



1319 N Classen Dr

1319 N Classen Dr, Oklahoma City, OK 73103



FOREST

PROPERTY PROFESSIONALS LLC



Kira Killough

Forest Property Professionals, LLC
111 NW 8th St, Suite 1, Oklahoma City, OK 73102
kirak@mjokc.com
(405) 761-3344



1319 N Classen Dr

\$22.00 /SF/YR

This fully renovated, professional office space is located in the heart of Midtown. The main office features spacious, well-appointed workspaces, including a receptionist area and sizable conference rooms. Upstairs, two generously-sized offices offer private balcony access. The back building contains a large, open room and a private bathroom. On-site private parking is available for tenants and guests....

- On-Site Parking
- Balcony
- Back Building with Private Bathroom



| | |
|-------------------------|--------------------|
| Rental Rate: | \$22.00 /SF/YR |
| Property Type: | Office |
| Building Class: | C |
| Rentable Building Area: | 5,074 SF |
| Year Built: | 1951 |
| Walk Score ®: | 85 (Very Walkable) |
| Transit Score ®: | 52 (Good Transit) |
| Rental Rate Mo: | \$1.83 /SF/MO |

Basement

| | |
|-----------------|------------------|
| Space Available | 580 SF |
| Rental Rate | \$22.00 /SF/YR |
| Contiguous Area | 5,074 SF |
| Date Available | January 15, 2026 |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Office |
| Space Type | New |
| Space Use | Office |
| Lease Term | Negotiable |

The finished basement provides additional usable space for storage, archives, or extended work areas. Its climate-controlled environment ensures comfort and practicality, while the flexibility of this level allows for creative uses such as a lounge, training room, or secure file storage.

1st Floor

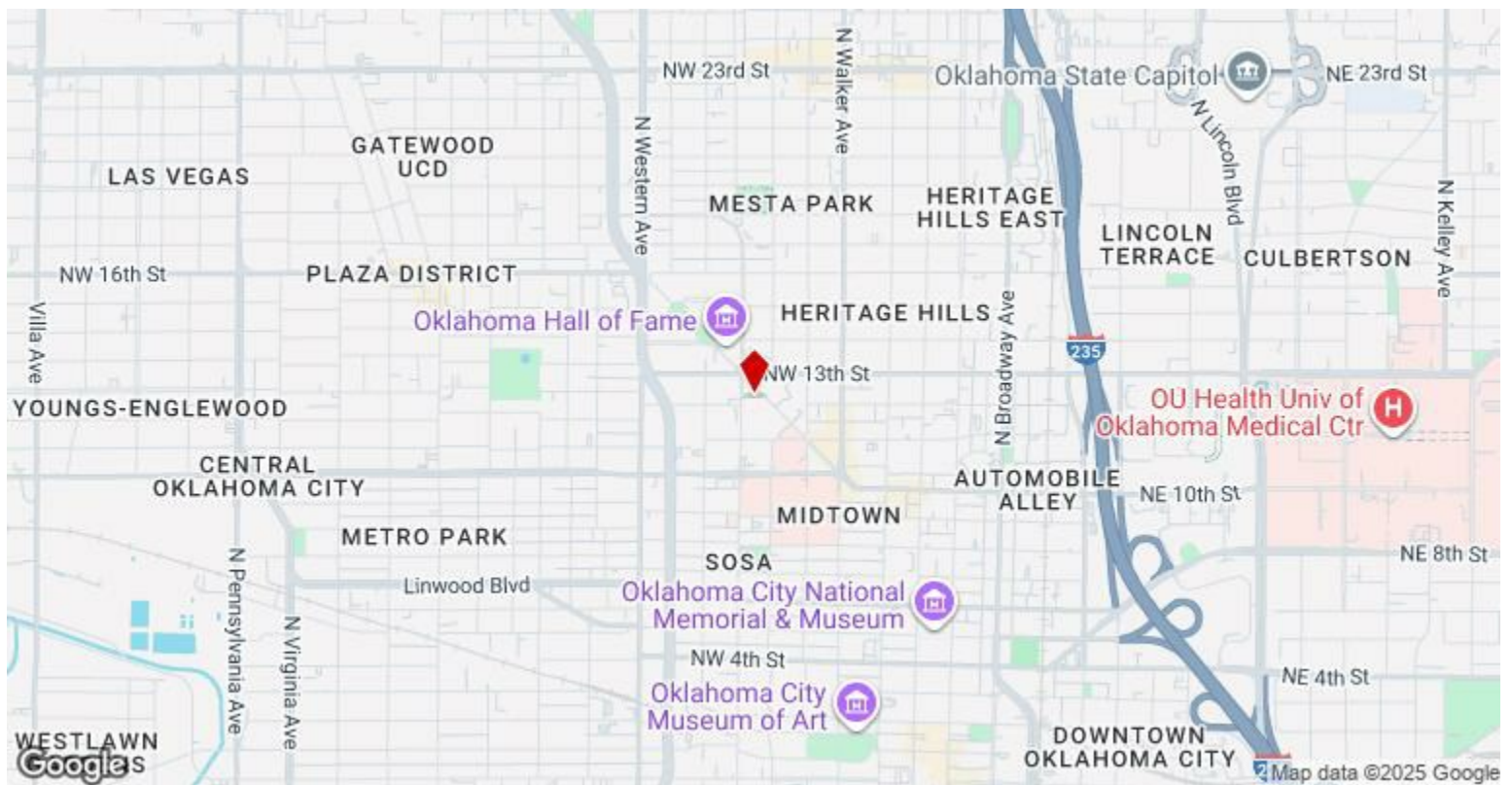
| | |
|-----------------|------------------|
| Space Available | 2,925 SF |
| Rental Rate | \$22.00 /SF/YR |
| Contiguous Area | 5,074 SF |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Office |
| Space Type | New |
| Space Use | Office |
| Lease Term | Negotiable |

