



**4509 N Classen Blvd**

OKLAHOMA CITY, OKLAHOMA

**ASKING PRICE: \$1,215,200**

10,960 ±SF

**CBRE**



# Property Highlights

- Rare opportunity on Classen offering a high parking ratio
- Owner-user appeal with all or part of the building available for occupancy
- Build in 1969, remodeled 2nd floor
- RBA: 10,960 SF
- Floor Size: 5,480SF
- Parking: ~62 Spaces
- Land Size: 0.65 AC
- Zoning: O-2 and CBO (Classen Boulevard Overlay)



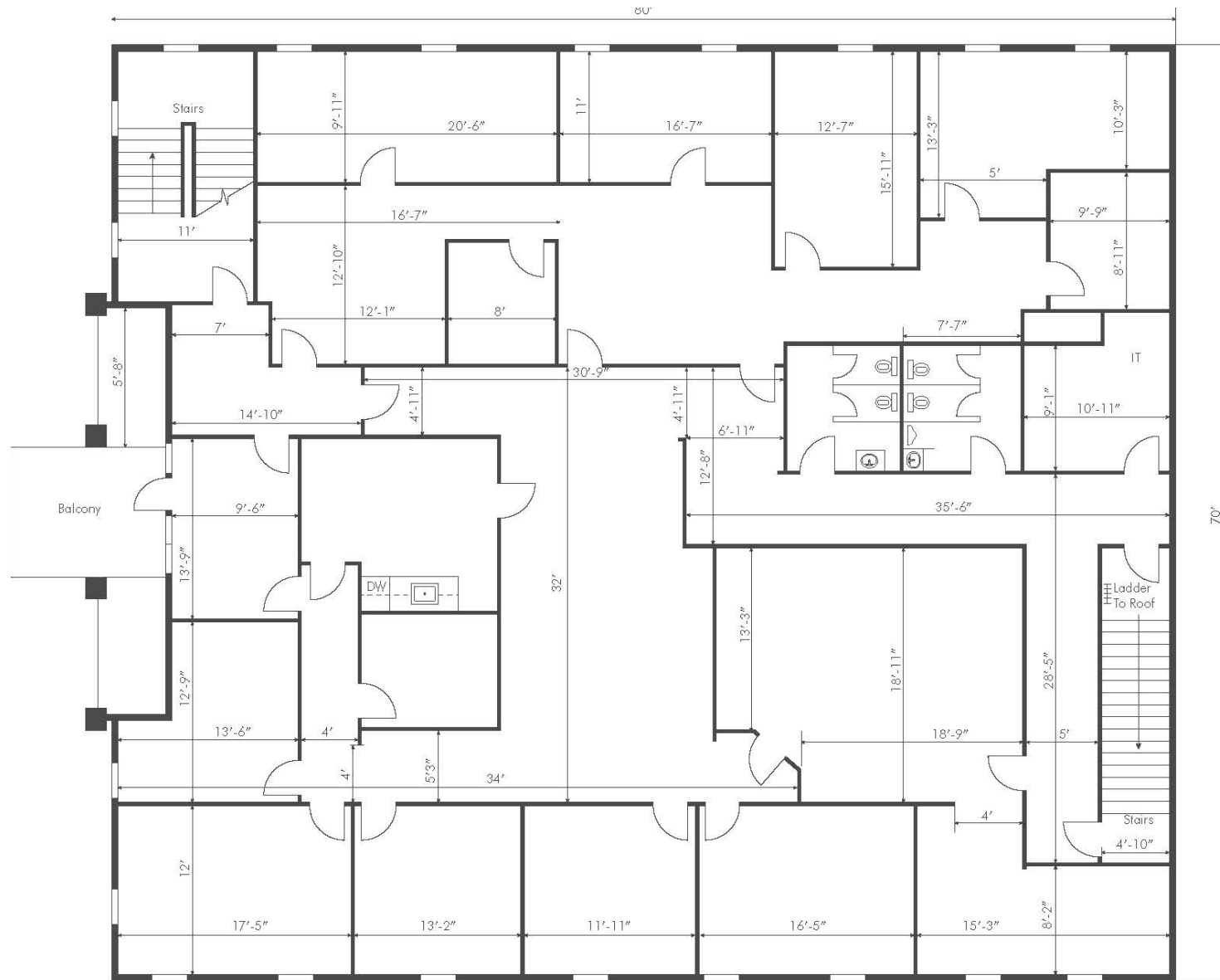
## FLOOR PLAN FIRST FLOOR

5,480 ±SF



# FLOOR PLAN SECOND FLOOR

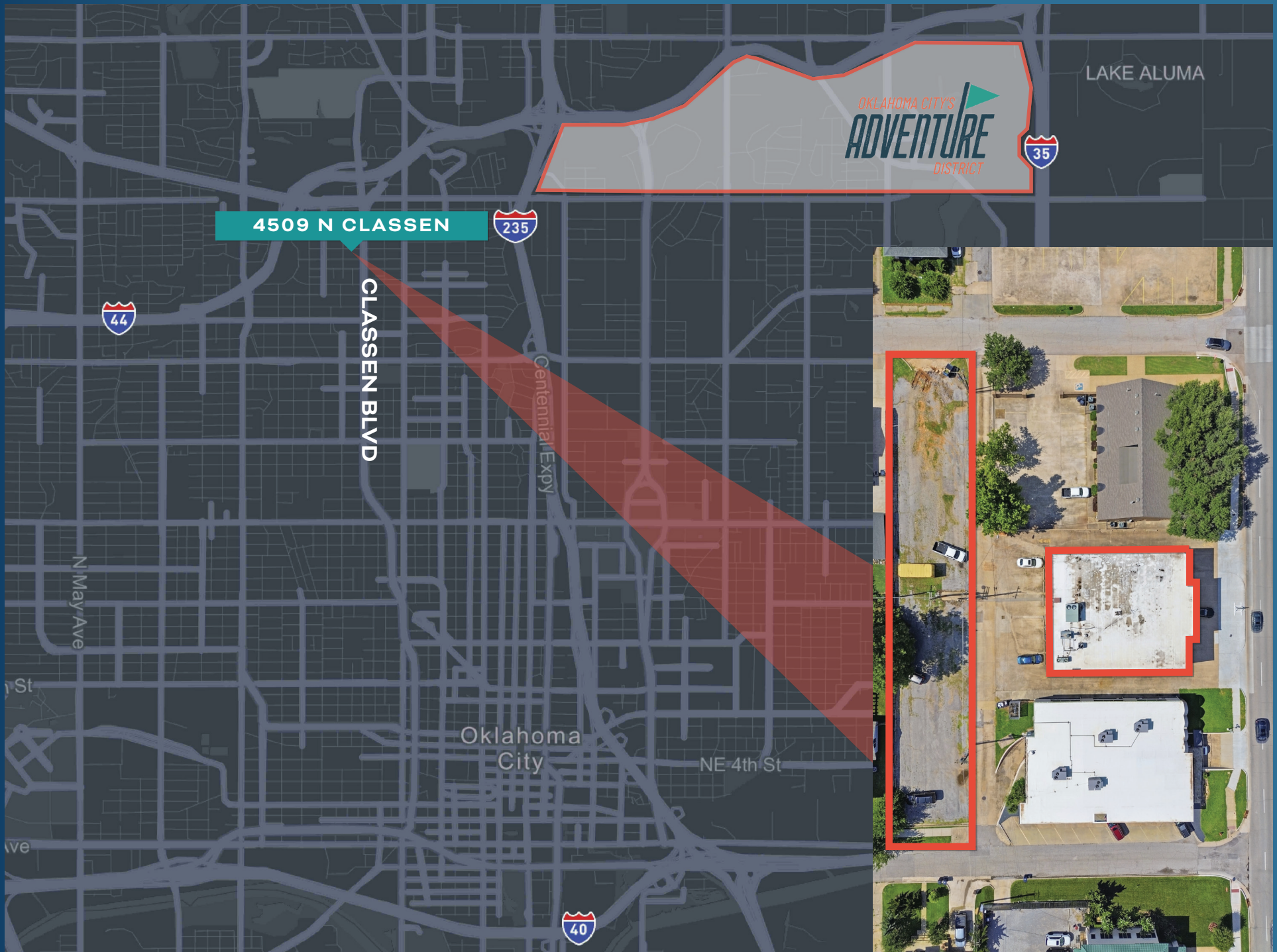
5,480 ±SF



SITE PLAN

0.65± AC







# 4509 N Classen Blvd

OKLAHOMA CITY, OKLAHOMA

## Exclusive Advisors

### Amy Dunn

First Vice President

405 209 3656

[amy.dunn@cbre.com](mailto:amy.dunn@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**