



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	6,548 SF MOL
<b>Sale Price:</b>	\$1,650,000
<b>Lot Size:</b>	0.45 Acres
<b>Building Size:</b>	6,548 SF
<b>Year Built:</b>	1935
<b>Renovated:</b>	2009
<b>Zoning:</b>	DTD-1
<b>Market:</b>	CBD
<b>Sub Market:</b>	Midtown
<b>Cross Streets:</b>	Classen Drive and Shartel Avenue
<b>Price / SF:</b>	\$251.99

## PROPERTY OVERVIEW

A rare opportunity to purchase a totally renovated office building sitting on a 0.45 acre plot of land on a hard corner in the Midtown District of Oklahoma City.

## PROPERTY HIGHLIGHTS

- Midtown sale or lease
- Dramatic street presence
- Free surface parking
- Income producing carriage house
- Completely remodeled
- Spacious private offices

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



# Shartel Professional Building

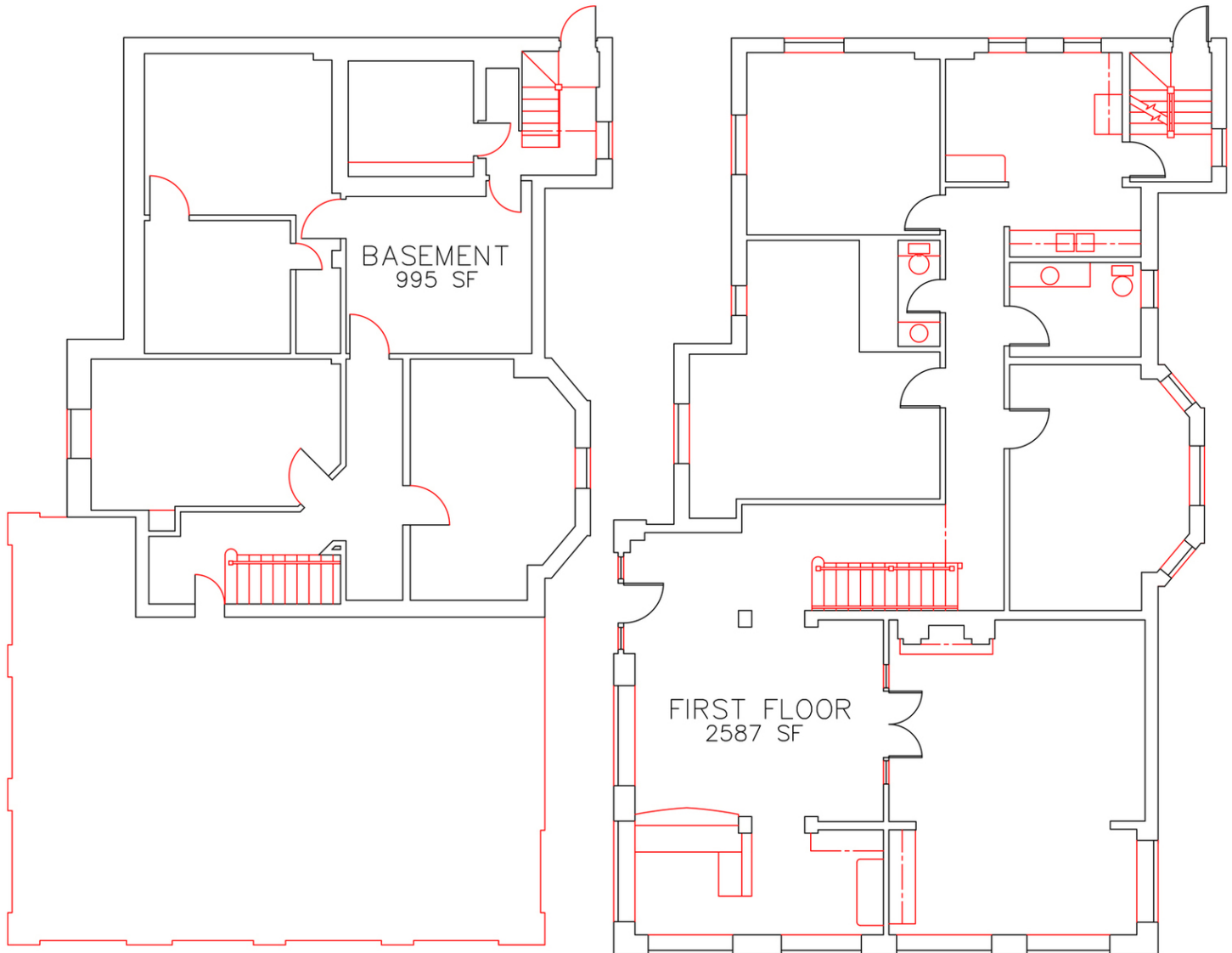
1329 N. Classen Drive . Oklahoma City, OK 73103



## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	203,296
Population Density	203,296
Median Age	33.7
Median Age (Male)	33.1
Median Age (Female)	34.3
Total Households	81,381
# of Persons Per HH	2.5
Average HH Income	\$47,048
Average House Value	\$153,713

