

Oklahoma City Office For Sale

4808 N Classen
Bld
Oklahoma City, OK
73118

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Property Summary

Location Description

This single-story professional office building at 4808 N Classen Blvd offers a highly functional and adaptable layout ideal for professional service firms. The property features two separate reception lobbies with vaulted ceilings, creating an inviting and professional first impression for clients. A spacious conference room, also with vaulted ceilings, provides an excellent setting for meetings and presentations.

The interior includes 14 private offices, 8 secretarial or administrative work areas, and 3 dedicated storage rooms, ensuring ample space for a variety of operational needs. The flexible floor plan allows for easy customization to suit different business models, whether for legal, financial, medical, or other professional uses.

Conveniently located along N Classen Blvd, the property offers excellent accessibility to major thoroughfares, making it easy for clients and employees to reach. With 28 on-site parking spaces, the building provides a significant advantage in a market where parking is often limited. Immediate occupancy is available, allowing a new owner to transition quickly and begin operations without delay.

This is a rare opportunity to acquire a well-maintained, owner-offered office property in a prime Oklahoma City location, combining functionality, visibility, and convenience for long-term value.

Property Highlights

- The building can be divided to accommodate 2 tenants
- 2 reception areas
- 14 offices
- 3 restrooms
- Kitchen
- 9 secretarial spaces
- Large conference rooms
- 4.88/1,000 parking ratio



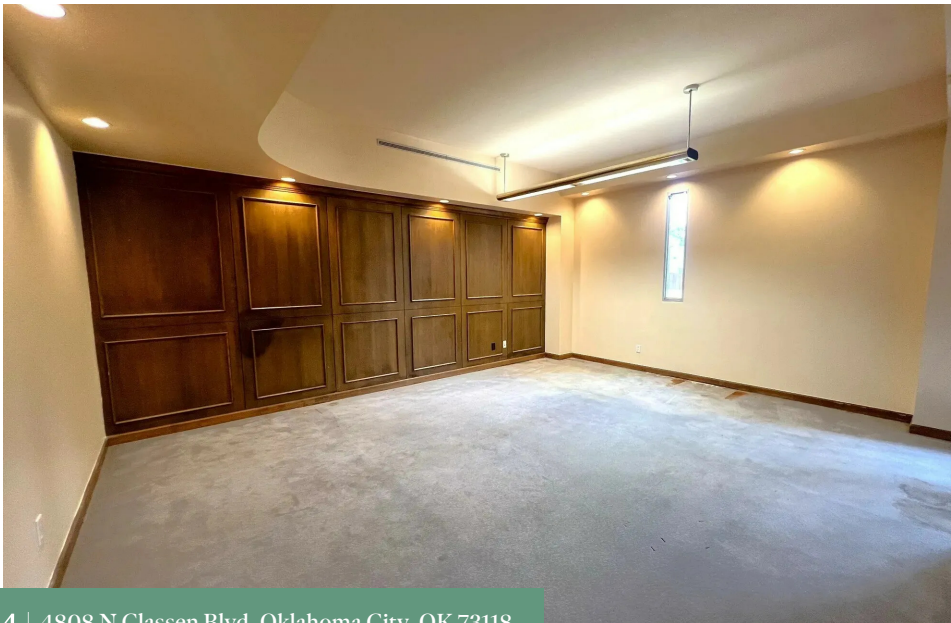
Offering Summary

Sale Price:	\$800,000
Number of Units:	2
Lot Size:	0.43 Acres
Building Size:	5,736 SF

Location Map



Additional Photos



Demographics Map & Report

Population

Total Population	9,640	84,163	186,209
Average Age	40.4	37.3	36.5
Average Age (Male)	40.3	38.1	36.4
Average Age (Female)	40.7	37.0	36.8

