2817 N. Classen Boulevard
Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS
- Frontage Along Classen Boulevard
- Cross Parking Available
- Co-Tenant: Bona Vision
- Pylon Sign Available
- Close Proximity to I-35

SUITES AVAILABLE
- Suite A: 1,500 SF (Retail)
- Suite B: 1,500 SF (Office)
Suites Can Be Combined for 3,000 SF

TOTAL SF | 6,560 SF MOL
VACANT SF | 3,000 SF MOL
ZONING | NB
BUILT | 1955

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4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

Retail/Office Space For Lease
1,500 SF-3,000 SF

Retail Lease Price: $12.00/SF NNN
Office Lease Price: $14.00/SF Modified Gross
**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>Average Household Income</th>
<th>Total Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile:</td>
<td>16,064</td>
<td>$46,763</td>
<td>6,918</td>
</tr>
<tr>
<td>3 Mile:</td>
<td>96,180</td>
<td>$44,860</td>
<td>43,442</td>
</tr>
<tr>
<td>5 Mile:</td>
<td>215,984</td>
<td>$40,777</td>
<td>89,873</td>
</tr>
</tbody>
</table>

**Traffic Count:**
- CPD: 26,906
- N.W. 23rd Street: 3,500
- N.W. 28th Street: 3,400

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