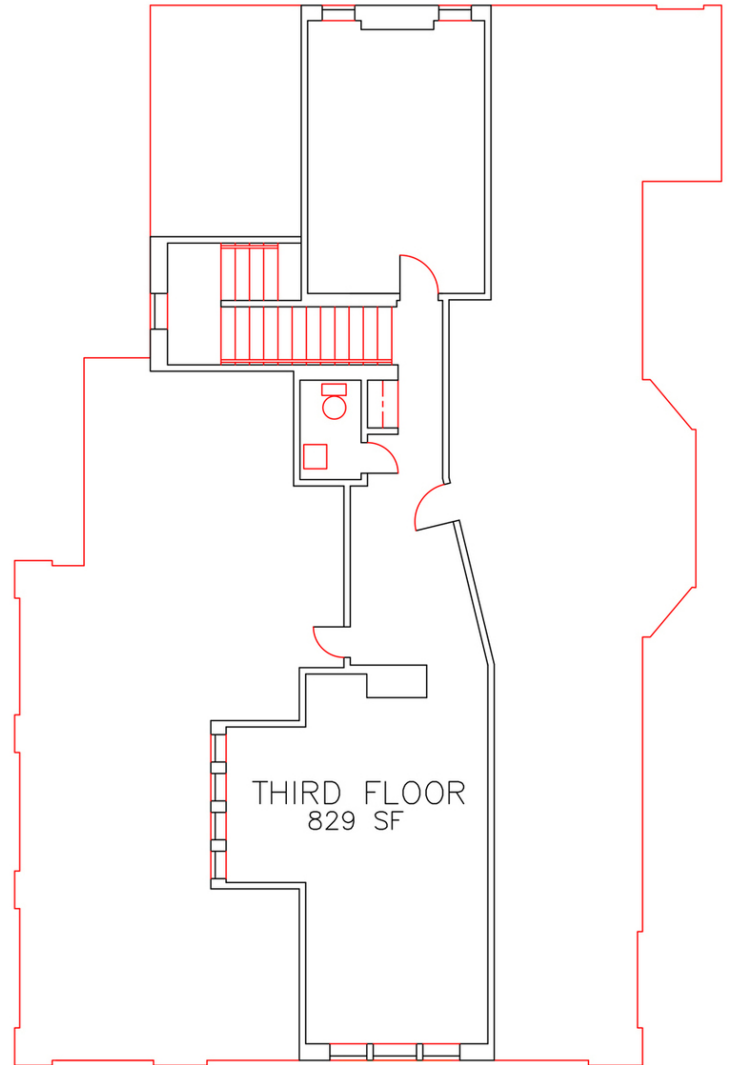
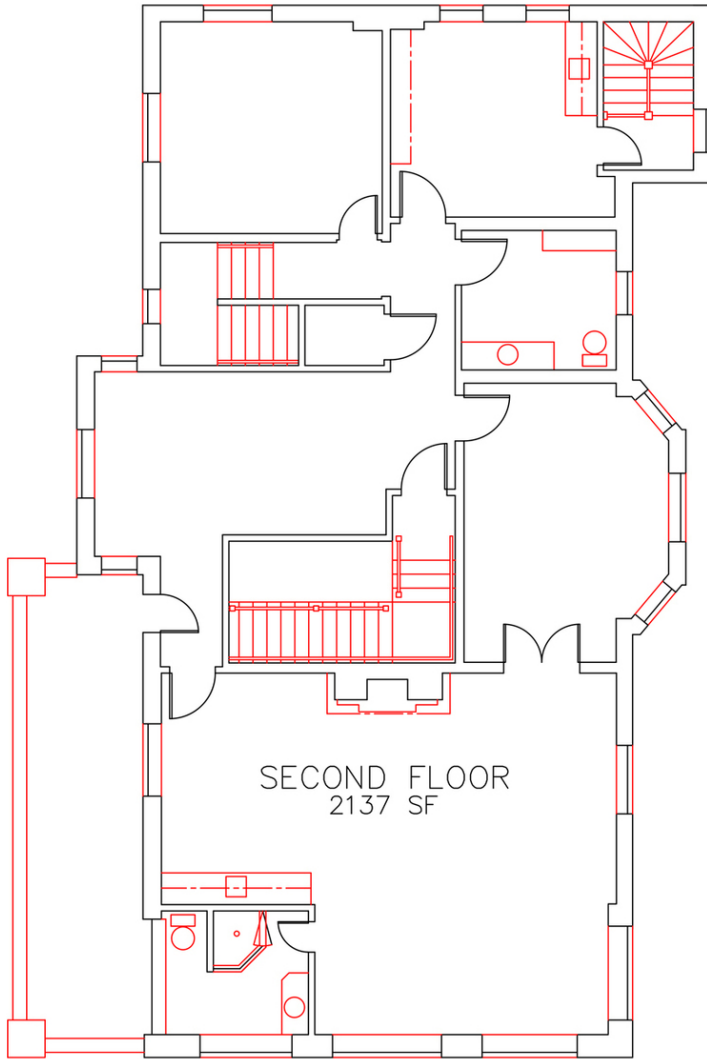
**C. DEREK JAMES**  
405.239.1206  
djames@priceedwards.com  
priceedwards.com



1329 CLASSEN DRIVE  
**Basement**

1329 CLASSEN DRIVE  
**First Floor**

**C. DEREK JAMES**  
405.239.1206  
djames@pricedwards.com  
pricedwards.com



1329 CLASSEN DRIVE

## Second Floor



1329 CLASSEN DRIVE

## Third Floor

**C. DEREK JAMES**  
405.239.1206  
djames@pricedwards.com  
pricedwards.com