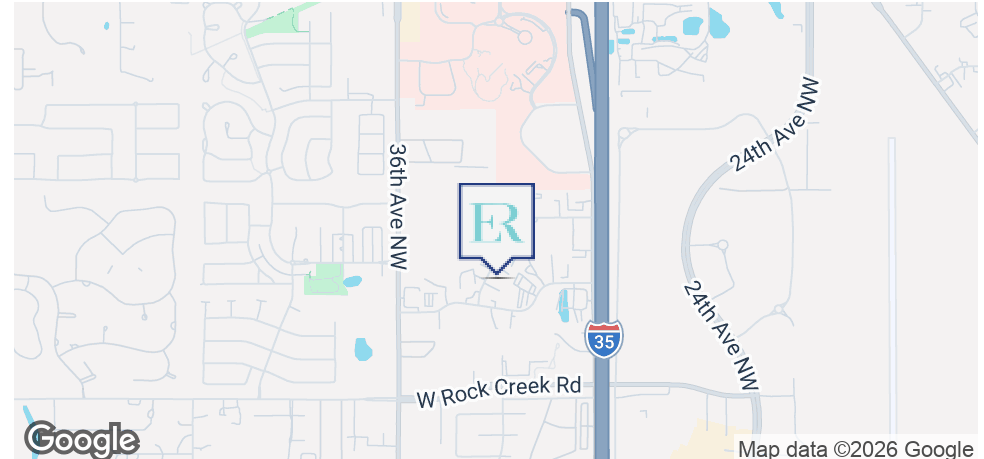




OFFERING SUMMARY

FOR LEASE:	\$0
Available SF:	1,500 - 10,800 SF
Lease Rate:	\$12 SF/yr (MG)
Lot Size:	0.71 Acres
Year Built:	1981
Building Size:	10,800
Zoning:	I-1
Market:	Norman
Submarket:	Oklahoma City
Price / SF:	\$0.00

LOCATION OVERVIEW

Conveniently located near 36th Ave NW and I-35 in west Norman, in the Broce Industrial Addition. Just blocks from Norman Regional Hospital Complex.

The executive office area consists of 4,560 square feet with two reception areas; four offices; conference room, kitchen, storage area and two restrooms.

The middle area consists of 3,000 sf with 320 sf of office, one restroom and one overhead door.

The end cap space is 1,500 sf with a 100 sf office, two restrooms, and one overhead door.

One unit is ideal for storage only with one overhead door.

PROPERTY HIGHLIGHTS

- Office/Warehouse Space in Excellent Condition.
- 3 Units Available
- 2 Units each 1,500 SF
- 1 Unit 3,000 SF
- Main Office 4,560 SF
- Each Unit with 20' Clear Height
- One OHD
- One Restroom
- Easy Access to I-35
- Property is for lease; owner may consider a purchase.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 to 60 months
Total Space:	1,500 - 10,800 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

