# Executive Summary



## Offering Summary

| | |
|---|---|
| Lease Rate: | $21 SF/yr (NNN) |
| Available SF: | 1,538 - 3,389 SF |
| Building Size: | 36,230 SF |

## Property Highlights

- Excellent Visibility and Access
- Ample Parking
- Centrally located in Norman with Proximity to I-35 and OU
- Proximity to Great Restaurants and Retailers

## Property Overview

This well-maintained office building is ideally located on a hard corner of one of the best intersections in Norman, offering excellent visibility, accessibility, and a professional setting suitable for a wide range of office, medical, or institutional users.

Disclosure: The leasing broker has an ownership interest in the property.

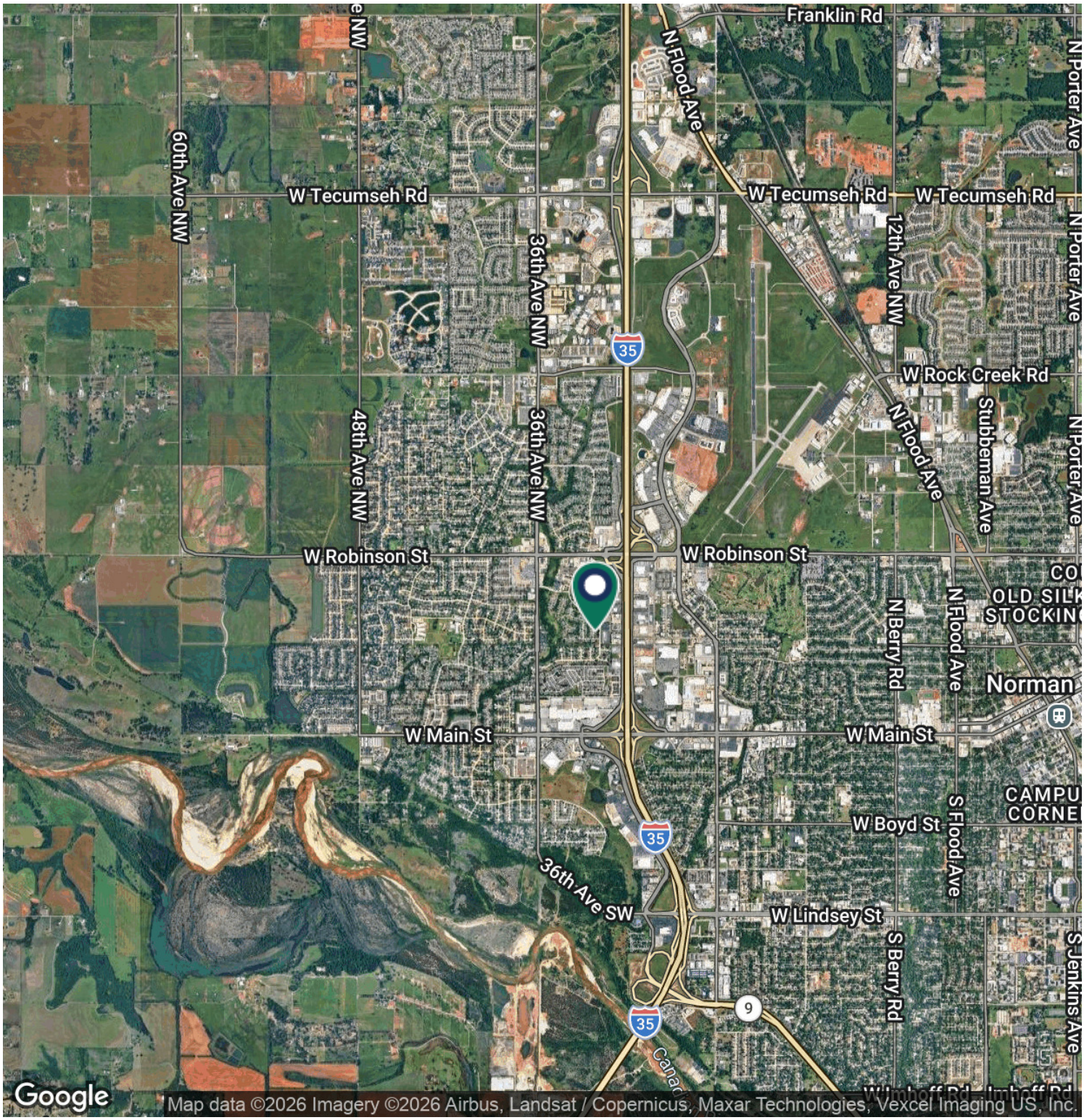
## Available Spaces

| | | |
|---|---|---|
| Suite 101 | $21.00 SF/yr | 1,851 - 3,389 SF |
| Suite 102 | $21.00 SF/yr | 1,538 - 3,389 SF |

