



OFFICE SPACE NOW AVAILABLE

Sale Price: \$1,535,000

Lot Size: 0.5 Acres

Building Size: 6,184 SF

Building Class: B

Year Built: 1980

Zoning: O-2

PROPERTY OVERVIEW

Very Nice single story office building. Great corner exposure in a quickly redeveloping area. Currently divided into two suites. High ceilings throughout. Each Suite has an ADA sized and equipped restroom. Fully carpeted, new roof approximately two years ago. Seller will move after closing

LOCATION OVERVIEW

The northeast corner of N. Classen Boulevard and NW 39th Street. Great location with excellent exposure and easy access to all parts of the metro. Numerous of buildings in the area are undergoing or have undergone major renovations. Close to Midtown, Paseo and Western Avenue venues. Great access to the Penn Square area and Nichols Hills, Crown Heights and Putnam Heights.

CORDELL C. BROWN, CCIM, CIPS

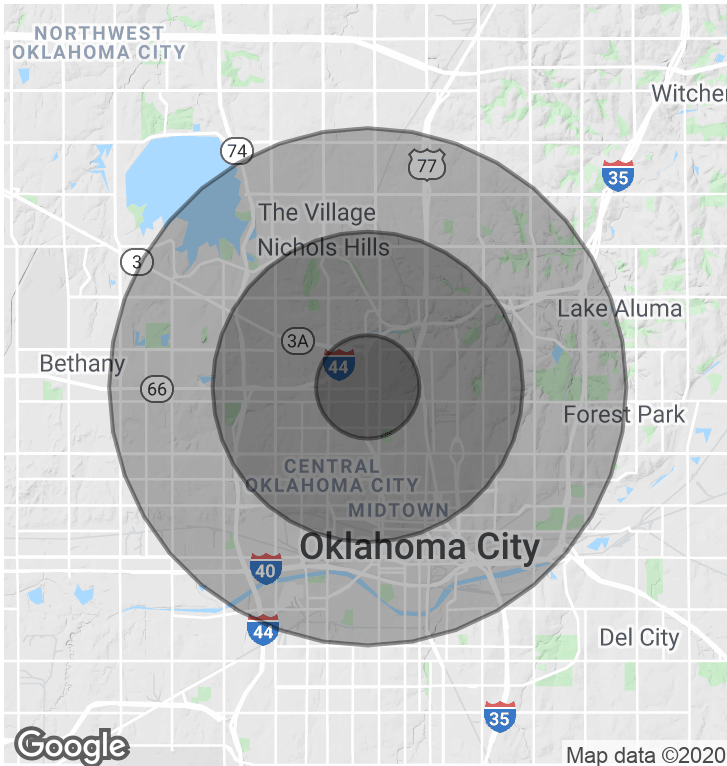
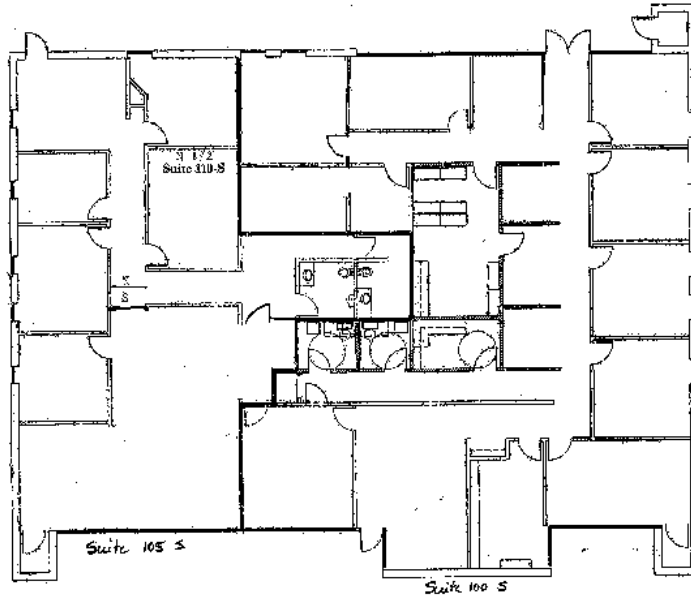
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

EXHIBIT B

Plan Showing Tenant's Space



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	196,876
Population Density	196,876
Median Age	35.9
Median Age (Male)	34.3
Median Age (Female)	36.8
Total Households	84,340
# of Persons Per HH	2.3
Average HH Income	\$54,580
Average House Value	\$162,193

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
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