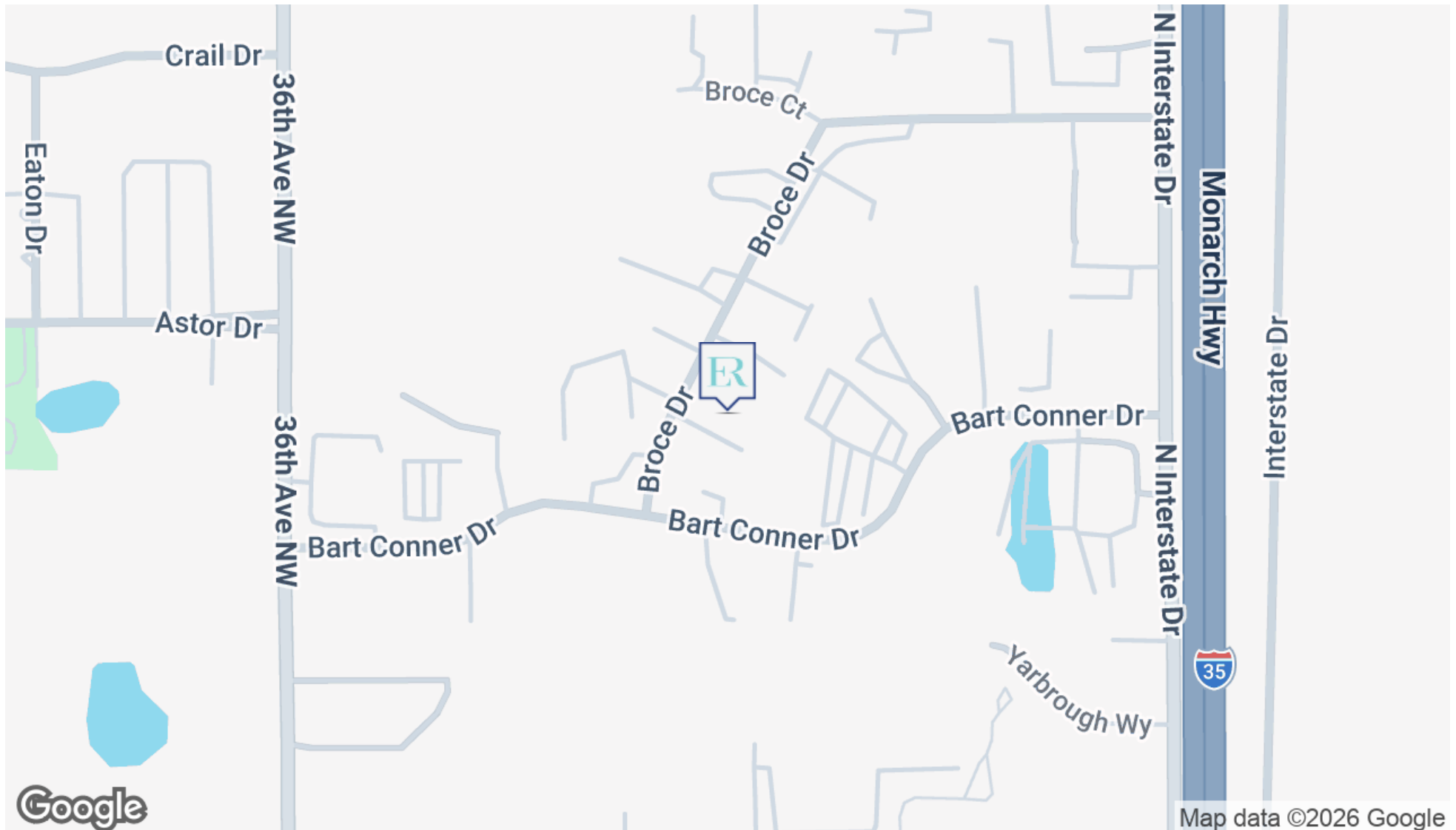
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2745 Broce Dr	Available	1,500 - 10,800 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Total Available 10,800 SF - will divide. Each Unit with 20' Clear Height, One OHD and One Restroom. Office approximately 4,800 SF of office space with 6 large offices, Reception area, Conference Room and 3 Restrooms.
2745 Broce Dr	Available	1,500 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Total Available 1,500 SF. Each Unit with 20' Clear Height, One OHD and One Restroom.
2745 Broce Dr	Available	1,500 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Total Available 1,500 SF. Each Unit with 20' Clear Height, One OHD and One Restroom.
2745 Broce Dr	Available	7,800 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Office approximately 4,800 SF of office space with 6 large offices, Reception area, Conference Room and 3 Restrooms. Warehouse 3,000 SF

