



Classen Park One & Two 3700-3800 N. Classen Boulevard Oklahoma City, Oklahoma 73118

PROPERTY HIGHLIGHTS

- 2 Story Office Buildings with a Concourse Level
- 91% Occupancy
- Flat Roof with a TPO Roof System (2010)
- Common Areas & Lobbies have been Updated to Include Art & Furniture
- In Building Office Storage Space Available
- Fiber Optics to Building
- Exterior Landscaping

**FOR FULL MARKETING BROCHURE
CONTACT BOB & AMANDA SULLIVAN**



TOTAL SF	Approximately 92,000 SF
ZONING	O-2 General Office
GENERAL USE	Office
TAXES	\$26,570.37 \$27,155.26
BUILT	1980 & 1982

www.naisullivangroup.com

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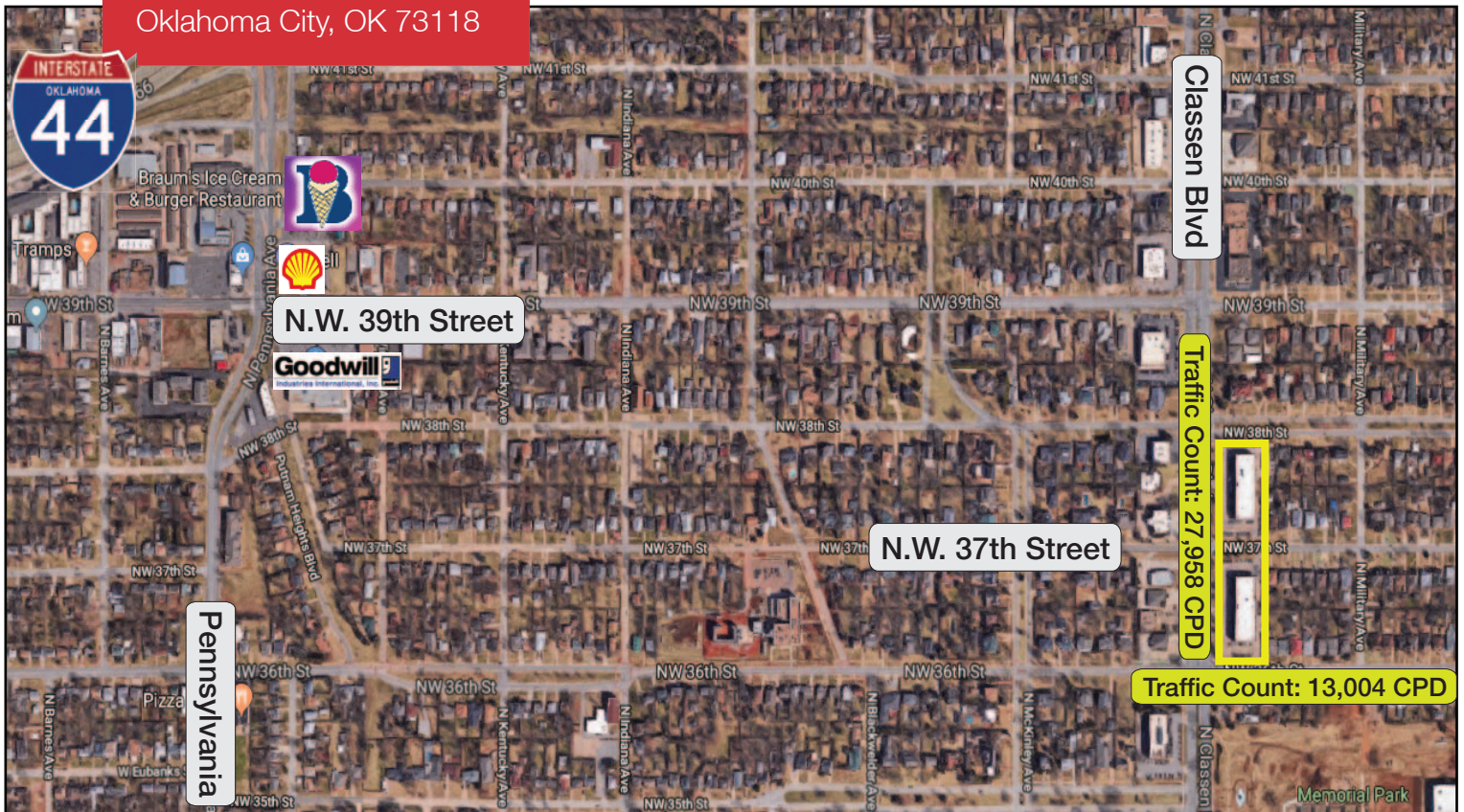
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Oklahoma City, Oklahoma 73116

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3700-3800 N. Classen Blvd
Oklahoma City, OK 73118



DEMOGRAPHICS

Population		
1 Mile: 14,781	3 Mile: 91,189	5 Mile: 200,095
Average Household Income		
1 Mile: \$45,130	3 Mile: \$44,089	5 Mile: \$41,209
Total Households		
1 Mile: 6,493	3 Mile: 40,333	5 Mile: 84,565

LOCATION HIGHLIGHTS

- Dimensions: Irregular
- Frontage: 800' on Classen Boulevard
- Centrally Located by I-44 & I-235
- Close to Midtown, the Plaza District & The Paseo District
- Numerous Restaurants & Banks in the Area
- Located in the OKC Beautiful Area
- Close by Popular Shopping Venues such as Classen Curve, Penn Square Mall & Belle Isle

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