

CLASSEN WEST - BUILDING 5228 | FOR LEASE

5228 Classen Circle, Oklahoma City, OK 73118



OFFICE SPACE NOW AVAILABLE

Available SF:	11,043 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	11,043 SF
Building Class:	C
Year Built:	1947
Zoning:	Commercial
Sub Market:	North
Cross Streets:	Classen Circle & NW 51st St

Perfect location between Western Avenue District and Classen Curve with great Interstate 44 visibility.

Reasonable rent, easy access to Western, Classen and Interstate 44.

Near Penn Square Mall and many local shops.

120919

EV ERNST

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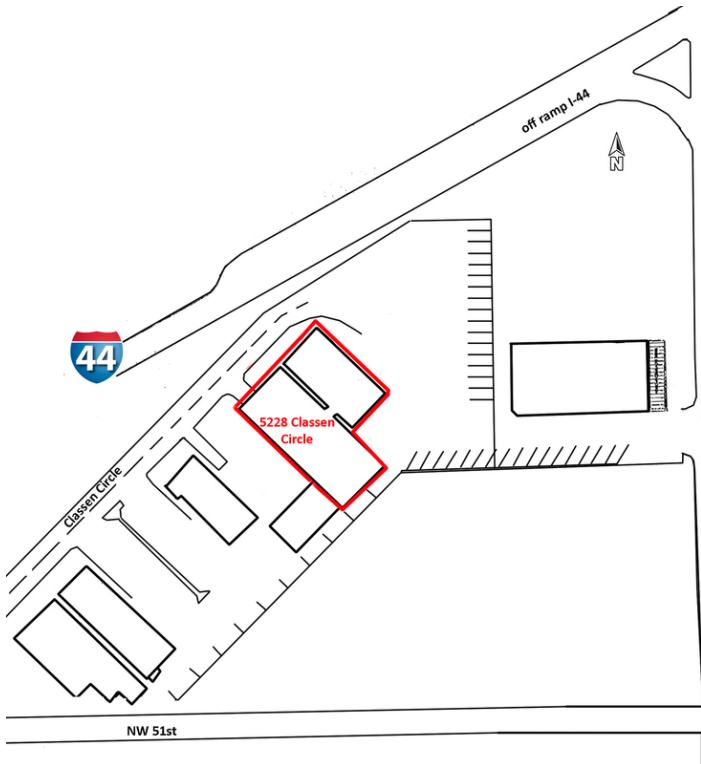
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	187,889
Population Density	187,889
Median Age	36.3
Median Age (Male)	34.5
Median Age (Female)	37.4
Total Households	81,784
# of Persons Per HH	2.3
Average HH Income	\$56,797
Average House Value	\$166,953

TRAFFIC COUNTS (per ACOG)

I-44	east	101,300
I-44	west	100,600
N Western	north	21,554
N Western	south	12,273

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