

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 The Plaza, Downtown OKC, Midtown, and the Paseo Arts District – renovations just finished!

PROPERTY HIGHLIGHTS

- Just completed full renovation – move-in ready
- 2,620 SF across three stories with full basement
- 5 private offices + dedicated conference room
- 7 on-site parking spaces
- Prime Classen Blvd frontage in the heart of Classen Ten Penn
- Zoned under SPUD-1509 with flexible use options

OFFERING SUMMARY

Sale Price:	\$615,000
Lot Size:	5,790 SF
Building Size:	2,620 SF

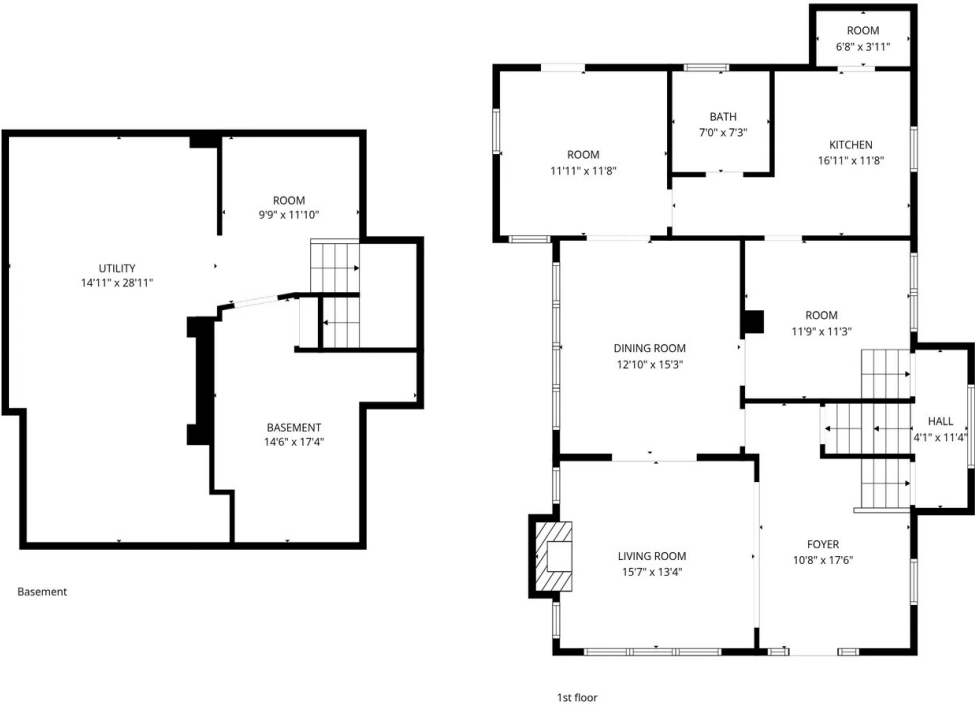
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,749	36,281	84,515
Total Population	14,796	81,090	206,350
Average HH Income	\$89,994	\$72,484	\$66,130

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ADDITIONAL PHOTOS



FLOOR PLANS



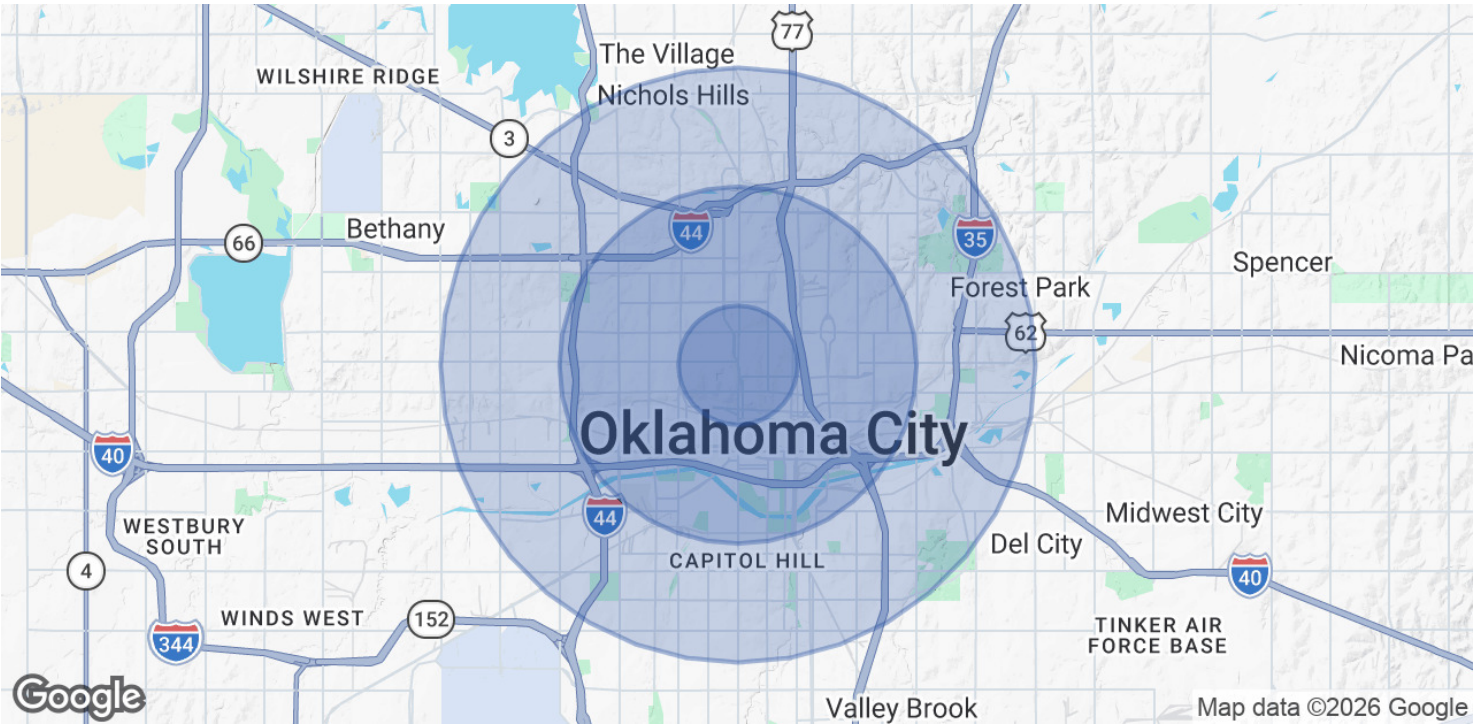
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DEMOGRAPHICS MAP & REPORT



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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