

425 & 429 WEST GRAY STREET

NORMAN, OK 73069



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.35 Acres
Year Built:	1976
Building Size:	4,800
Renovated:	2025
Zoning:	CCFB: Center City Form-Based Code
Market:	Norman
Submarket:	Oklahoma City

PROPERTY OVERVIEW

Positioned just west of Downtown Norman, this fully remodeled (2025) two-story commercial building offers a versatile layout ideal for a range of professional or office uses. The property includes an adjacent parking lot to the west, providing 20+ parking spaces for both properties, a valuable amenity for both employees and clients.

The first floor features a welcoming reception area, a large conference room, two ADA-compliant restrooms, a kitchen, file room, and an open work area designed for collaboration. Additional support spaces include a utility room and janitorial closet.

The second floor is equally functional, offering four private offices, a conference room, two ADA-compliant restrooms, a kitchen, and a dedicated mechanical room.

Both floors are spacious and filled with natural light, creating a comfortable and productive work environment throughout.

This property presents an excellent opportunity for businesses seeking a well-located, thoughtfully designed office building with ample parking in the Norman market.

PROPERTY HIGHLIGHTS

- Fully remodeled (2025)
- 2-story building with additional parking lot adjacent (west) of building. 20+ parking spots.
- First-floor: reception area, large conference room, 2 ADA restrooms, kitchen, file room, open work area, utility and janitorial closet
- Second-floor: 4 offices, conference room, 2 ADA restrooms, kitchen and mechanical room.

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02.16.23

PRIME ARCHITECTS
New Office
425 WEST GRAY, NORMAN, OK 73069

PROJECT NUMBER

PO2023

ISSUE DATE

02,16,23

REVISIONS

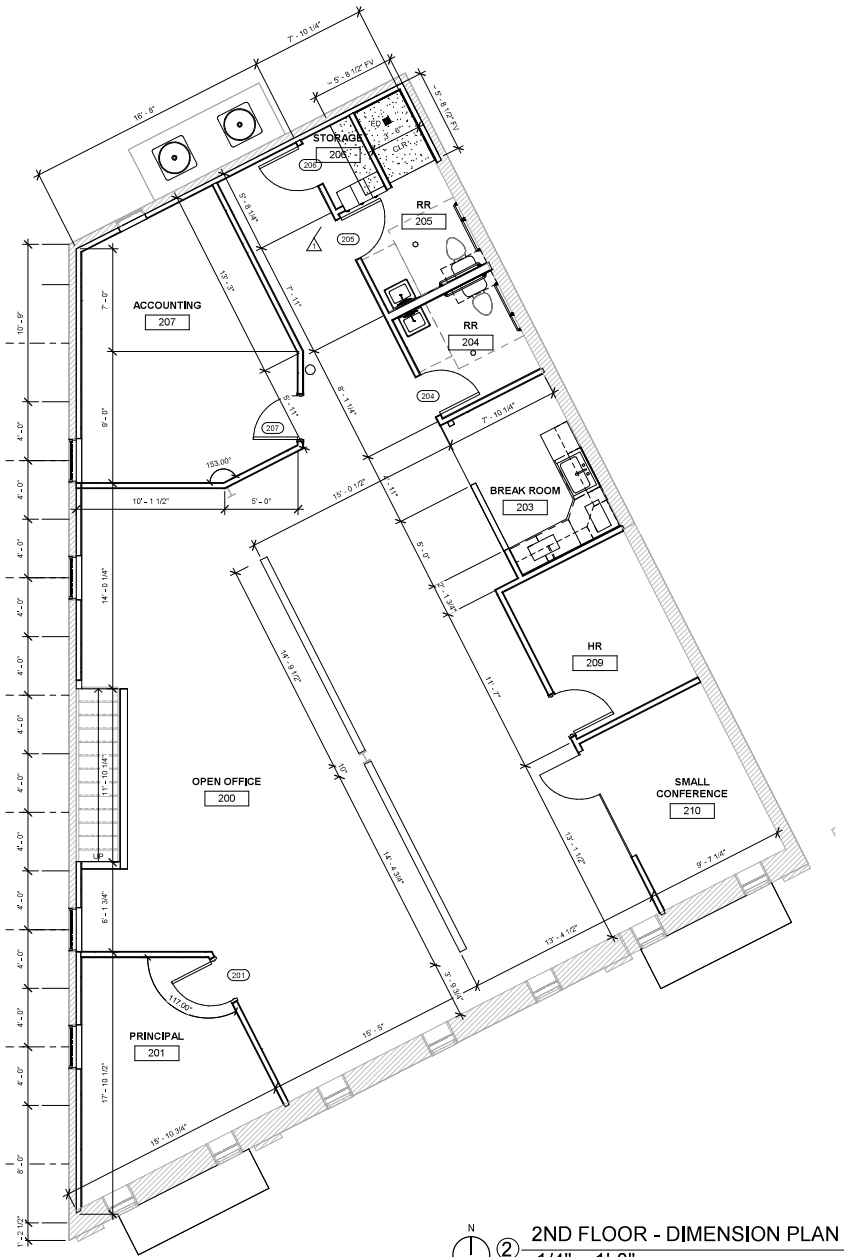
No.	Description	Date
1	City Comments	2023.03.10
2	Revisions	2023.03.17

