

CLASSEN 16 RETAIL SPACE

1701 N. Classen Blvd., Oklahoma City, OK 73106



OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Number of Units:	2
Year Built:	2021
Zoning:	SPUD-926
Market:	Oklahoma City
Submarket:	Plaza District
Traffic Count:	27,177

PROPERTY OVERVIEW

Prime office/retail space for lease on the first floor of the brand-new Classen 16 Apartments. The space is currently open and can be divided into two different suites.

LOCATION OVERVIEW

The Classen 16 boasts commanding visibility and stunning architecture at the high traffic, signaled intersection of N Classen Blvd and NW 16th Street. This ideal location is the eastern gateway into the popular Plaza District and sits directly west of the affluent Mesta Park neighborhood.

PROPERTY HIGHLIGHTS



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

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Ryan Gilliland
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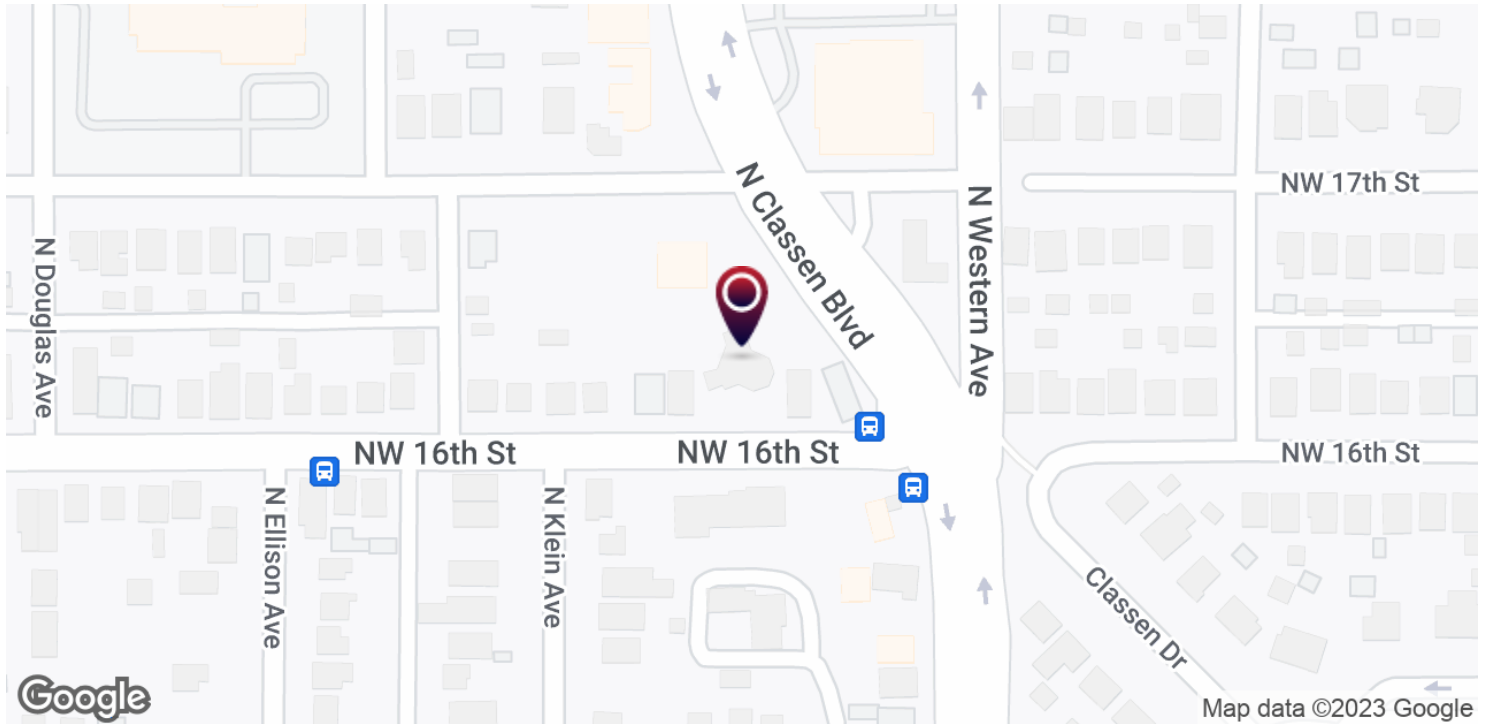
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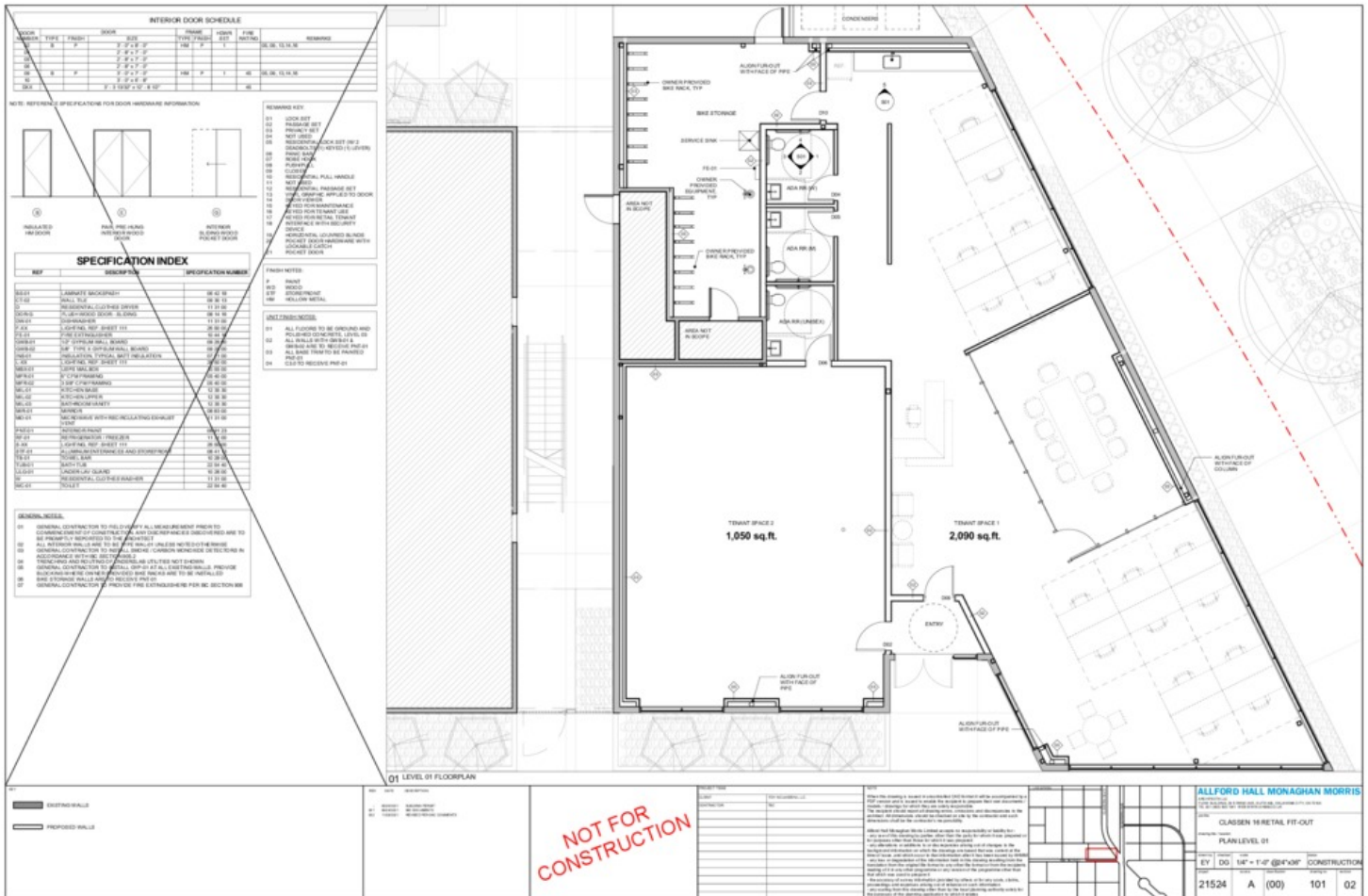
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,151	79,082	209,818
Average Age	33.0	34.3	33.9
Average Age (Male)	34.2	34.2	33.2
Average Age (Female)	30.7	34.2	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,881	33,384	85,143
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$57,974	\$48,966	\$48,824
Average House Value	\$291,807	\$158,087	\$158,056

* Demographic data derived from 2020 ACS - US Census



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IAN DUTY-DEAN

Advisor

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OK #123546

PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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