

FOR LEASE

4701 W Main Street,
Norman, OK 73072



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 14,710 SF +/-

Lease Rate: \$17.25 SF

NNN Rate: \$2.50 SF

Minimum Divisible: 1,460 SF

Max Contiguous: 1,950 SF

Zoning: C-2

Year Built: 2025

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Property Overview

Suite 105 is the last available unit in Building One at Studio Row, a newly completed two-story brick office/warehouse development on Main Street. This 1,460–1,950 SF suite is available for a custom build-out to suit tenant needs. Zoned C-2, the space supports a variety of uses including office, office/warehouse, and retail. Studio Row features modern, fully climate-controlled construction, ample parking, excellent visibility, and a distinctive black brick exterior with oversized windows and white oak-inspired finishes.

Conveniently located less than two miles from I-35 and three miles from Highway 9, this is the final opportunity to lease in a highly sought-after Norman development.



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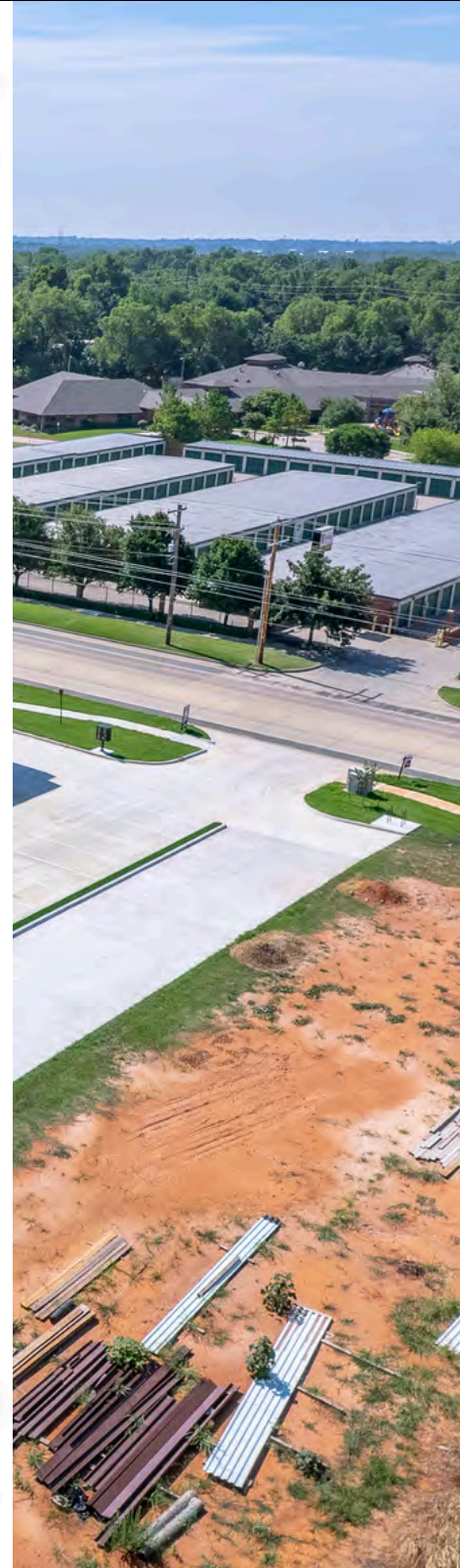
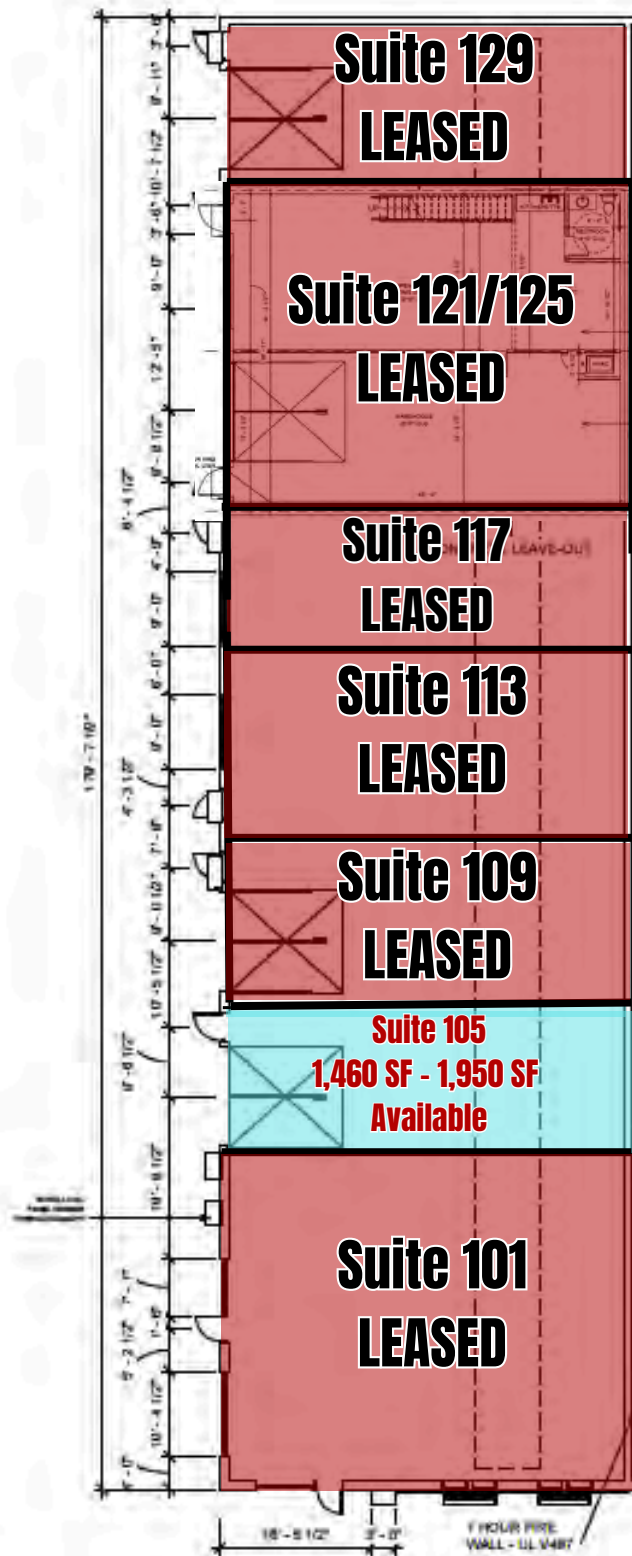
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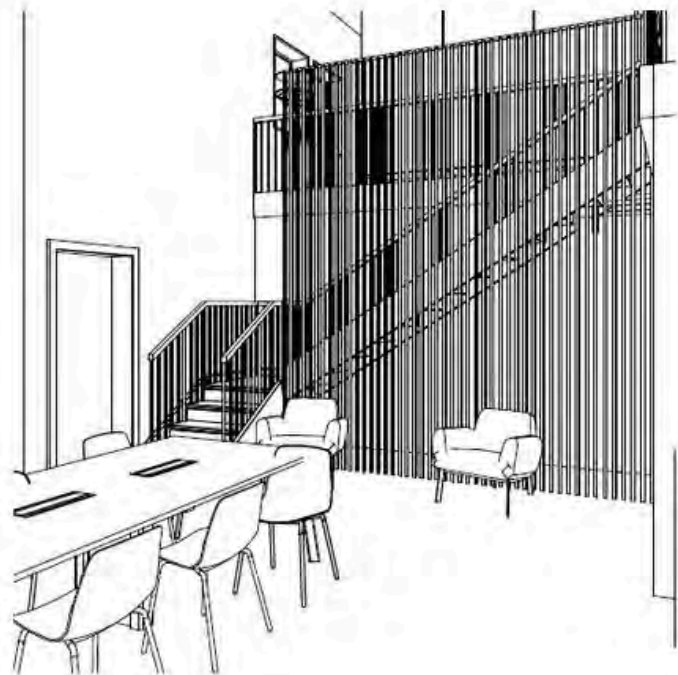
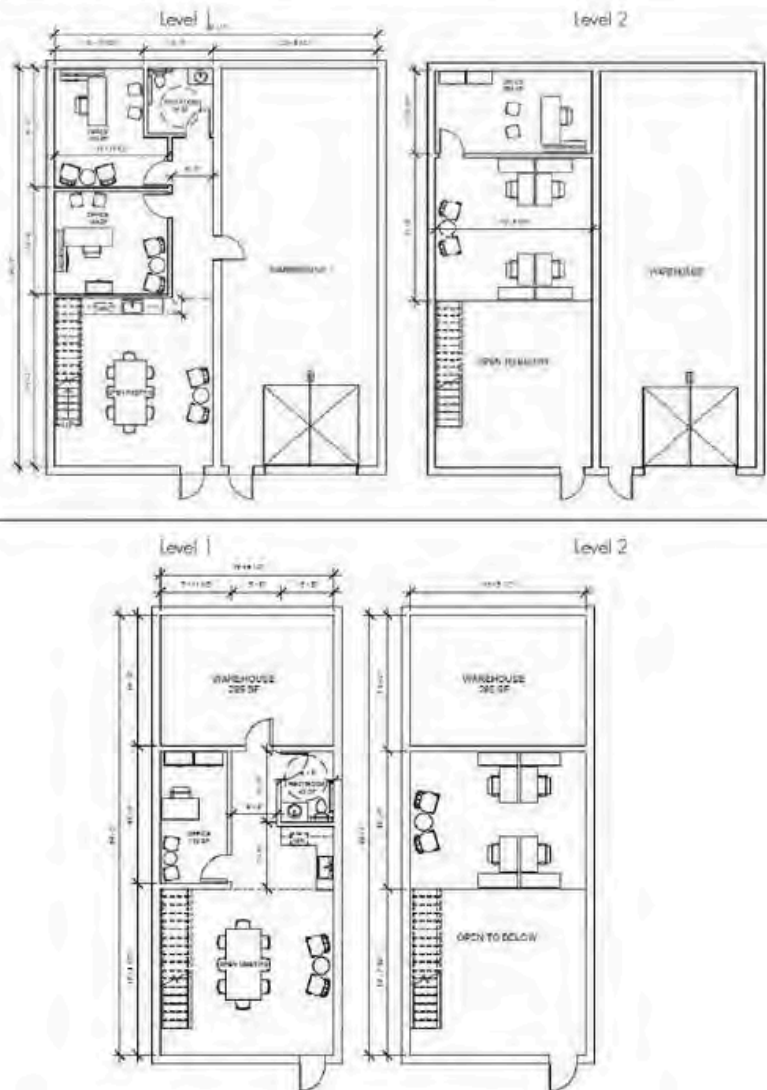
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BUILDOUT OPTIONS



