

OFFICE SPACE FOR LEASE

# 1605 N CLASSEN BLVD

Oklahoma City, OK 73106

ADEN STRUBLE  
405.210.3910  
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This beautifully renovated early 1900s craftsman sits directly on N Classen Blvd, offering a rare combination of historic character and turnkey office space. With 5 private offices, a conference room, full basement, and 7 parking spaces, the property is well-suited for professional services, legal, consulting, creative, or boutique medical tenants. Just minutes from Downtown OKC, Midtown, and the Paseo Arts District — renovations just finished!

PROPERTY HIGHLIGHTS

- Just completed full renovation — move-in ready
- 5 private offices + dedicated conference room
- 7 on-site parking spaces
- Prime Classen Blvd frontage in the heart of Classen Ten Penn
- Full basement and fully built-out attic with bathroom

OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$17.00 SF/yr (NNN) |
| Available SF: | 2,620 SF            |
| Lot Size:     | 5,790 SF            |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 6,749    | 36,281   | 84,515   |
| Total Population  | 14,796   | 81,090   | 206,350  |
| Average HH Income | \$89,994 | \$72,484 | \$66,130 |

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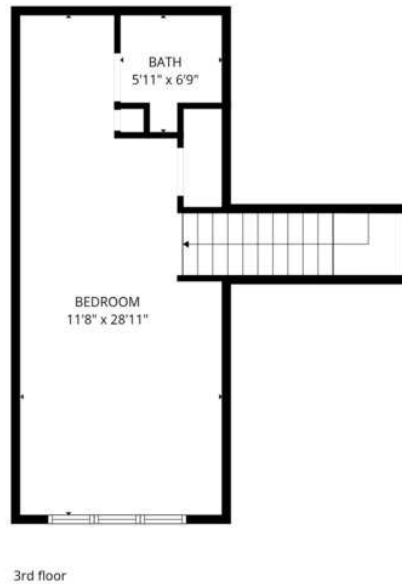
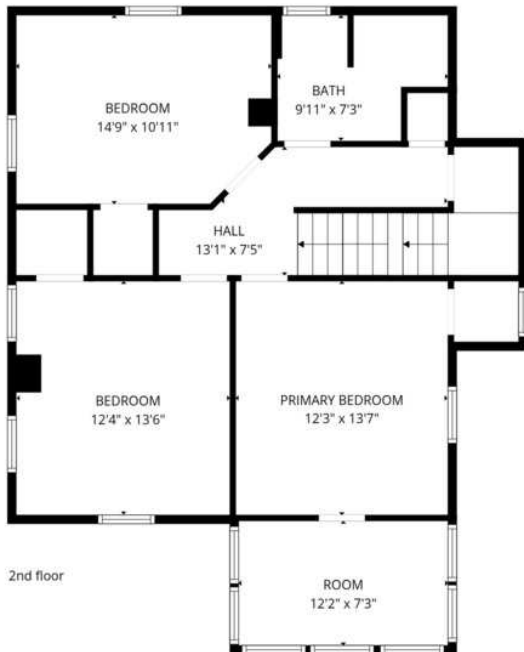
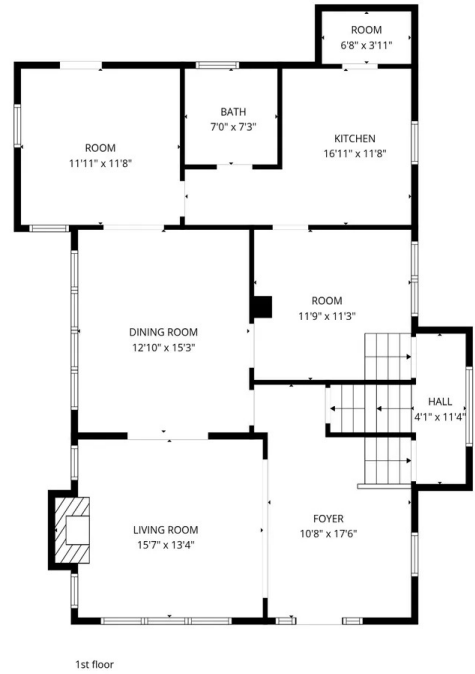
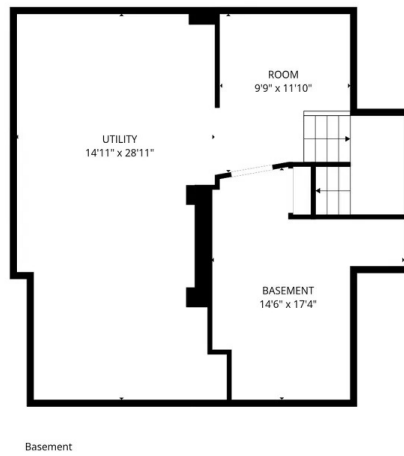


