

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

Chris Johnson
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405.435.3572

Property Overview

Studio Row is now complete and actively leasing! This newly constructed two-story brick office/warehouse development offers modern, fully climate-controlled spaces with ample parking and prime signage opportunities along Main Street. Zoned C-2, the property supports a wide range of uses and is ideal for professional offices with integrated warehouse space, retail storefronts, or other commercial operations. Four suites have already been leased, with limited availability remaining. Each unit features a black brick exterior, white oak-inspired finishes, oversized windows, and layouts that can be built to suit tenant needs. Conveniently located less than two miles from I-35 and three miles from Highway 9.



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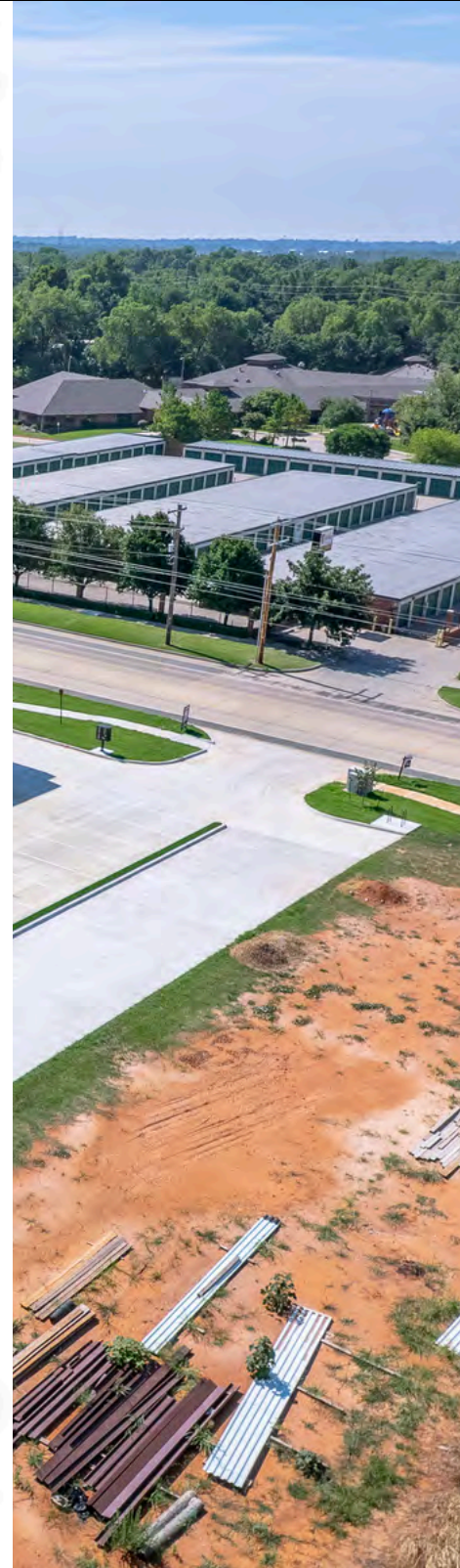
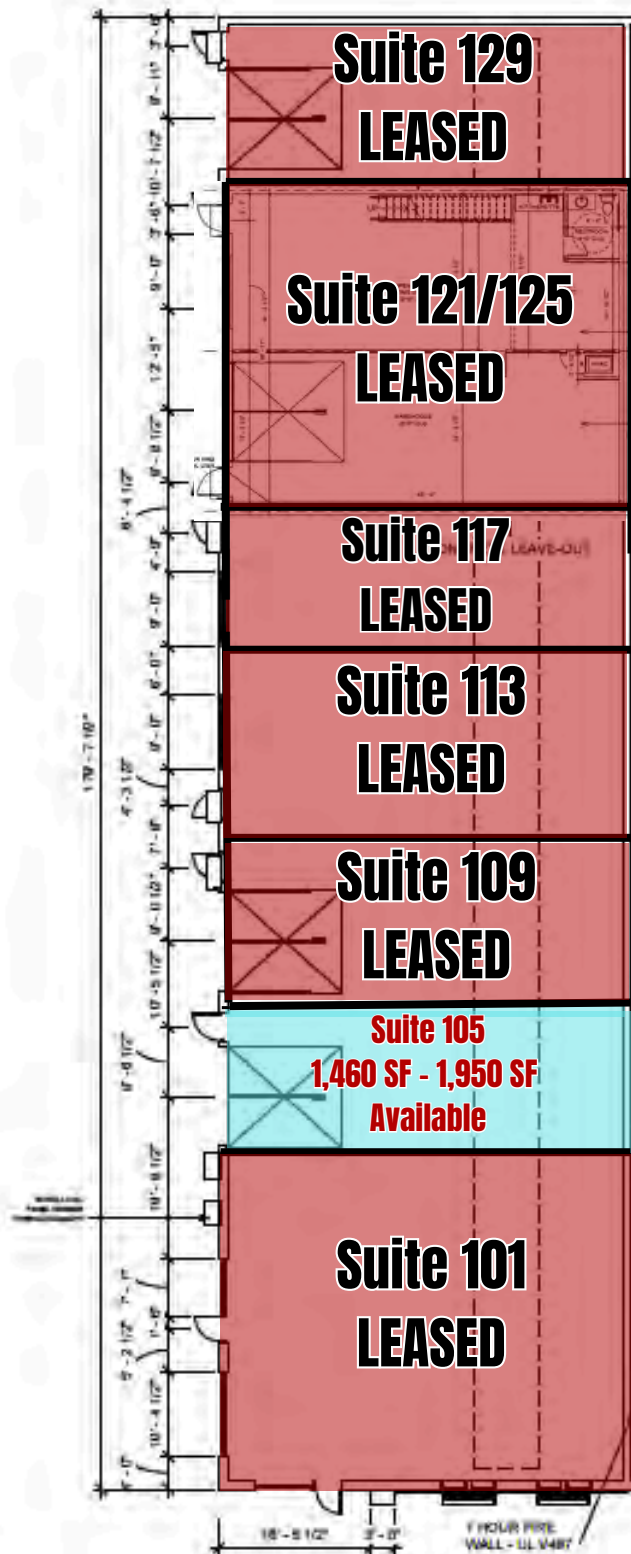
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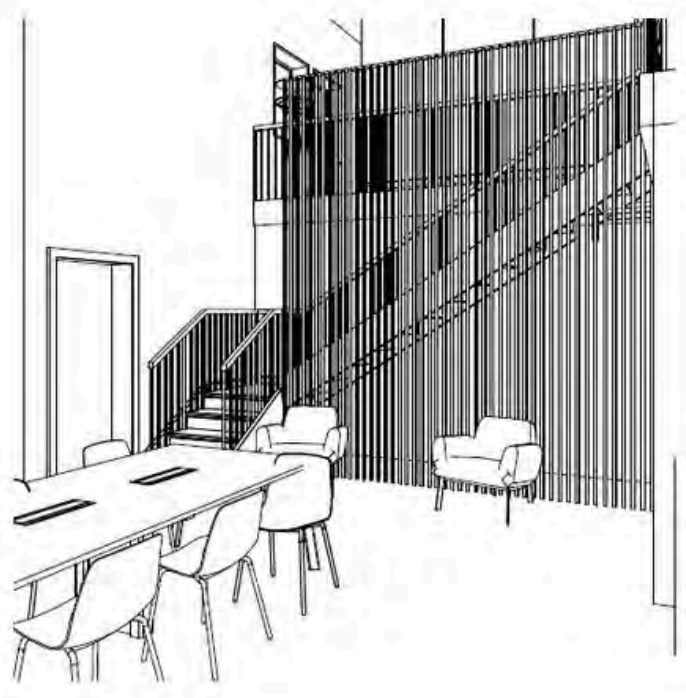
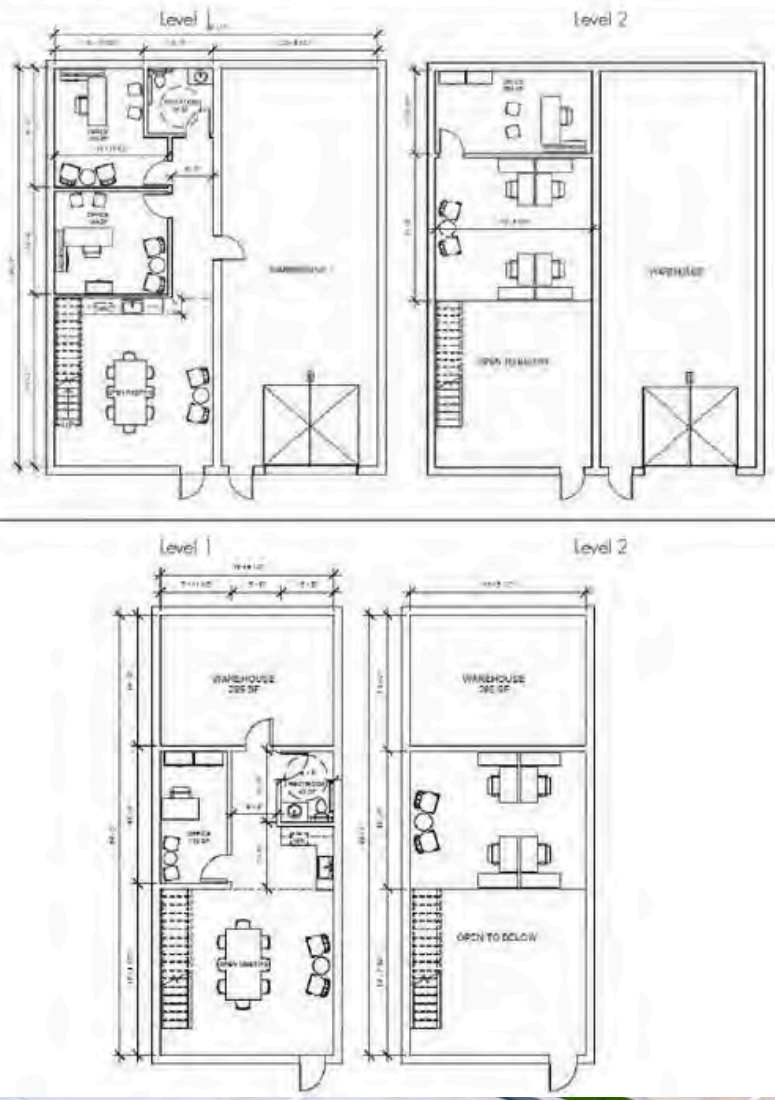
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BUILDOUT OPTIONS