SHEET TITLE

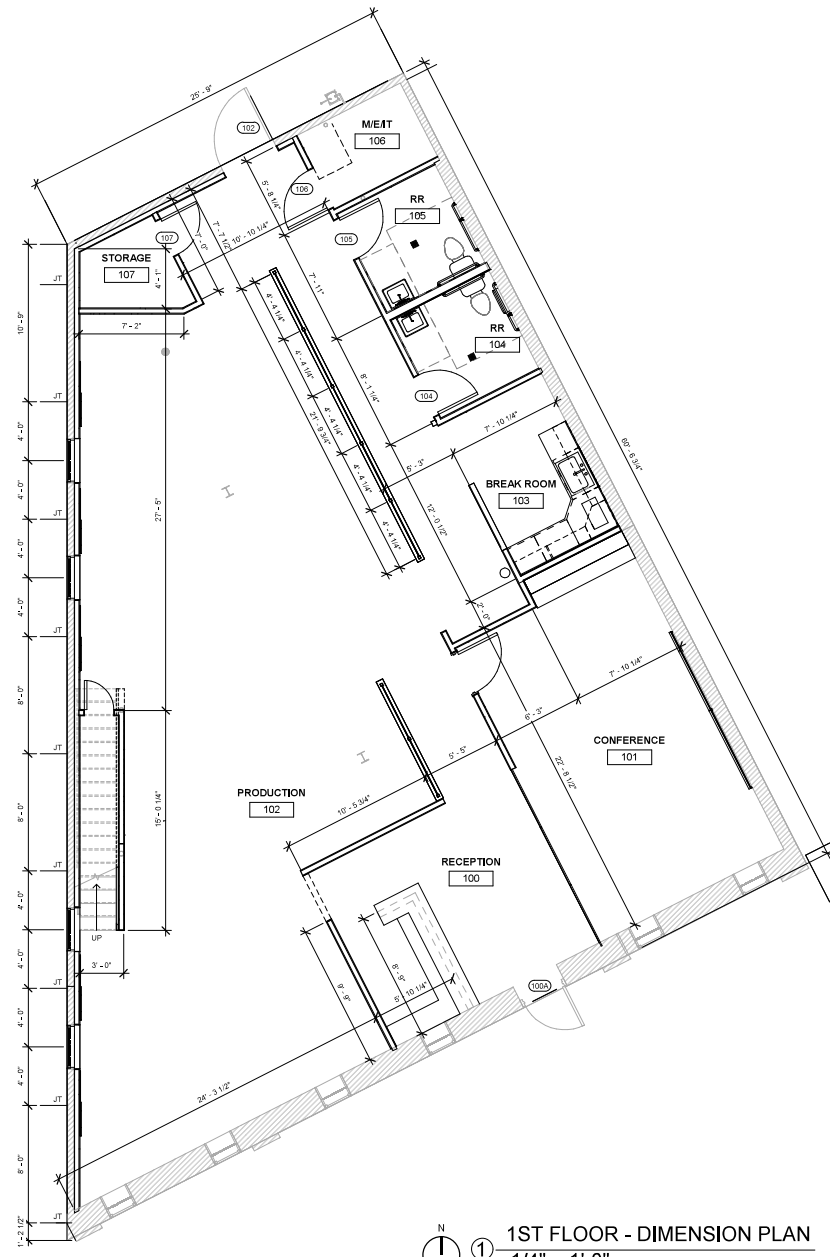
DIMENSION PLANS

SHEET NUMBER

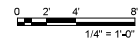
AE-101



② 2ND FLOOR - DIMENSION PLAN
1/4" = 1'-0"