## ADDITIONAL PHOTOS



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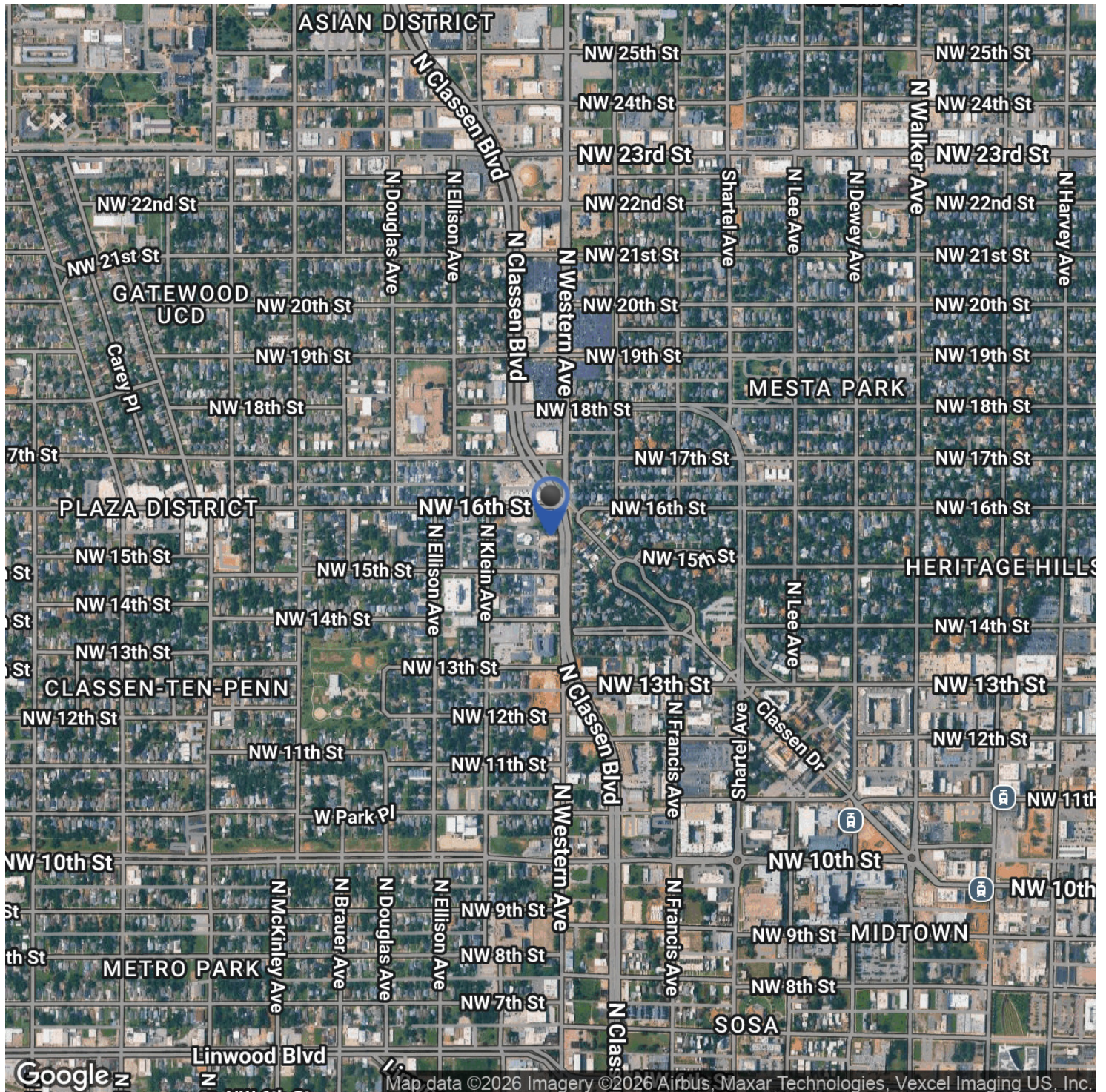
## FLOOR PLANS