**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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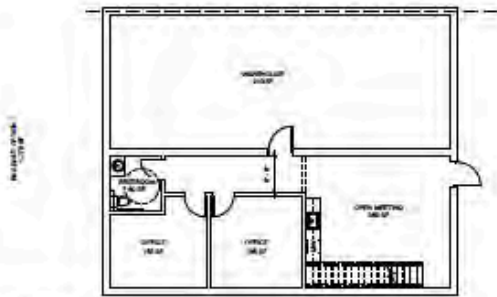
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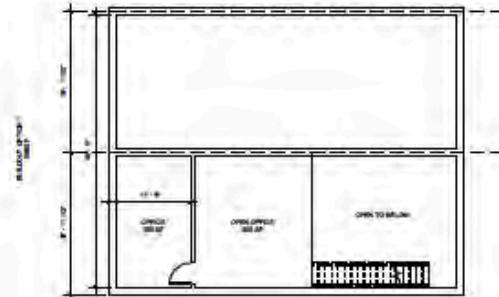
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LEVEL 1



① Build-Out Option 1
1" = 10'-0"

LEVEL 2

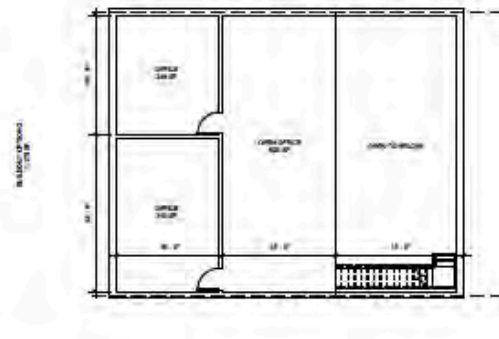


LEVEL 1



② Build-Out Option 2
1" = 10'-0"

LEVEL 2

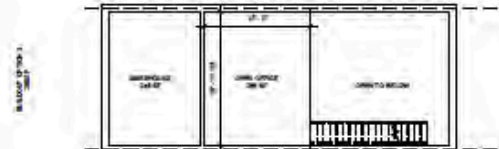


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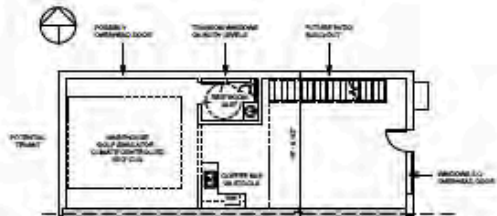


