

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21 SF/month (Full Service)
Building Size:	26,872 SF
Available SF:	1,000 - 2,839 SF
Lot Size:	0.96 Acres
Year Built:	1983

PROPERTY OVERVIEW

Exceptional three floor office building in Norman with revitalized space currently available on the highly desirable first floor with tons of parking. Quick access to I-35 off of the W Lindsey exit. Available space offers large executive offices and kitchen areas with negotiable lease length terms.

SPACES

LEASE RATE

SPACE SIZE

Suite 100	\$21.00 SF/yr	1,000 - 2,839 SF
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JASON HOGSETT
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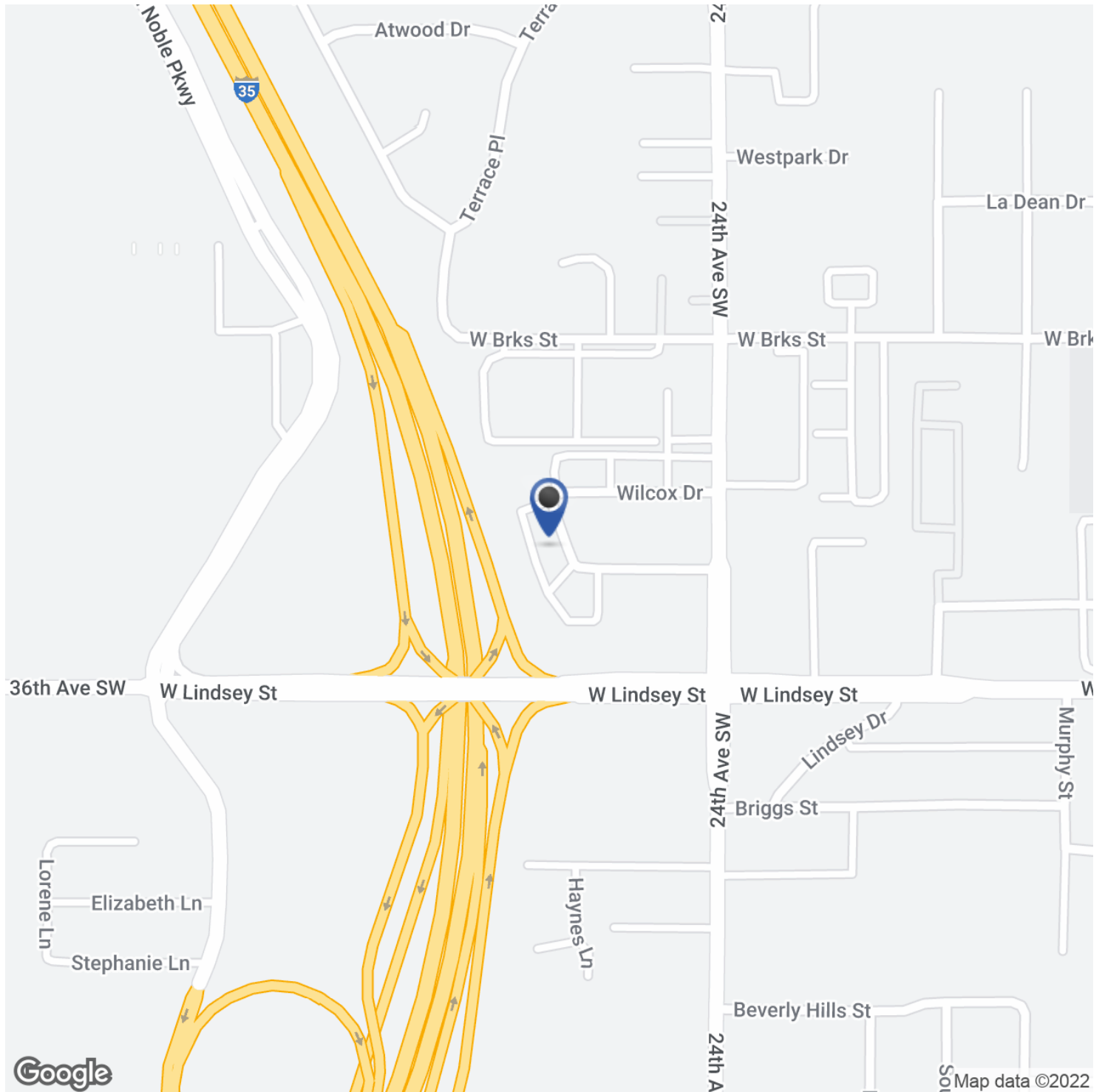
ADDITIONAL PHOTOS



