

# SHARTEL PROFESSIONAL BUILDING

1329 N. Classen Drive, Oklahoma City, OK 73103



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	6,548 SF
<b>Lease Rate:</b>	\$17.00 SF/yr (NNN)
<b>Lot Size:</b>	0.45 Acres
<b>Building Size:</b>	6,548 SF
<b>Building Class:</b>	B
<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

## 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 streetcar 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

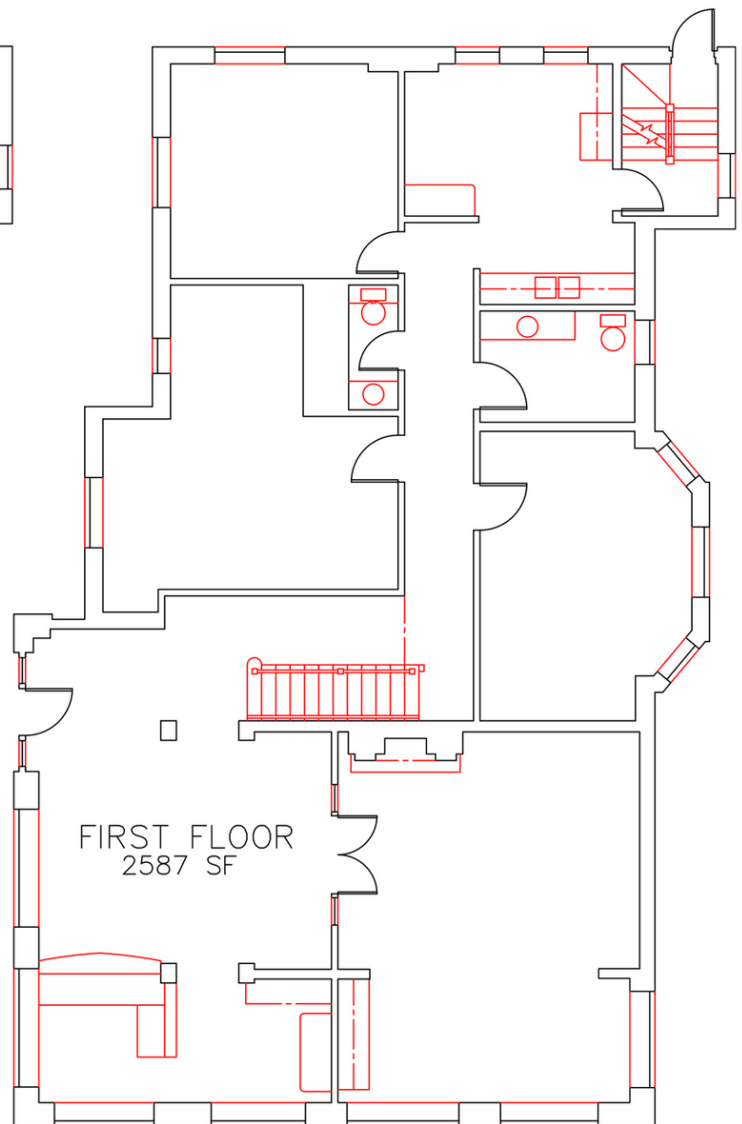
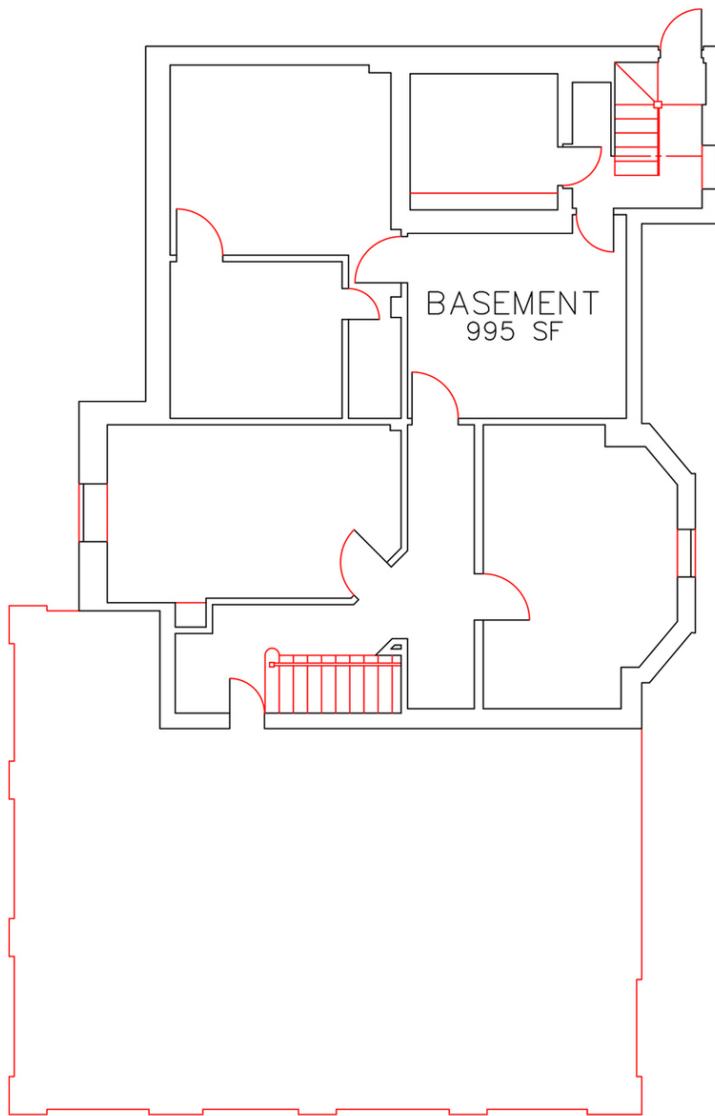
405.239.1206