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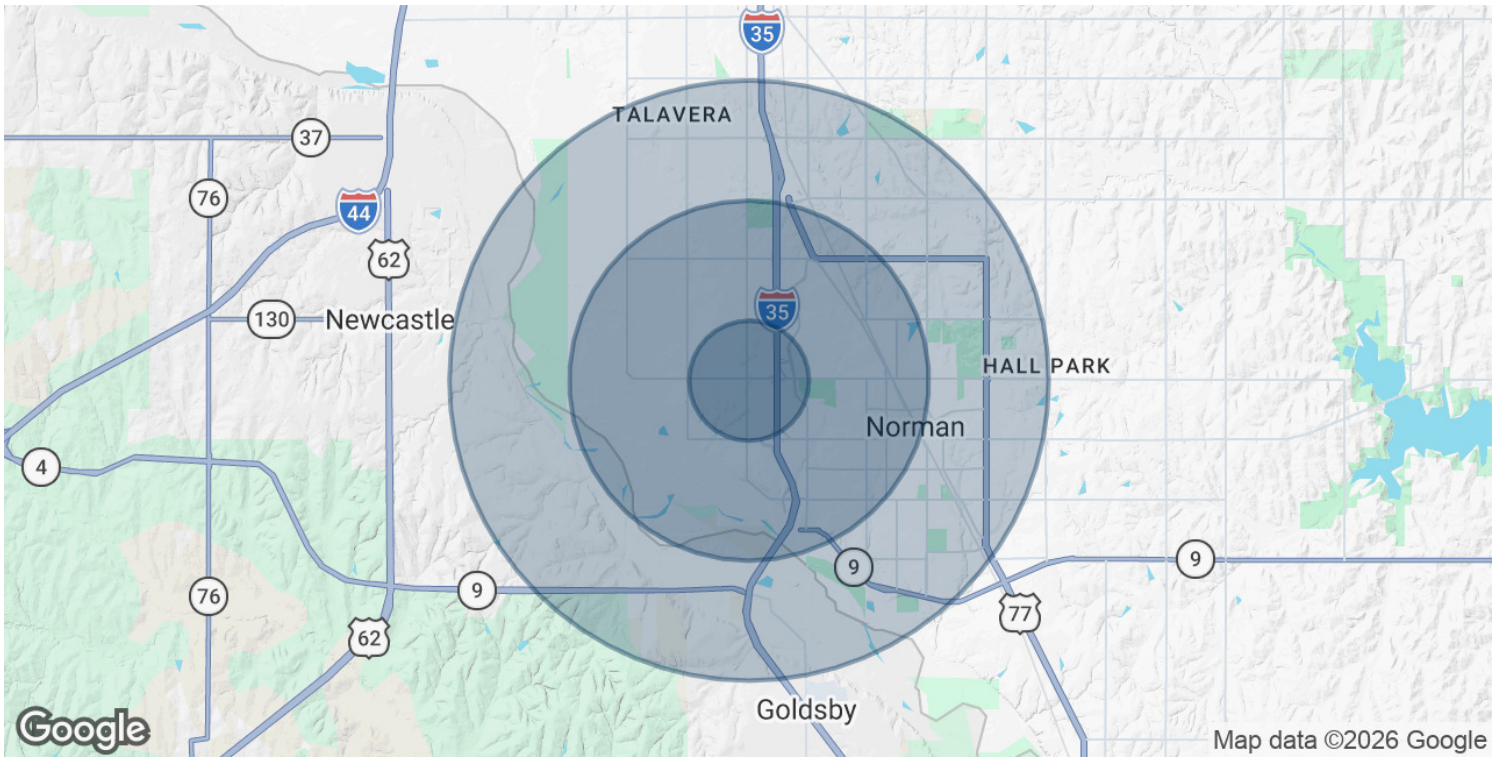
CREEK PRICE EDWARDS

## Location Map




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# Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 10,331 | 45,550 | 104,030 |
| Average Age | 45 | 40 | 37 |
| Average Age (Male) | 43 | 39 | 36 |
| Average Age (Female) | 46 | 42 | 38 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 4,495 | 19,322 | 40,944 |
| # of Persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH Income | $117,603 | $97,204 | $89,392 |
| Average House Value | $377,212 | $315,490 | $316,138 |

*2020 American Community Survey (ACS)*

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