

SHARTEL PROFESSIONAL BUILDING

1329 N. Classen Drive, Oklahoma City, OK 73103



OFFICE SPACE NOW AVAILABLE

Available SF:	5,162 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	0.45 Acres
Building Size:	5,162 SF
Building Class:	B
Year Built:	1935
Renovated:	2009
Zoning:	DTD-1
Market:	CBD
Sub Market:	Midtown
Cross Streets:	Classen Drive and Shartel Avenue

PROPERTY OVERVIEW

This meticulously converted colonial mansion affords a unique opportunity to office in the dynamic Midtown District. Luxurious finishes, multiple conference rooms, executive and conventional sized offices, and free surface parking along with a dramatic street presence makes this a one of a kind opportunity. Just south of historic Heritage Hills this workplace is an ideal setting for a oil and gas company, tech firm, law offices or insurance agency.

LOCATION OVERVIEW

The totally remodeled colonial style office conversion is located on the corner of N. Shartel, N. Classen Drive and NW 13th Street. Positioned right in the heart of Midtown and just to the north of the SOSA District, this single tenant conversion affords ease of access to I-235 and I-40. One to two blocks east is a trolley stop along with access to multiple fine dining, craft beer and casual food locations.

C. DEREK JAMES

Broker, Associate
djames@priceedwards.com
405.239.1206
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

