



**Livingston  
PROPERTIES**

**AVAILABLE NOW**

1008 W Main Street Oklahoma City, OK 73106

2nd Floor | 2,250-4,000 SF | \$22/SF/YR



## Historic Office & Retail Space in Downtown OKC's West Village

Located at the S.W. corner of Classen Boulevard & Main Street. Built in 1901 – Unique architectural character with historic charm. Strong traffic counts with excellent accessibility in Downtown OKC.

### Property Highlights

- Downstairs (500 SF): Ideal for Retail, Conference room, or receptionist area
- Upstairs (3,500 SF): Can be leased as a whole or divided into two 1,750 SF suites
- 50' of frontage on Main Street
- Zoned I-2 – Ideal for a variety of office, creative, or light industrial uses
- On-Site Parking Included – Convenient access for tenants and guests
- Flat Rate Pricing – No additional expenses or NNN fees

### Perfect For

- Professional Offices (Law, Accounting, Creative Firms)
- Boutique Retail or Small Showroom
- Tech Startups or Collaborative Workspaces

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# Nearby Businesses

## Entertainment



**BEER CITY  
MUSIC HALL**



**CIVIC CENTER  
MUSIC HALL**

**OKC  
MOA**



## Hotels

**CURIO**  
COLLECTION  
by Hilton™



**SHERATON**  
EST. 1937

**WYNDHAM GRAND™**

**HOMEWOOD  
SUITES** by Hilton™

**SPRINGHILL SUITES®**  
BY MARRIOTT

**aloft®**  
HOTELS

## Restaurants



*The Blue Dolphin*

**SUN  
CATTLE Co**  
*onion fried  
hamburgers*



**THE  
JONES  
ASSEMBLY**

**FlashBack**  
**RETROPUB**

**MARY EDDY'S**  
*Italian Grill*