**Standard buildout options shown in floorplan. Rendering is representative of custom design. Customized floorplans and designs can be created based on tenant needs.*

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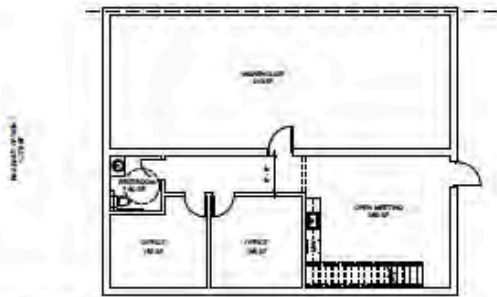
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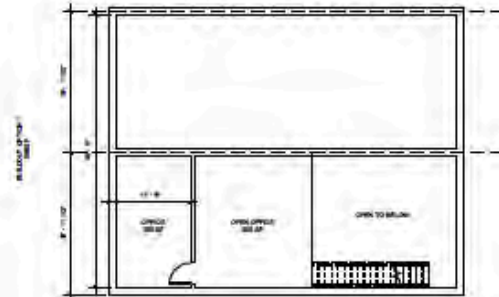
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LEVEL 1



① Build-Out Option 1
1" = 10'-0"

LEVEL 2

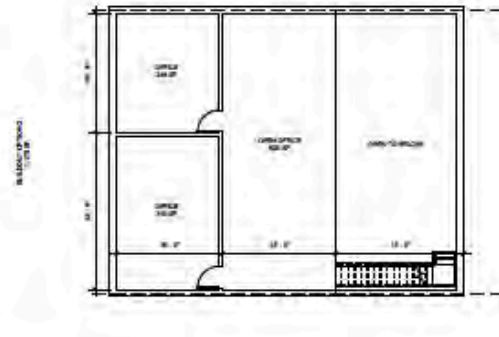


LEVEL 1



② Build-Out Option 2
1" = 10'-0"

LEVEL 2

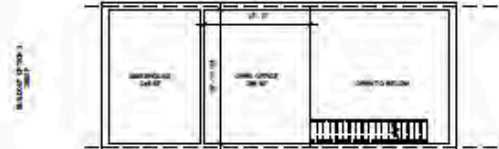


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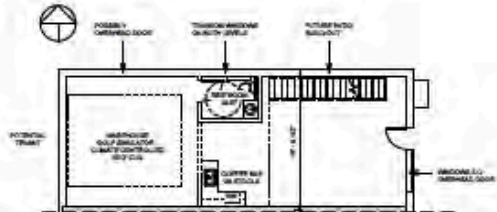


