

FOR LEASE

2400 Tee Cir,
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Available SF: 2,024 SF

Base Rate: \$16.50 SF/YR

NNN Rate: \$4.00

Lease Type: NNN

Zoning: C0

Year Built: 1983

Property Overview

This 2,024 SF office building at Tee Circle in Norman offers a functional, turn-key layout well-suited for a professional services user. The building includes a reception and waiting area, six private offices, a conference room, breakroom, and two restrooms, with all furnishings included. Positioned adjacent to Westwood Golf Course and Westwood Aquatic Park, the property sits within easy reach of I-35, providing accessible connectivity throughout the Norman and south OKC metro corridor. The property is well-suited for a small professional, medical, or financial services firm seeking a move-in ready space in an established Norman corridor.

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REALTY

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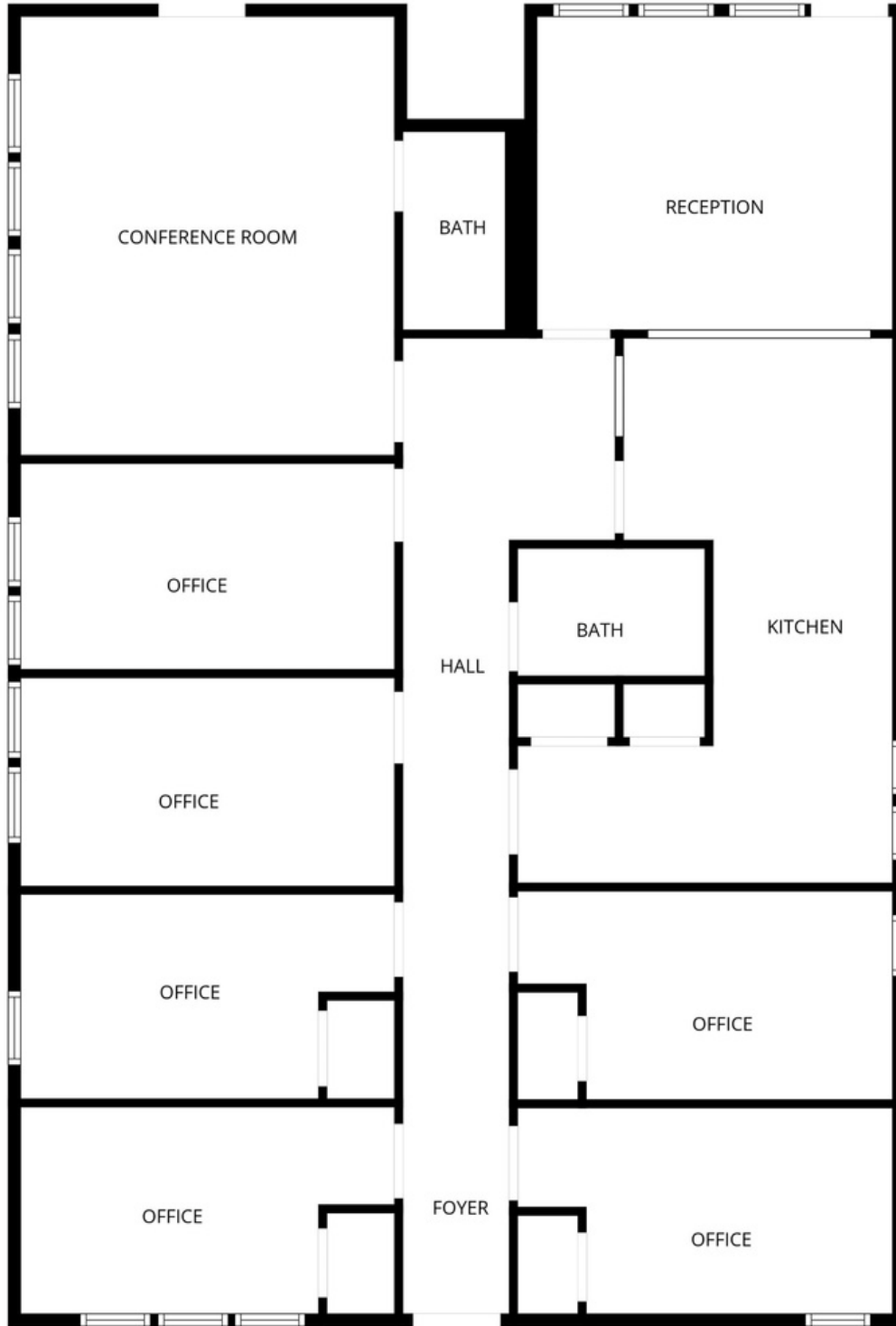
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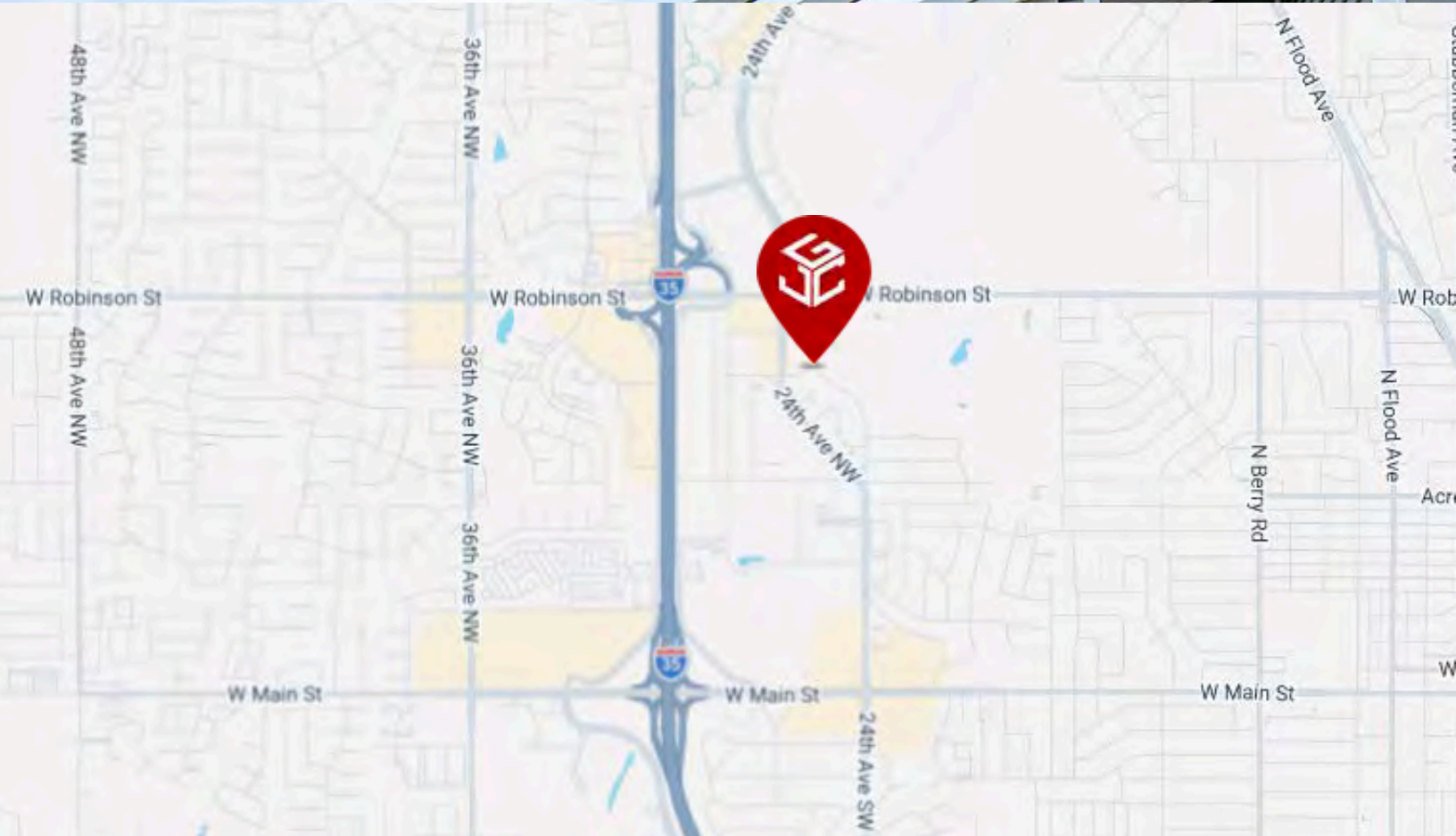
