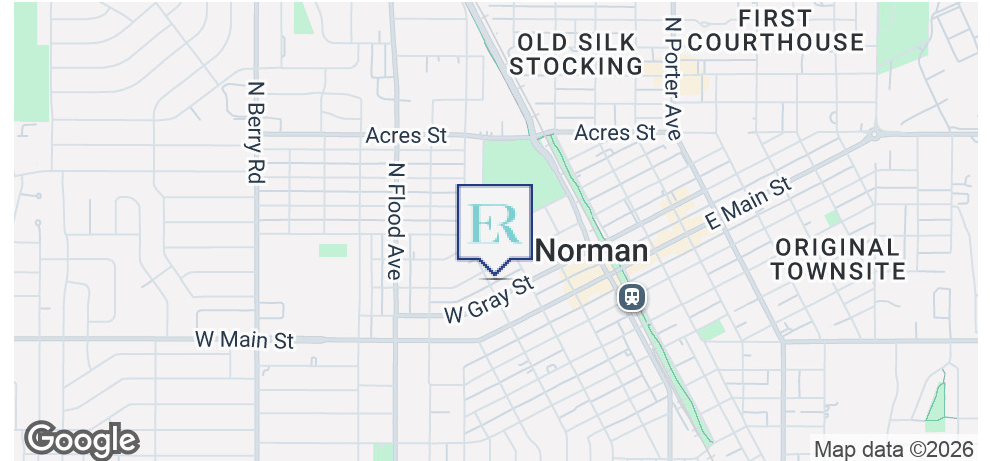


PRAIRIE HOUSE

211 N UNIVERSITY BLVD, NORMAN, OK 73069



OFFERING SUMMARY

Available SF:	720 SF
Lease Rate:	\$1,600.00 per month (MG)
Lot Size:	0.07 Acres
Year Built:	1935
Building Size:	720
Zoning:	CCFBC
Market:	Norman

PROPERTY OVERVIEW

Situated at the corner of W. Gray Street and N. University Blvd. in Norman, Oklahoma, this property offers a unique office environment. The location features a spacious floor plan, ideal for accommodating a variety of business needs. With ample natural light and historical design, the property provides a comfortable and inspiring work environment for a tenant. On-site amenities include dedicated parking, secure access, a reception area, a break room, a restroom with a shower, one office, and outdoor space. Additionally, the property's convenient location offers excellent visibility and accessibility, making it a standout choice for businesses seeking to make a statement in the Norman market.

LOCATION OVERVIEW

Located in the heart of Norman, Oklahoma, the area surrounding this property is brimming with attractions perfect for office tenants. Just a short distance away, the bustling Downtown Norman and OU's Campus Corner offer a vibrant mix of dining, shopping, and entertainment options. The nearby University of Oklahoma brings a dynamic energy to the area with cultural events and sporting activities. For those seeking a break from work, beautiful green spaces like Andrews Park provide a peaceful retreat. City and County offices are just blocks away. With a thriving business community and access to a range of conveniences, the location offers an ideal mix of work and leisure opportunities for professionals.

PROPERTY HIGHLIGHTS

- Great location at the corner of W. Gray and N. University.
- Serene outdoor space.
- Perfect for the small office user.

