

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	1,500 - 10,800 SF
Lease Rate:	\$12 SF/yr (MG)
Lot Size:	0.74 Acres
Year Built:	1981
Building Size:	10,800
Zoning:	I-1
Market:	Norman
Submarket:	Oklahoma City
Price / SF:	\$138.89

## PROPERTY OVERVIEW

2745 Broce Dr is an excellent owner-user or investment opportunity. The property offers a total of 10,800 SF. Approximately 4,800 SF of office space and 6,000 SF of warehouse space divided into three units. Each warehouse unit includes an overhead door and private restroom, offering flexibility for operations, storage, or supplemental rental income. Located near 36th Ave NW and I-35 in west Norman, the property provides convenient access for employees, customers, and distribution while supporting a variety of industrial, service, and contractor uses.

## PROPERTY HIGHLIGHTS

- An industrial for Sale or Lease opportunity
- Property Size 10,800 SF on 0.71 acres
- Approximately 4,800 SF of office space.
- 6 large offices
- Reception area
- Conference Room
- 3 Restrooms
- 6,000 SF of warehouse space divided into three units (2 x 1,500 SF & 1 x 3,000 SF).

### GAYLA ARTMAN

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**LEASE INFORMATION**

Lease Type: MG Lease Term: 36 to 60 months  
 Total Space: 1,500 - 10,800 SF Lease Rate: \$12 SF/yr

**AVAILABLE SPACES**

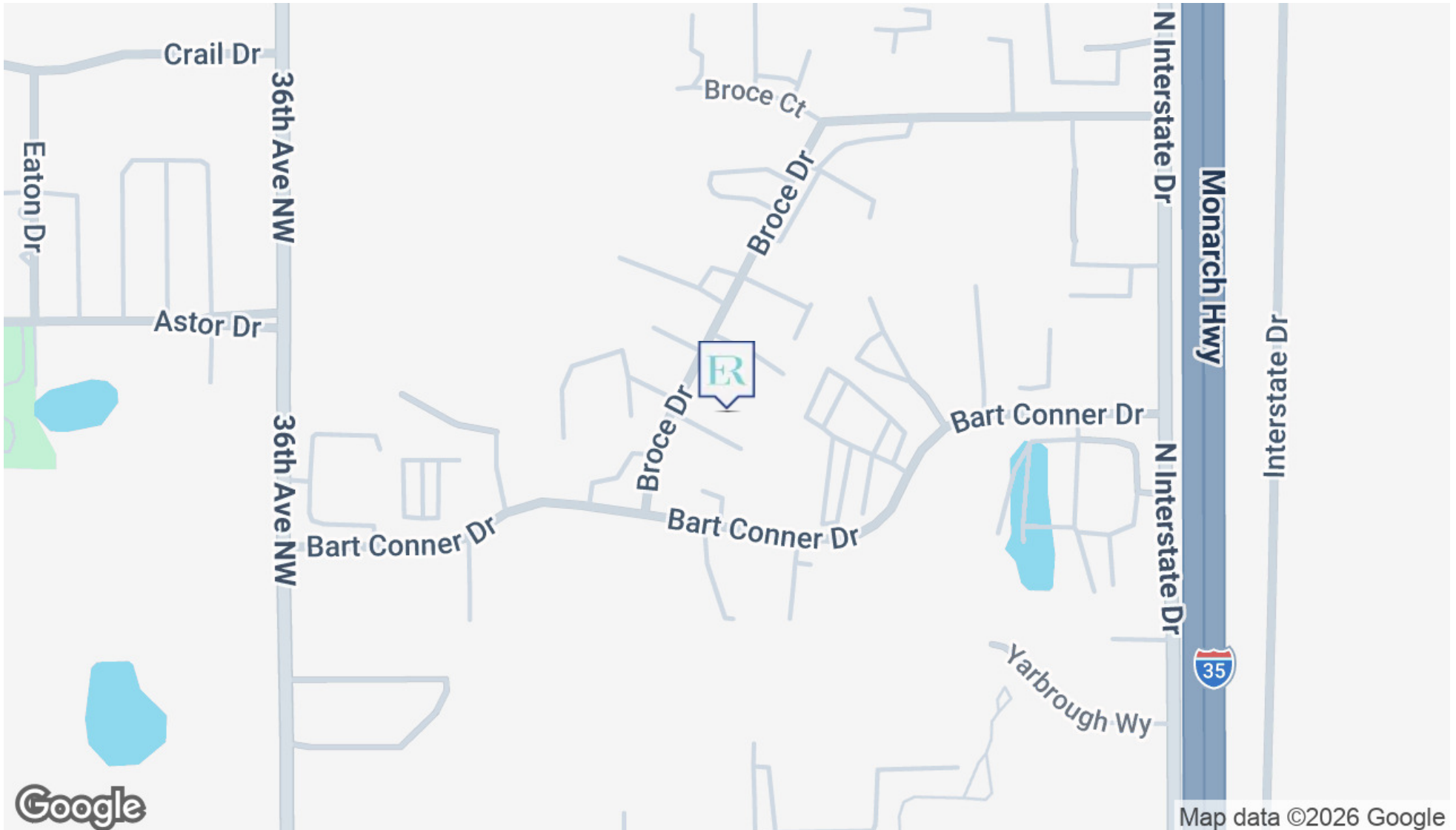
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2745 Broce Dr	Available	1,500 - 10,800 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Total Available 10,800 SF - will divide. Each Unit with 20' Clear Height, One OHD and One Restroom. Office approximately 4,800 SF of office space with 6 large offices, Reception area, Conference Room and 3 Restrooms.
2745 Broce Dr	Available	1,500 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Total Available 1,500 SF. Each Unit with 20' Clear Height, One OHD and One Restroom.
2745 Broce Dr	Available	1,500 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Total Available 1,500 SF. Each Unit with 20' Clear Height, One OHD and One Restroom.
2745 Broce Dr	Available	7,800 SF	Modified Gross	\$12.00 SF/yr	Three (3) Year Minimum Lease Term. Office approximately 4,800 SF of office space with 6 large offices, Reception area, Conference Room and 3 Restrooms. Warehouse 3,000 SF