③ Build-Out Option 3
1" = 10'-0"

LEVEL 2

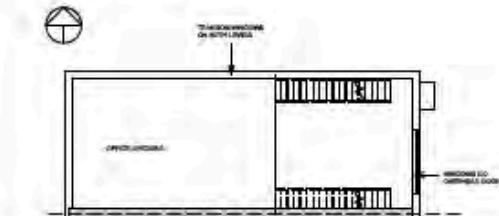


LEVEL 1



④ Build-Out Option 4
1" = 10'-0"

LEVEL 2



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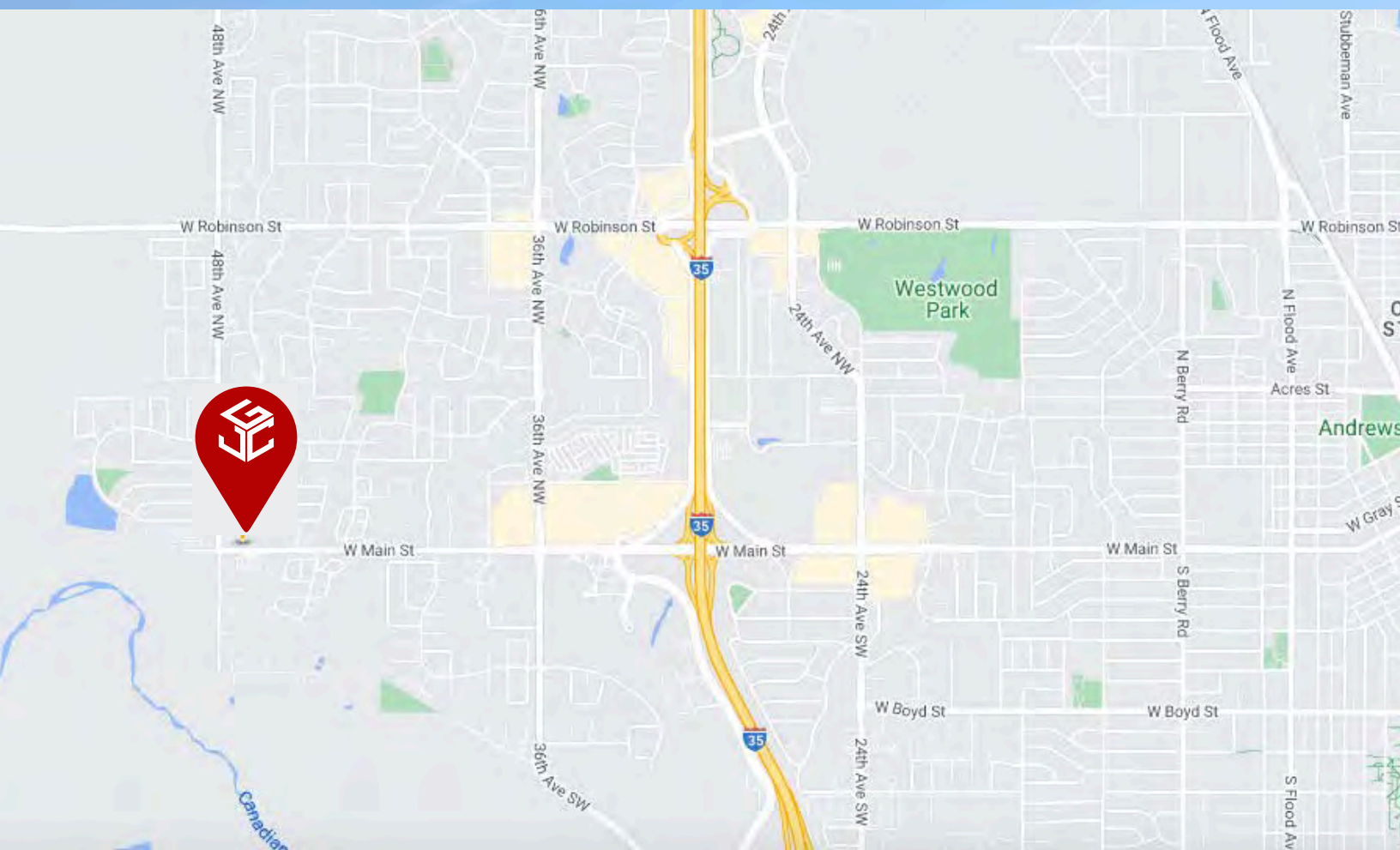