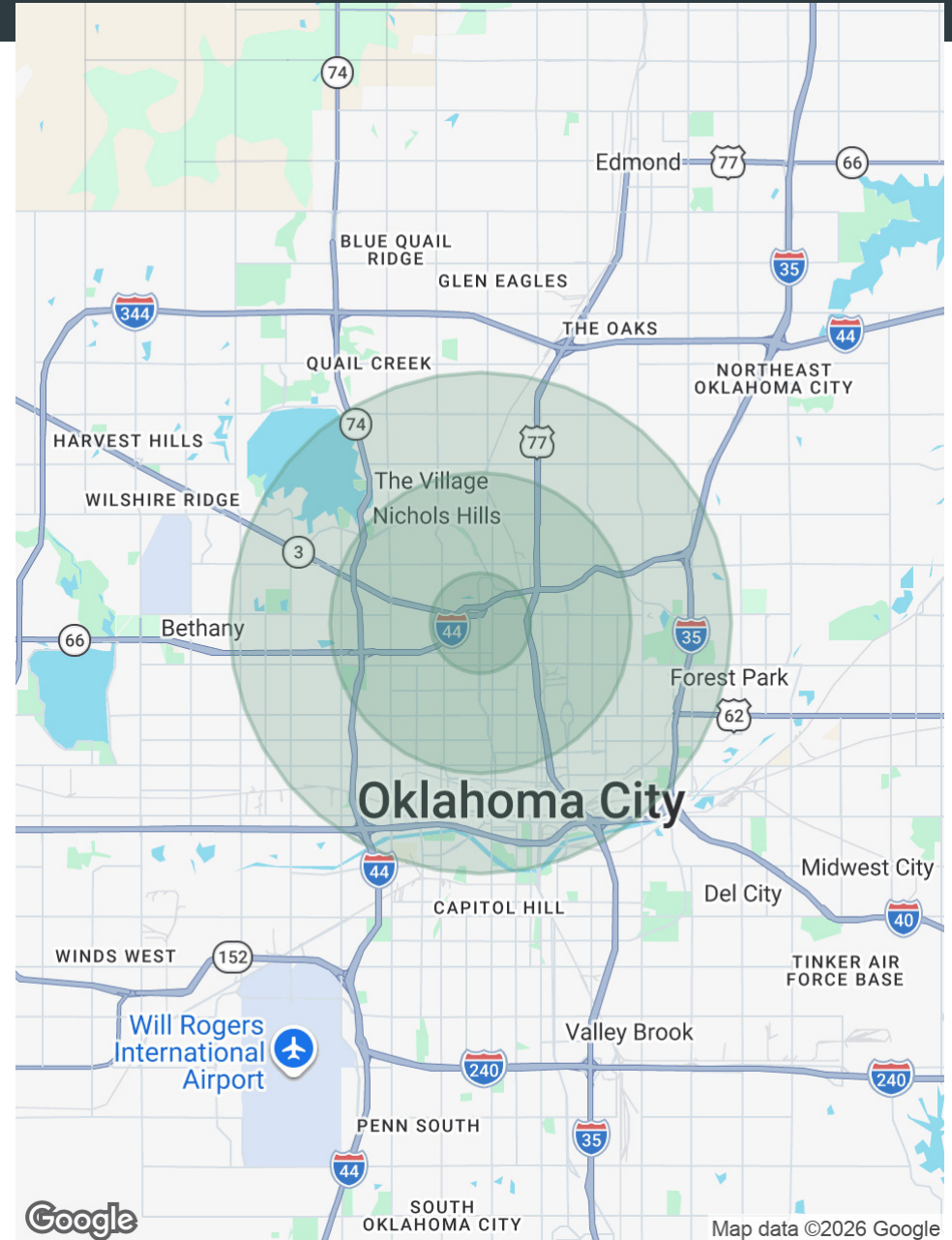
Households & Income

Total Households	4,811	40,460	84,813
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$105,390	\$98,893	\$85,452
Average House Value	\$314,690	\$308,331	\$240,836

Traffic Counts

I44 near Classen Blvd/NW Expressway	150,000-170,000/day		
Classen Blvd near I44/NW Expressway	25,000-35,000/day		

2023 American Community Survey (ACS)



Contact

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