③ Build-Out Option 3
1" = 10'-0"

LEVEL 2

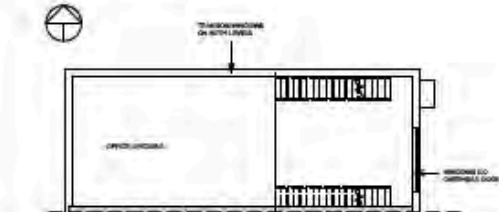


LEVEL 1



④ Build-Out Option 4
1" = 10'-0"

LEVEL 2



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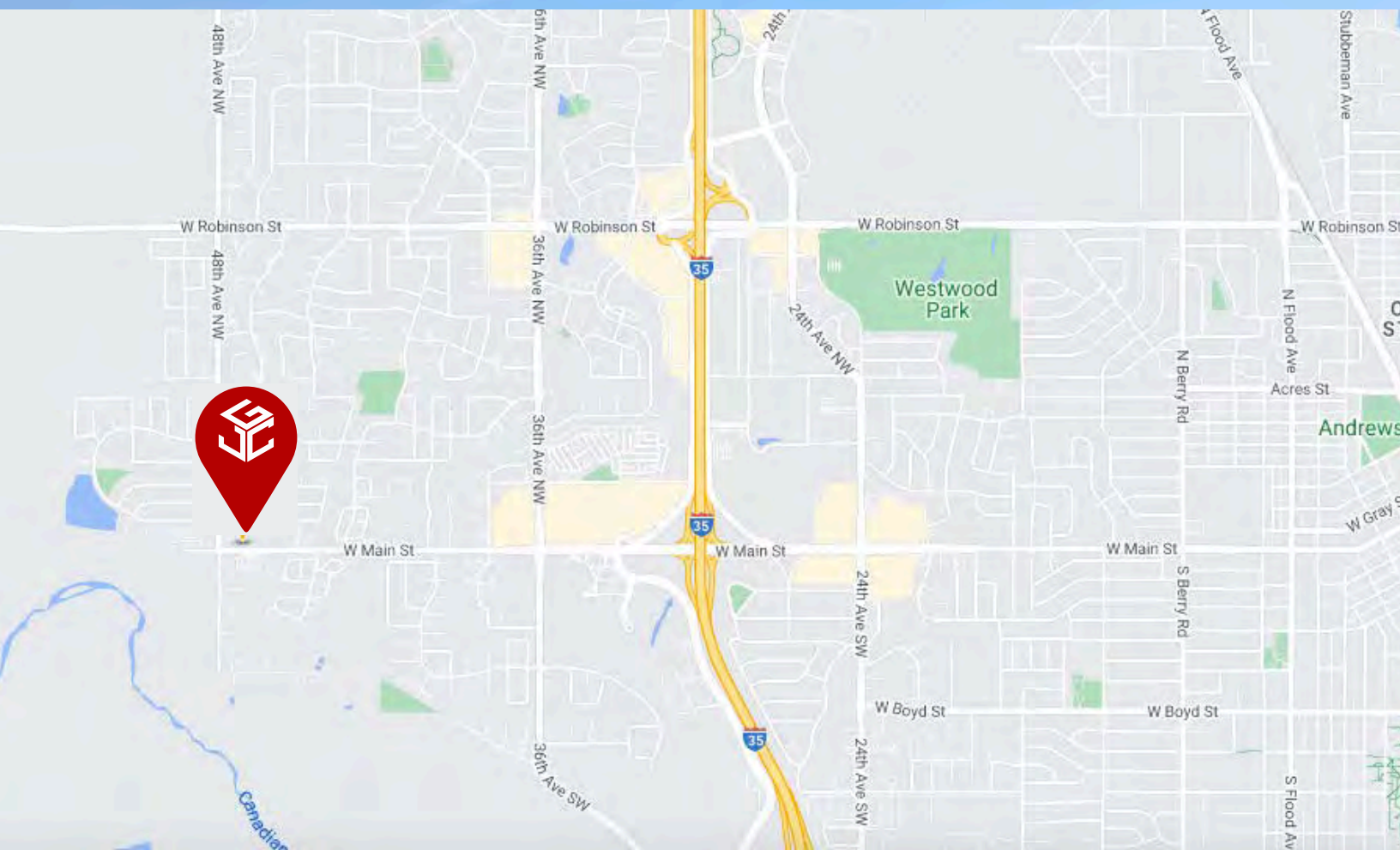
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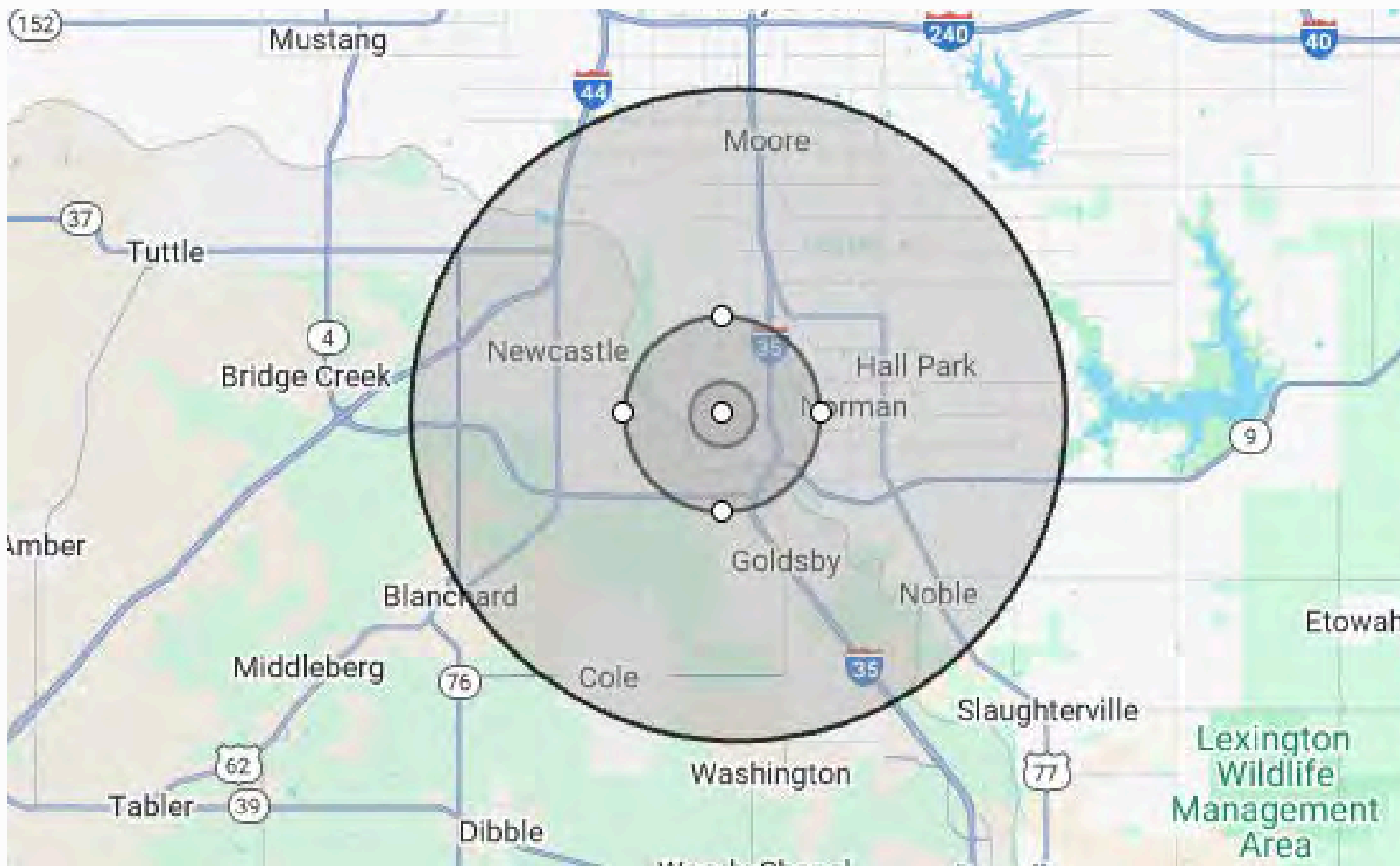
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Demographics

1 MILE

3 MILE

10 MILE

Population	8,281	35,434	257,787
Average Age	40	39	35
Employment	1,699	20,700	112,728
Households	3,424	15,258	99,245
Ave. Household Income	112,626	90,496	86,181
Median Household Value	283,163	245,678	203,405

Information Provided by CoStar

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