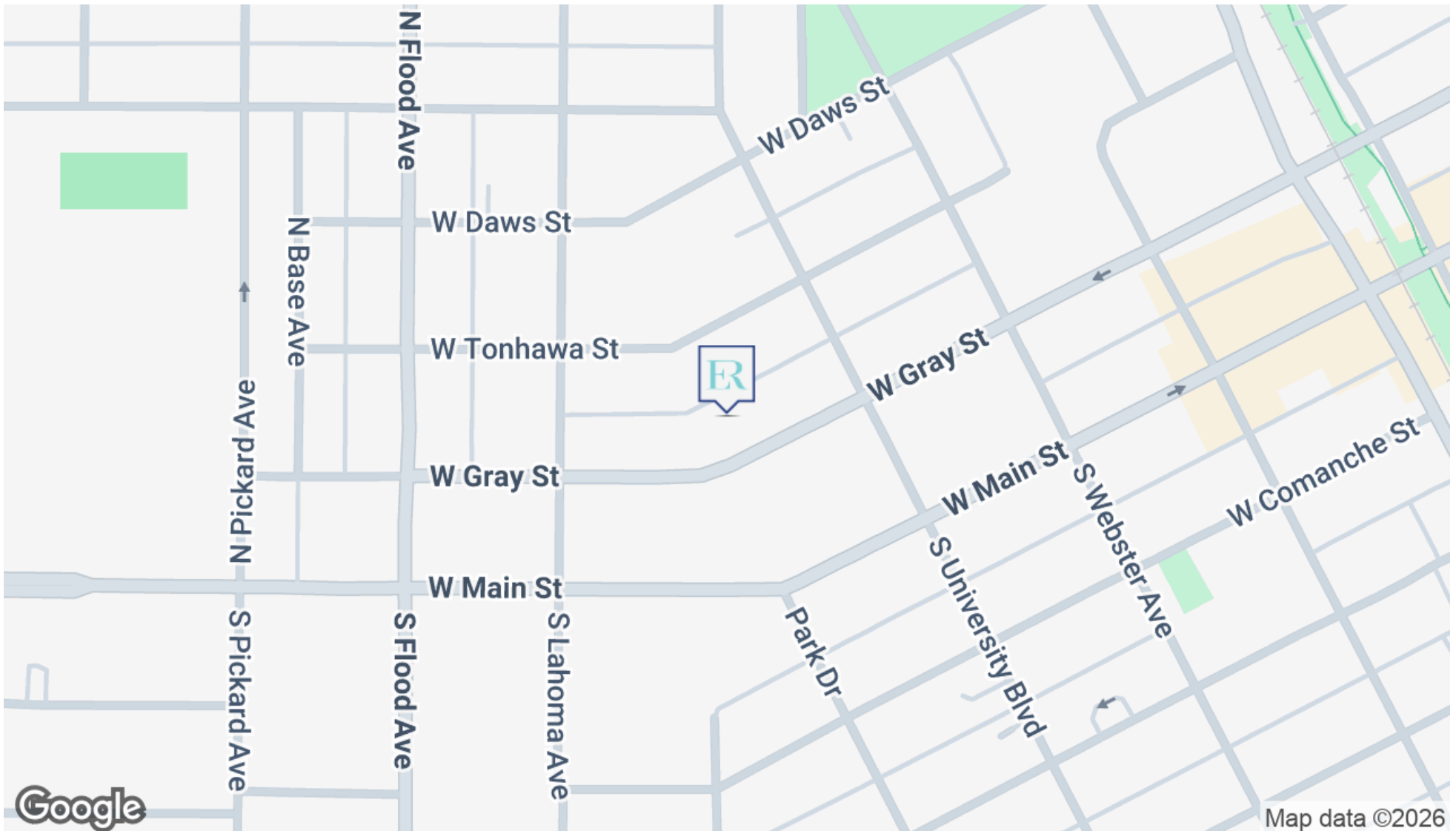


① 1ST FLOOR - DIMENSION PLAN
1/4" = 1'-0"