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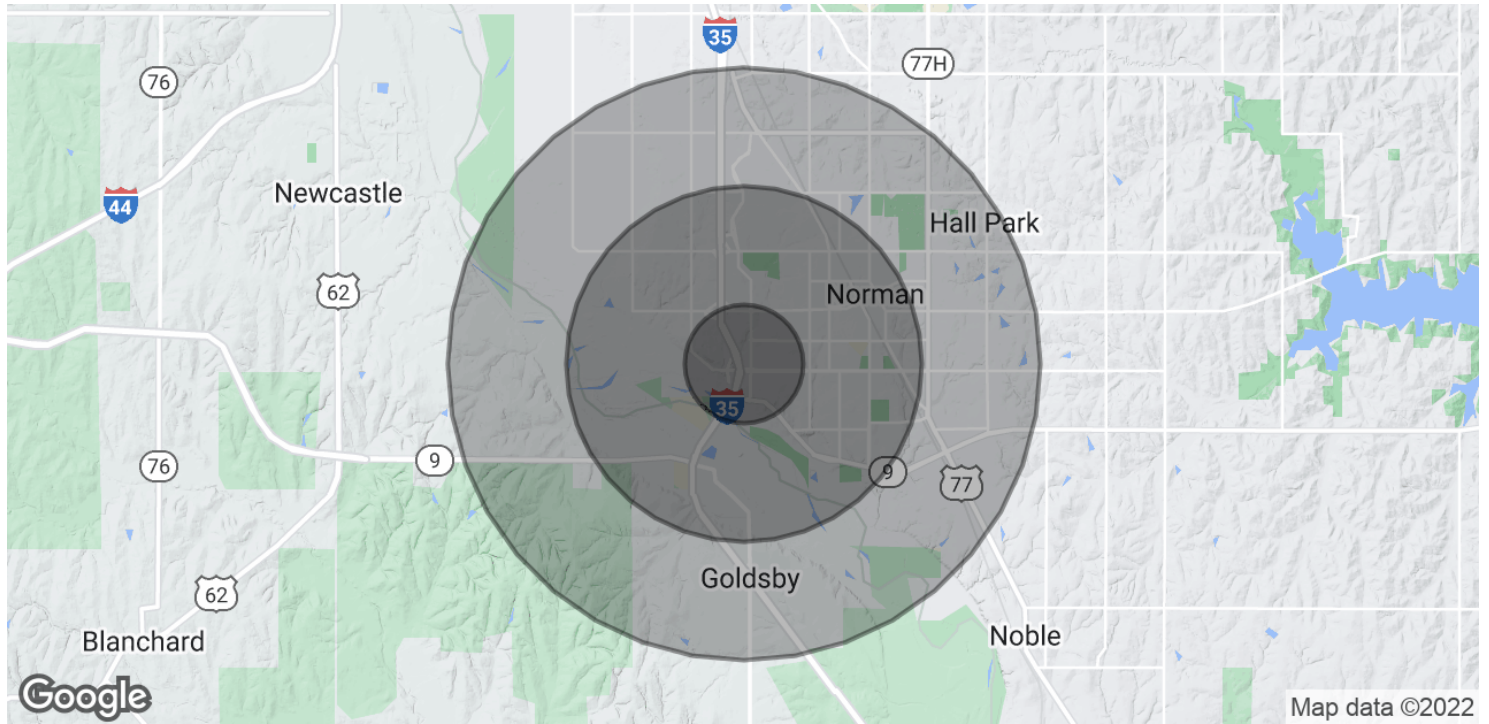
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,960	58,152	102,865
Average Age	32.4	31.1	30.7
Average Age (Male)	28.7	29.1	29.3
Average Age (Female)	37.0	34.1	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,517	22,246	40,938
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$58,216	\$67,547	\$61,566
Average House Value	\$159,610	\$173,863	\$160,493

* Demographic data derived from 2020 ACS - US Census

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