SINGLE OCCUPANT

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

Broker, Associate

djames@priceedwards.com

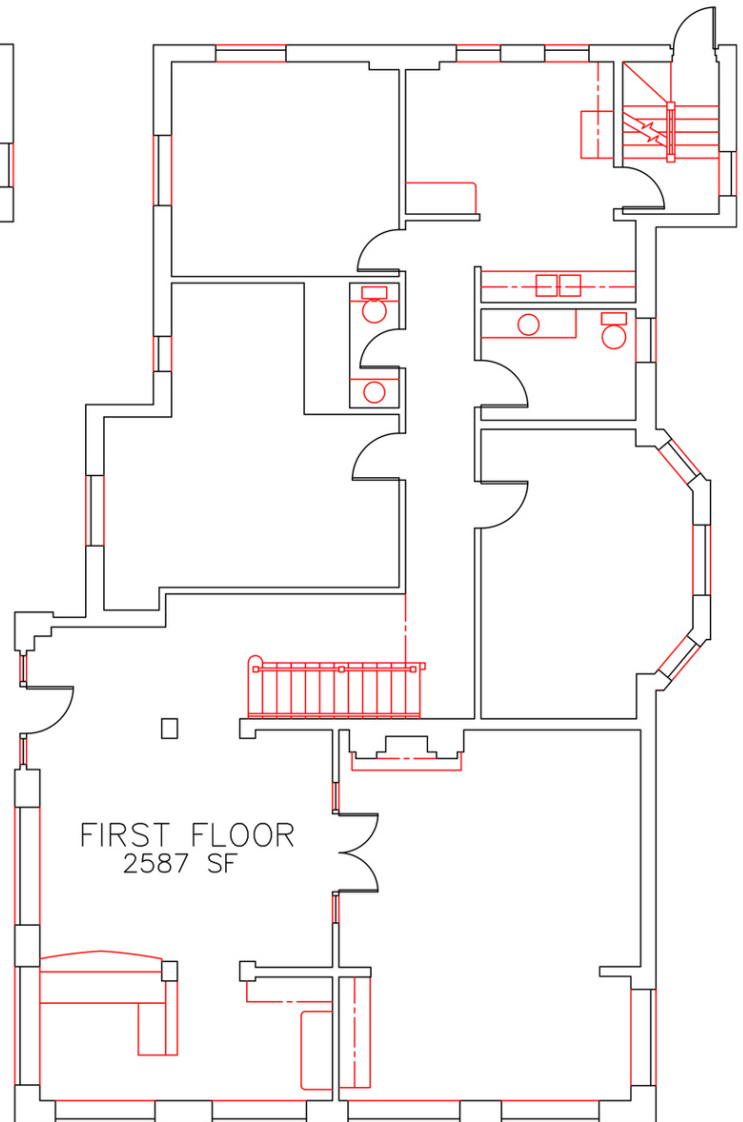
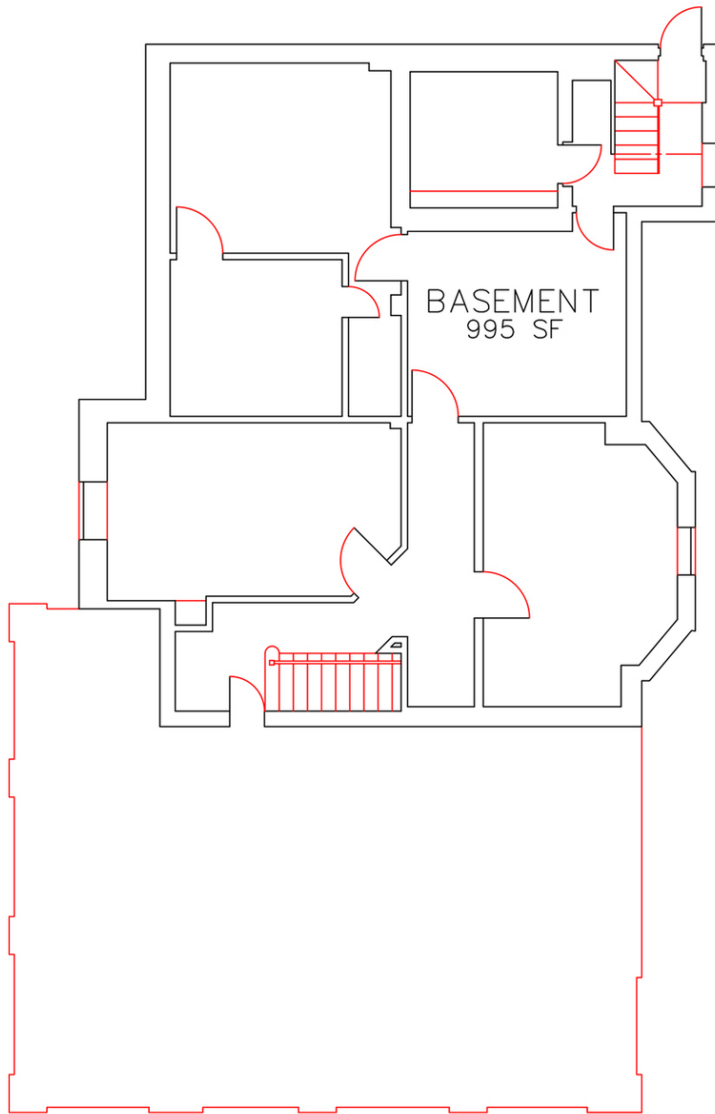
405.239.1206