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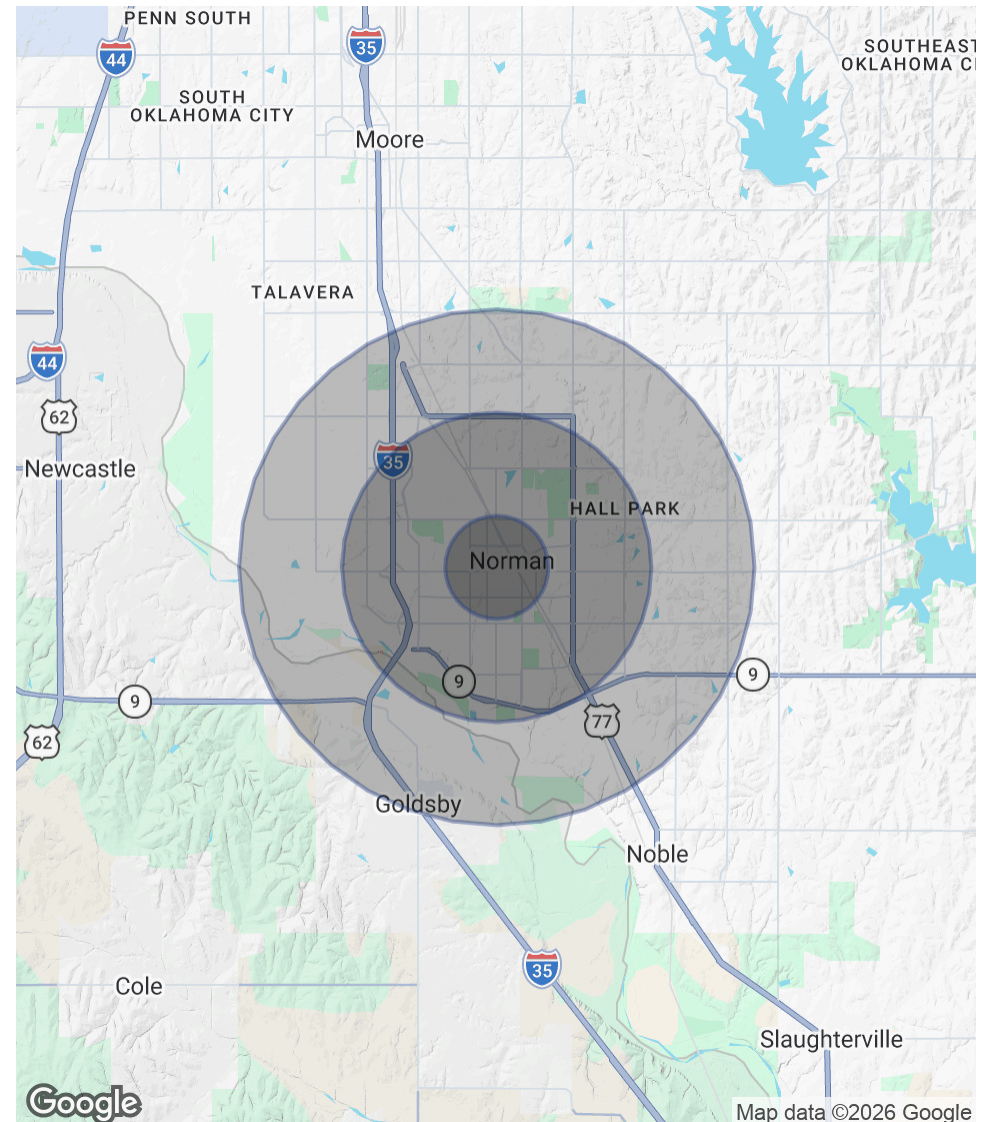
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	11,777	85,177	117,086
Average Age	31.8	32.8	33.9
Average Age (Male)	30.1	32.1	33.2
Average Age (Female)	35.9	33.9	34.9
HOUSEHOLDS & INCOME			
Total Households	5,168	34,046	46,933
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$65,715	\$78,286	\$89,368
Average House Value	\$224,705	\$240,718	\$274,376

2023 American Community Survey (ACS)



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