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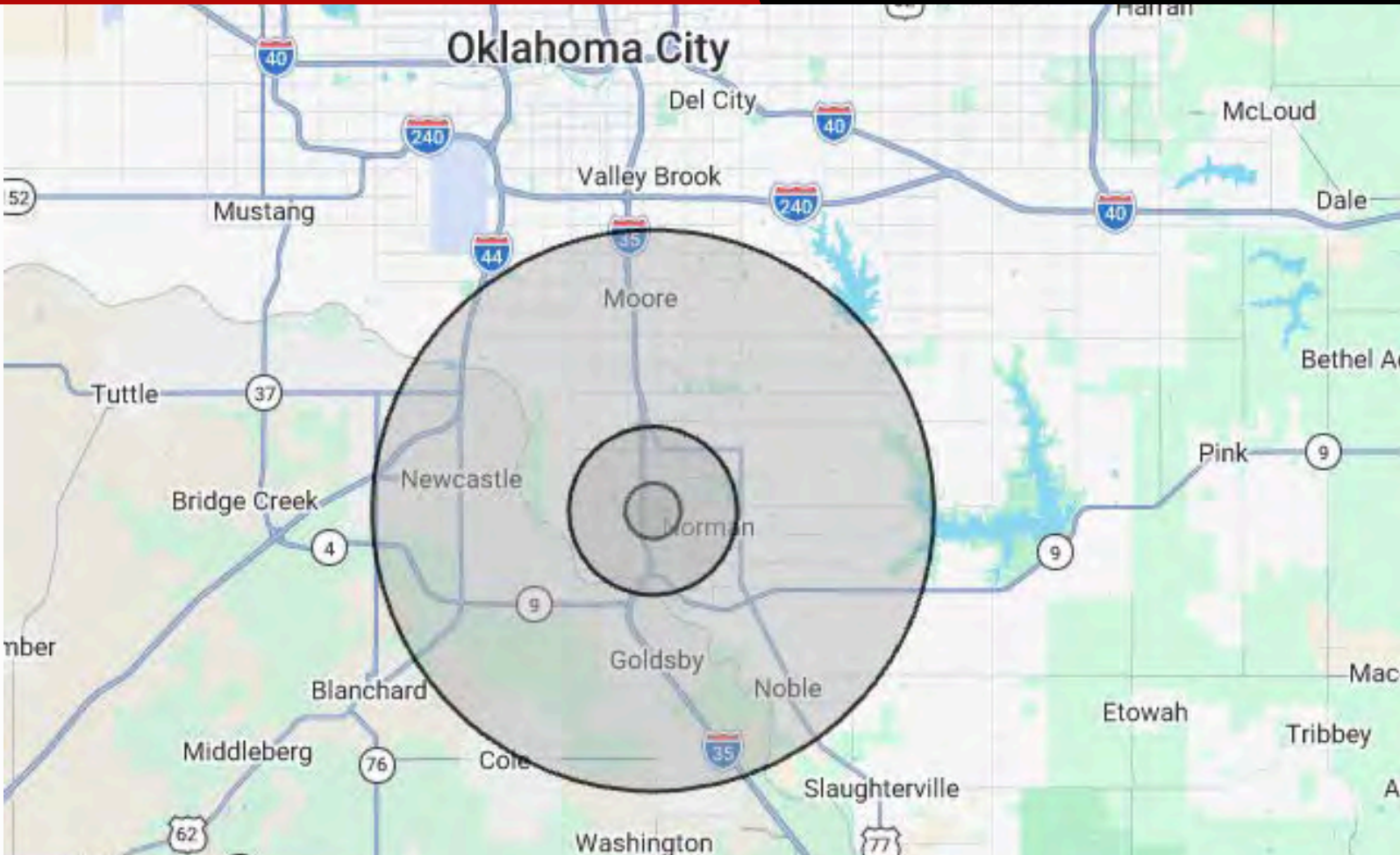
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Demographics

1 MILE

3 MILE

10 MILE

	1 MILE	3 MILE	10 MILE
Population	6,338	67,148	261,035
Average Age	40	34	36
Employment	9,159	71,152	121,811
Households	2,848	26,205	101,025
Ave. Household Income	\$75,773	\$94,623	\$96,320
Median Household Value	\$281,578	\$284,262	\$260,952

Traffic Count

Average Daily Volume

15,700 Vehicles

Demographic data provided by CoStar

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