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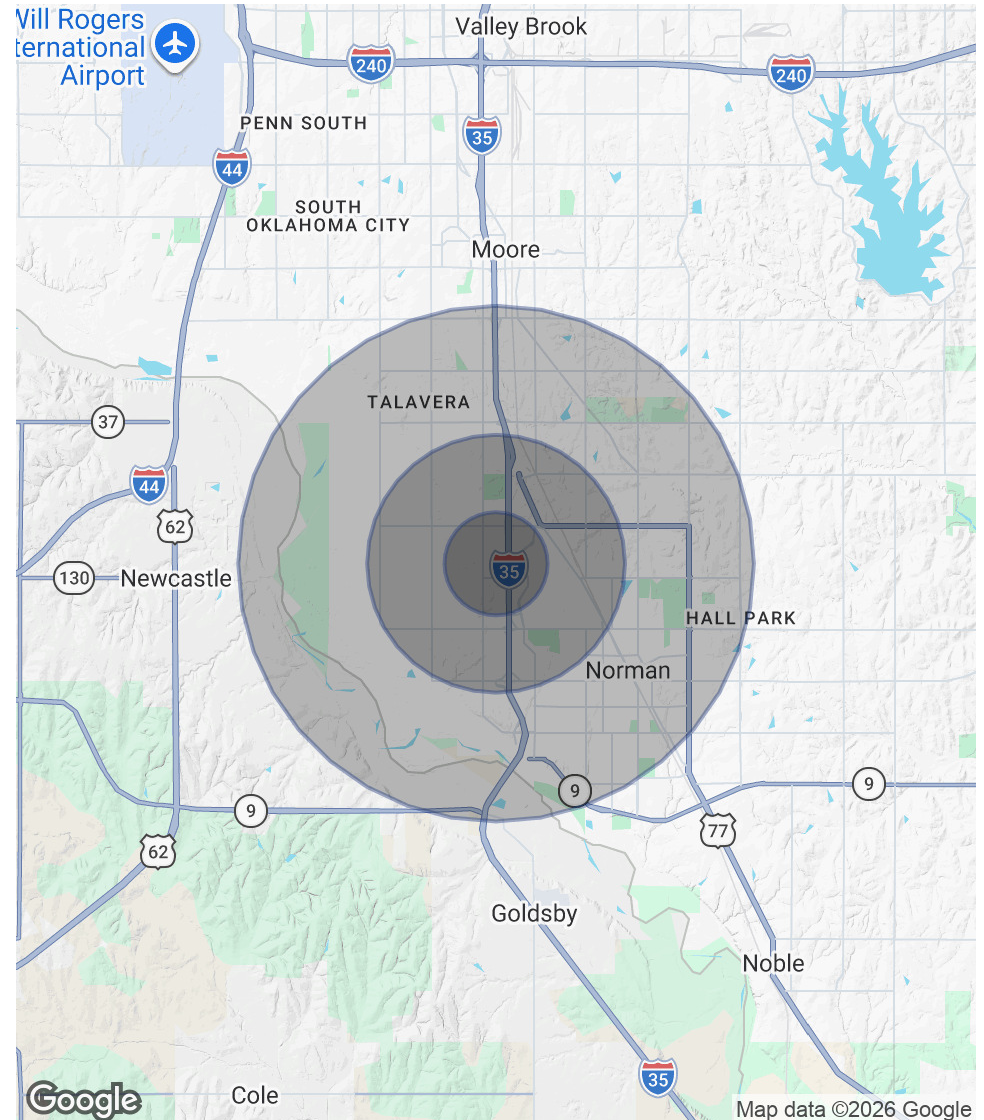
**POPULATION**

	1 MILE	2.5 MILES	5 MILES
Total Population	4,410	27,861	114,915
Average Age	39.7	41.9	35.4
Average Age (Male)	40.3	39.3	34.5
Average Age (Female)	40.0	43.0	36.6

**HOUSEHOLDS & INCOME**

	1 MILE	2.5 MILES	5 MILES
Total Households	1,845	11,882	44,795
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$114,280	\$111,244	\$95,676
Average House Value	\$468,591	\$322,587	\$279,623

2023 American Community Survey (ACS)



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