards.com

Atrium Building

3601 N. Classen Boulevard. Oklahoma City, OK 73118



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