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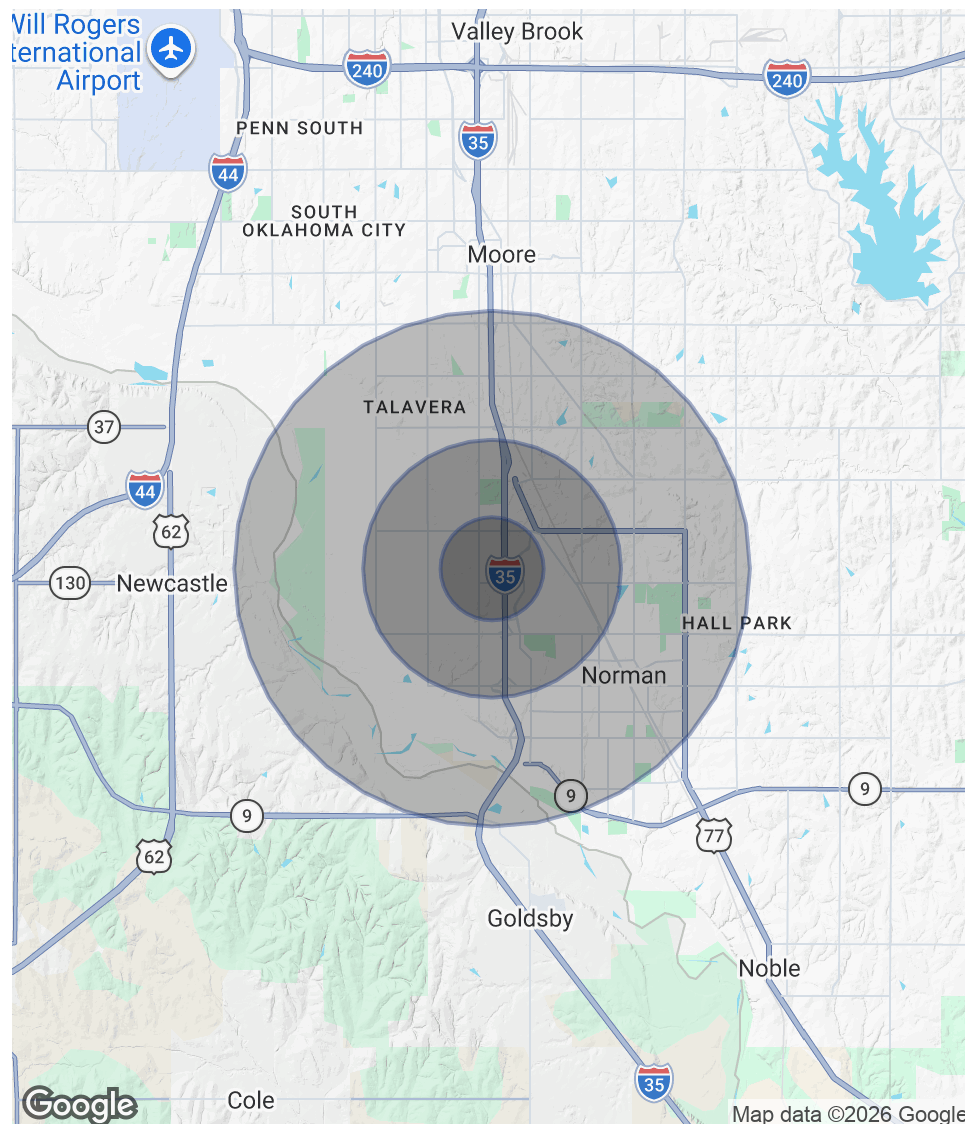
POPULATION

	1 MILE	2.5 MILES	5 MILES
Total Population	4,410	27,861	114,915
Average Age	39.7	41.9	35.4
Average Age (Male)	40.3	39.3	34.5
Average Age (Female)	40.0	43.0	36.6

HOUSEHOLDS & INCOME

	1 MILE	2.5 MILES	5 MILES
Total Households	1,845	11,882	44,795
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$114,280	\$111,244	\$95,676
Average House Value	\$468,591	\$322,587	\$279,623

2023 American Community Survey (ACS)



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