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com

SHARTEL PROFESSIONAL BUILDING

1329 N. Classen Drive Oklahoma City, OK 73103



C. DEREK JAMES

Broker, Associate

djames@priceedwards.com

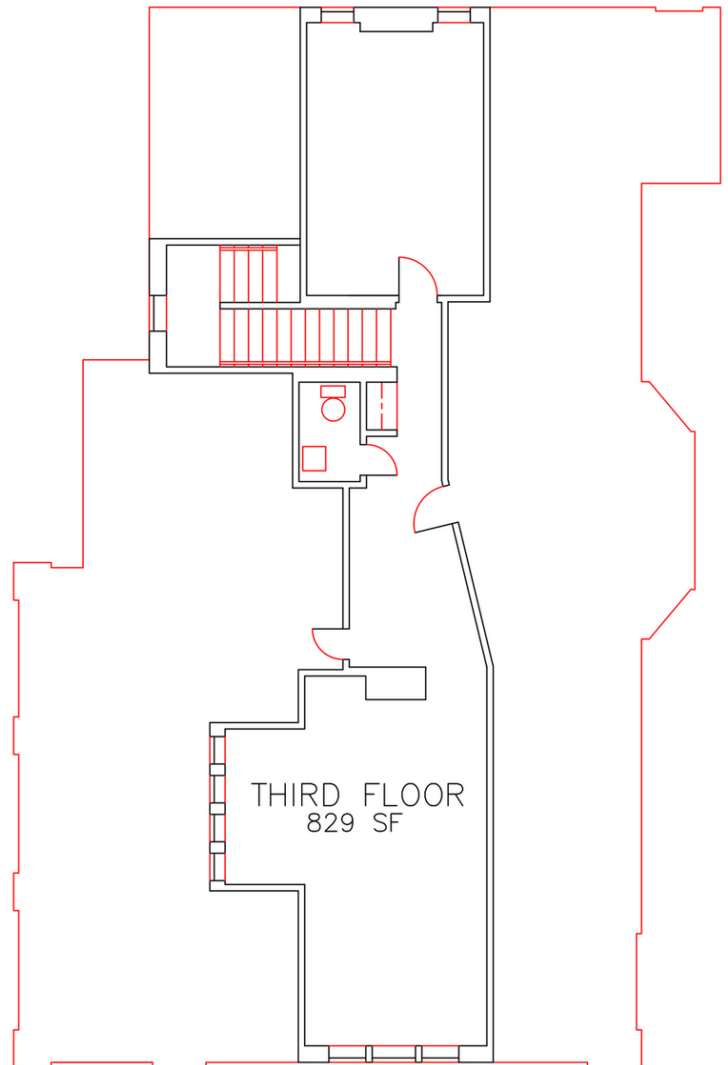
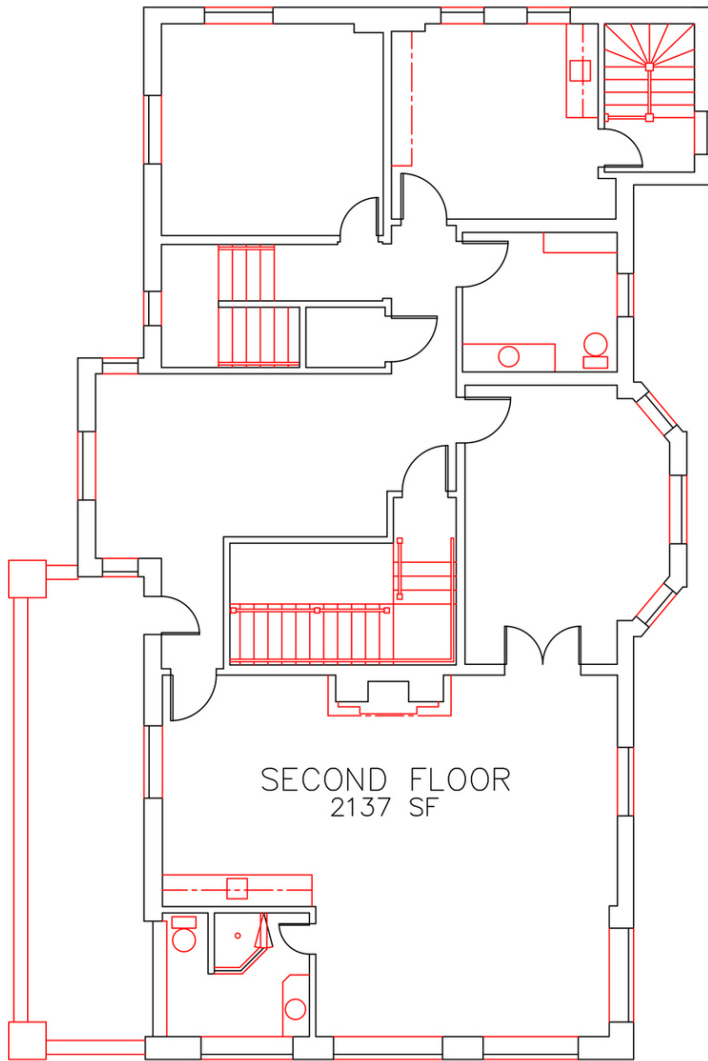
405.239.1206

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com

SHARTEL PROFESSIONAL BUILDING

1329 N. Classen Drive Oklahoma City, OK 73103



C. DEREK JAMES

Broker, Associate

djames@priceedwards.com

405.239.1206

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com