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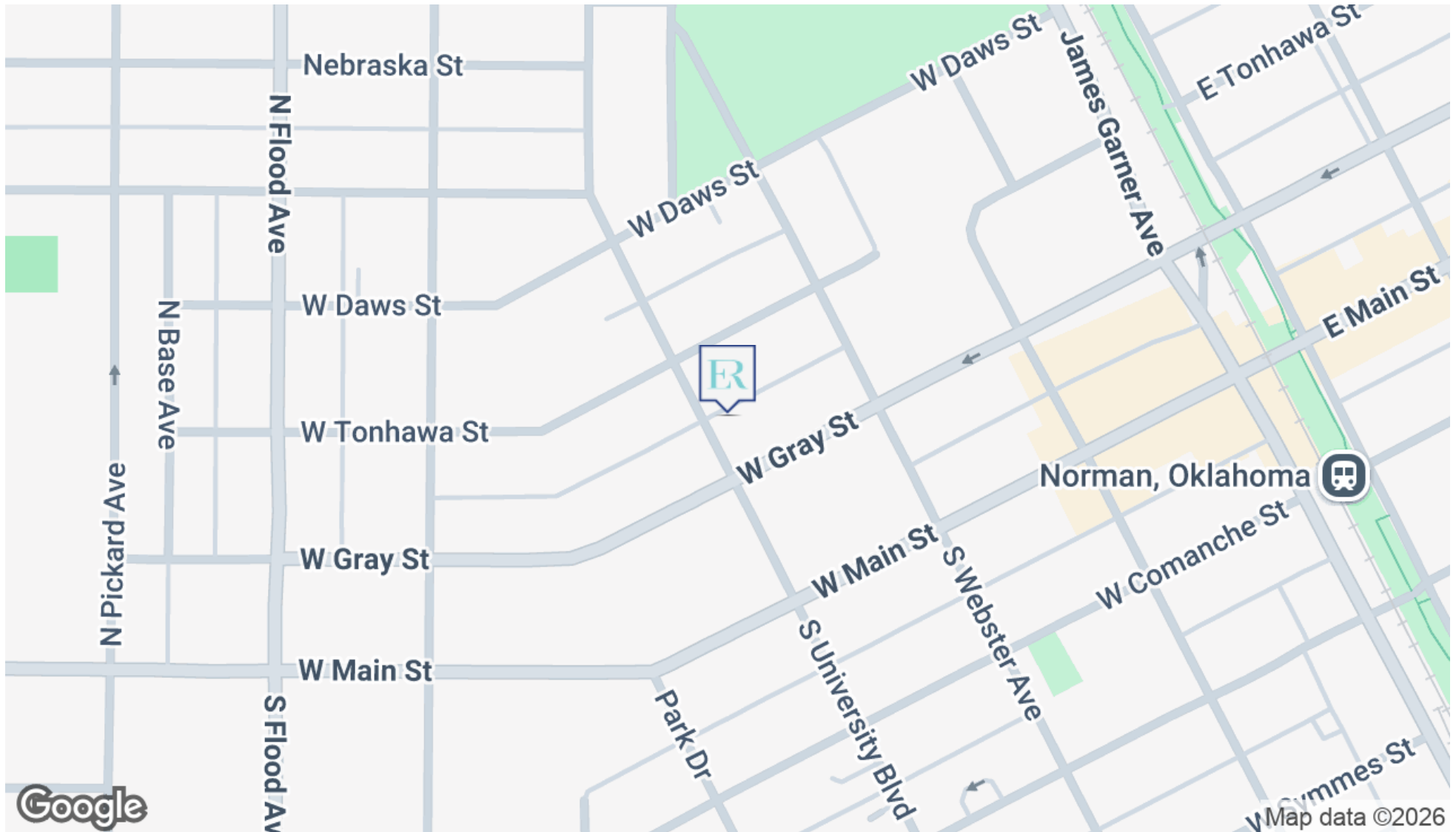
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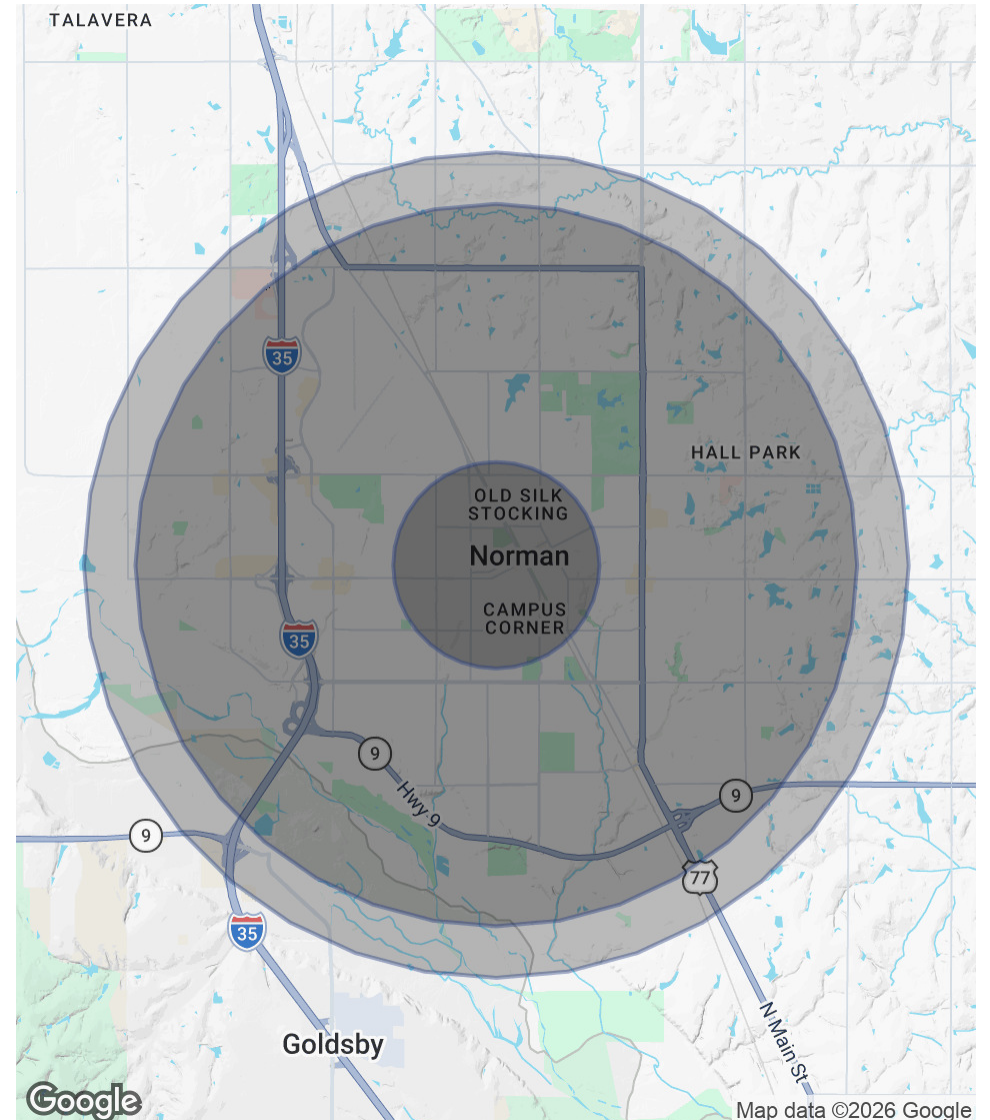
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	1 MILE	3.5 MILES	4 MILES
POPULATION			
Total Population	11,598	105,670	105,670
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME			
Total Households	5,204	42,163	42,163
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$58,241	\$81,044	\$81,044
Average House Value	\$290,897	\$297,752	\$297,752

Demographics data derived from AlphaMap



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