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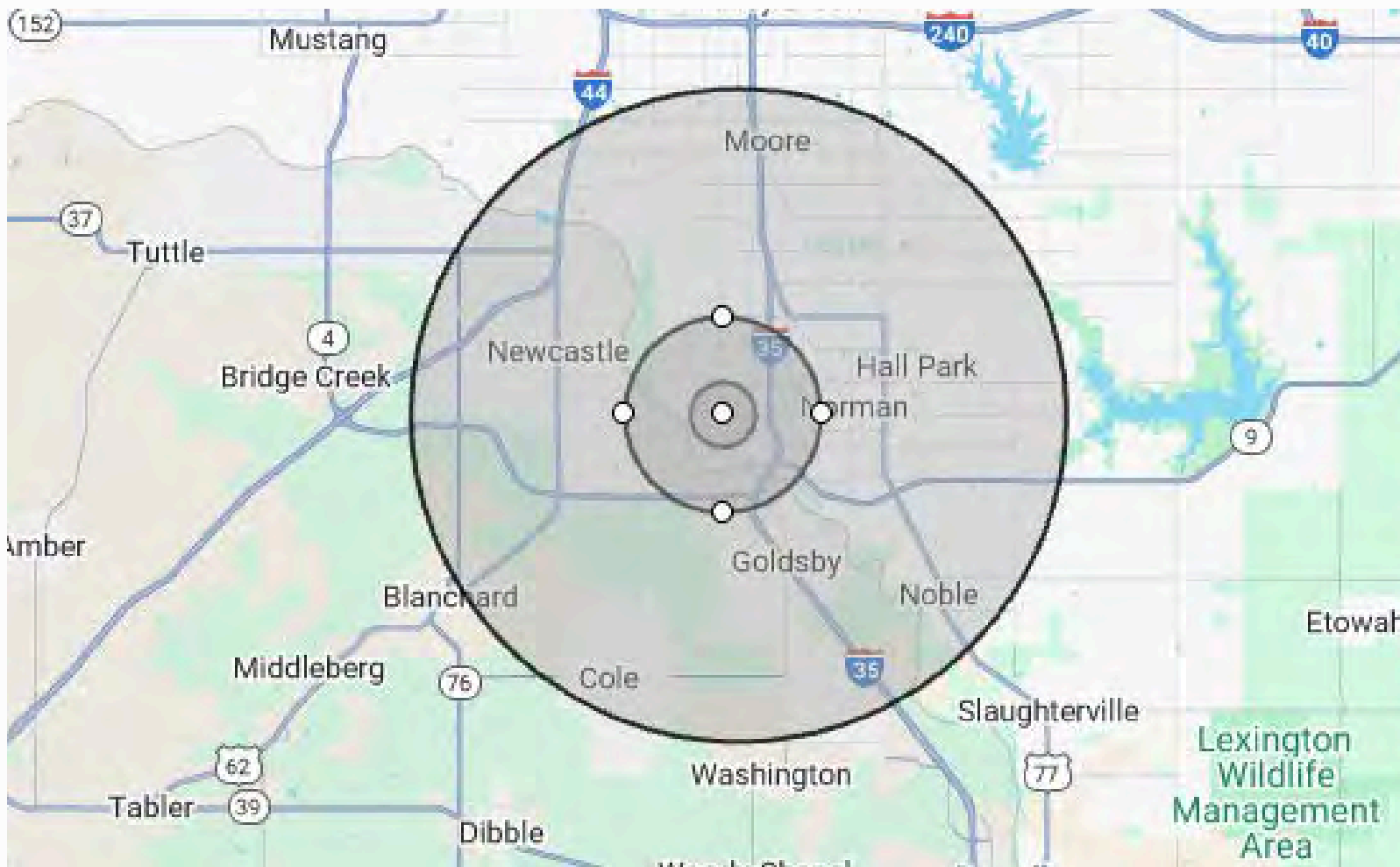
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Demographics

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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