The first floor spans 1,809 square feet of interior space, complemented by a 390-square-foot porch that provides an inviting outdoor area. This level is designed for productivity and comfort, with multiple executive offices and a dedicated conference room. The layout supports a welcoming reception area and offers easy access to the porch for informal gatherings or breaks. Connected to the main structure is the carriage house, which expands the functionality of this floor and adds a distinctive element to the property. Adding 726 square feet to the overall footprint, the carriage house is a standout feature of the property. It includes a bathroom and a half kitchen, making it perfect for a private office suite, a client meeting space, or a comfortable break area. With its separate entrance and unique character, the carriage house offers privacy and versatility, setting this property apart from typical office layouts.

2nd Floor

| | |
|-----------------|------------------|
| Space Available | 1,569 SF |
| Rental Rate | \$22.00 /SF/YR |
| Contiguous Area | 5,074 SF |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | New |
| Space Use | Office |
| Lease Term | Negotiable |

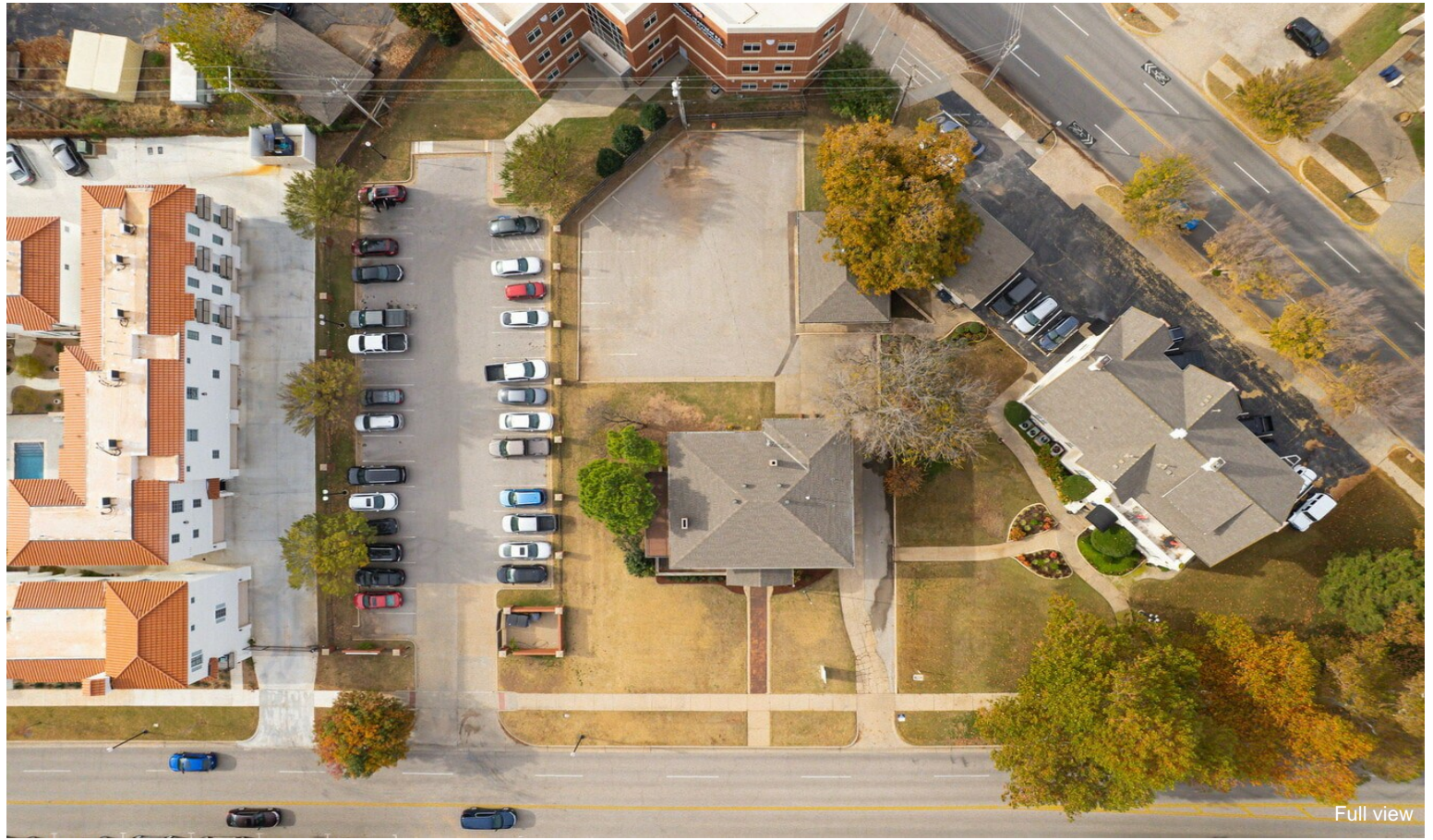
The second floor provides 1,569 square feet of well-appointed space, ideal for additional executive offices or collaborative work areas. Natural light enhances the professional atmosphere, and a private balcony adds an outdoor retreat for meetings or breaks. This level's flexible design allows for a mix of open workstations and enclosed rooms, ensuring adaptability for various business needs.



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Property Photos



Property Photos



Front Entrance



Lobby

Property Photos



Property Photos



Conference Room



Executive Office -1

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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Entrance to basement

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Lobby



Conference Room

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo



Back Entrance - Kitchen Area

Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo



Carriage House

Property Photos



Carriage House



Carriage House

Property Photos