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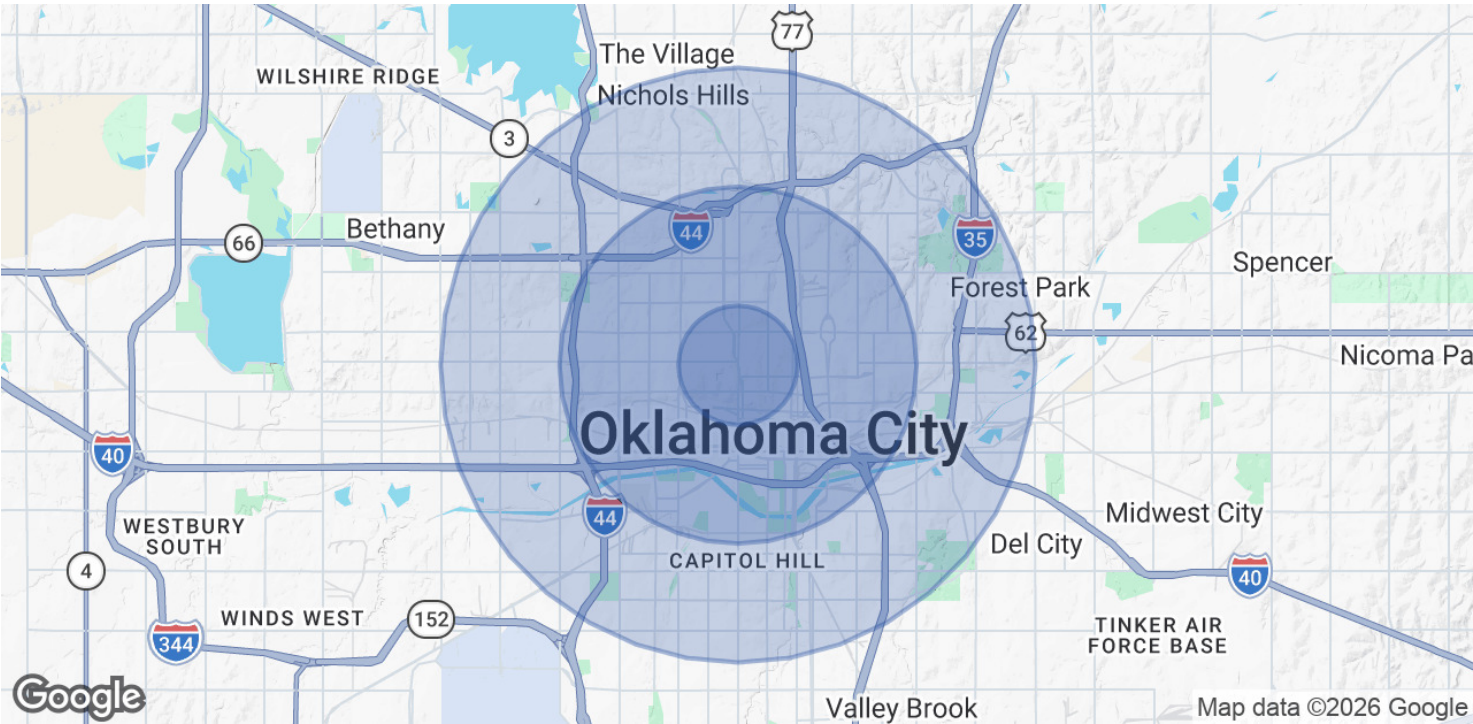
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 14,796 | 81,090  | 206,350 |
| Average Age          | 36     | 37      | 37      |
| Average Age (Male)   | 36     | 37      | 36      |
| Average Age (Female) | 36     | 38      | 38      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,749     | 36,281    | 84,515    |
| # of Persons per HH | 2.2       | 2.2       | 2.4       |
| Average HH Income   | \$89,994  | \$72,484  | \$66,130  |
| Average House Value | \$386,801 | \$260,372 | \$215,970 |

2020 American Community Survey (ACS)

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