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

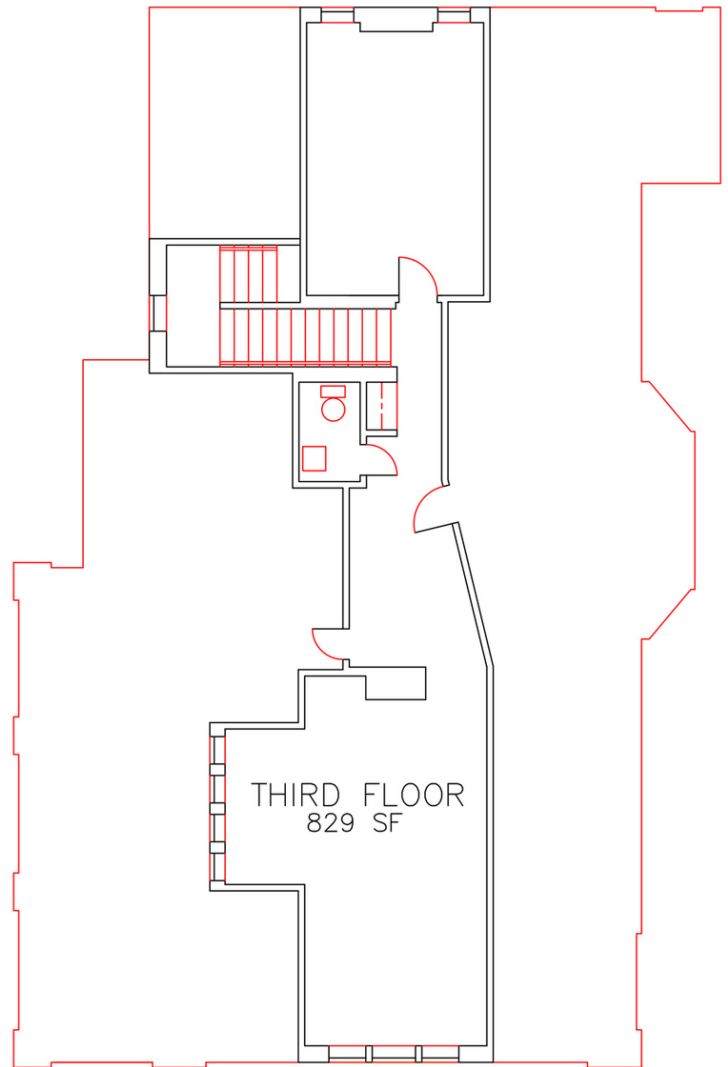
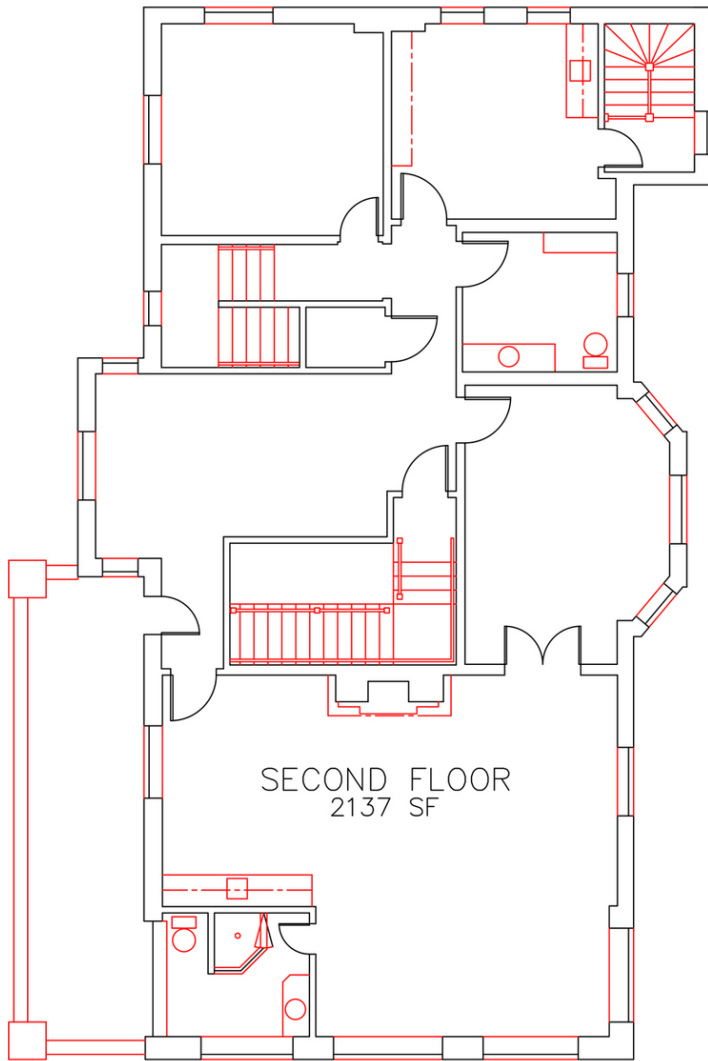
405.239.1206

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