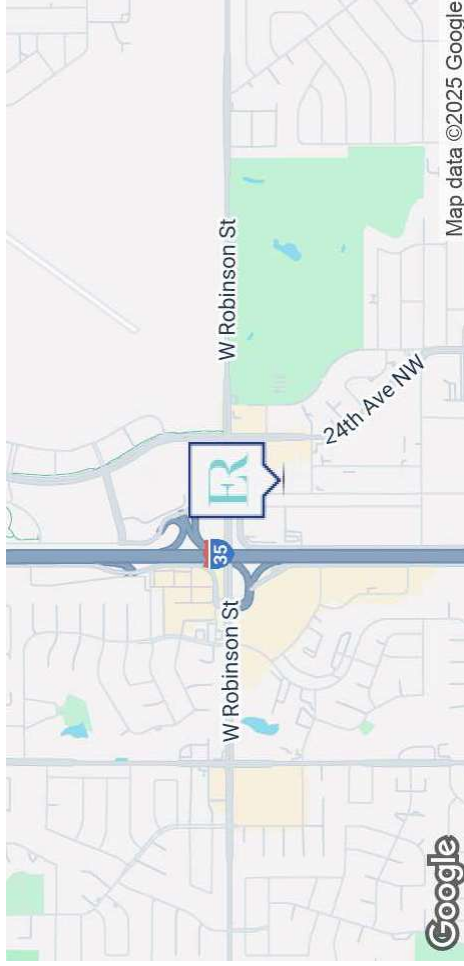




OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.51 Acres
Year Built:	2007
Building Size:	6,250
Zoning:	C-1
Market:	Norman
Submarket:	Oklahoma City
Price / SF:	\$240.00

PROPERTY OVERVIEW

Building Size 6,250 SF. Suite 100 (3,987 SF) is an upscale, custom-built executive office featuring two private entrances for added convenience and flexibility. The centerpiece of the space is a grand conference room with double glass doors and an impressive rock accent wall, offering a sophisticated and impactful environment for meetings and presentations. The thoughtfully designed layout includes a spacious waiting area, a professional reception space, six large private offices, a dedicated consultation room, a fully equipped kitchen, a work/copy room, a secure data room, two restrooms, a janitorial closet, and an indoor storm shelter for enhanced safety. Adjacent to Suite 100, Suite 110 (2,263 SF) is a leased, income-producing property that delivers immediate cash flow and strengthens the overall investment value. This dual-suite offering presents an exceptional opportunity for both owner-occupants and investors seeking a high-quality office environment with built-in rental income.

PROPERTY HIGHLIGHTS

- Suite 100 Upscale custom-built office
- Grand conference room with double glass doors and an impressive accent rock wall
- Large reception area & waiting area
- 6 large offices, consultation area, kitchen, large work/copy room, data room, janitorial closet and 2 restrooms
- Indoor storm shelter
- Suite 110 Leased/Tenant occupied

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AN OFFICE INVESTMENT OPPORTUNITY

QUORUM OFFICE PARK

1014 24TH AVE NW, NORMAN, OK 73069



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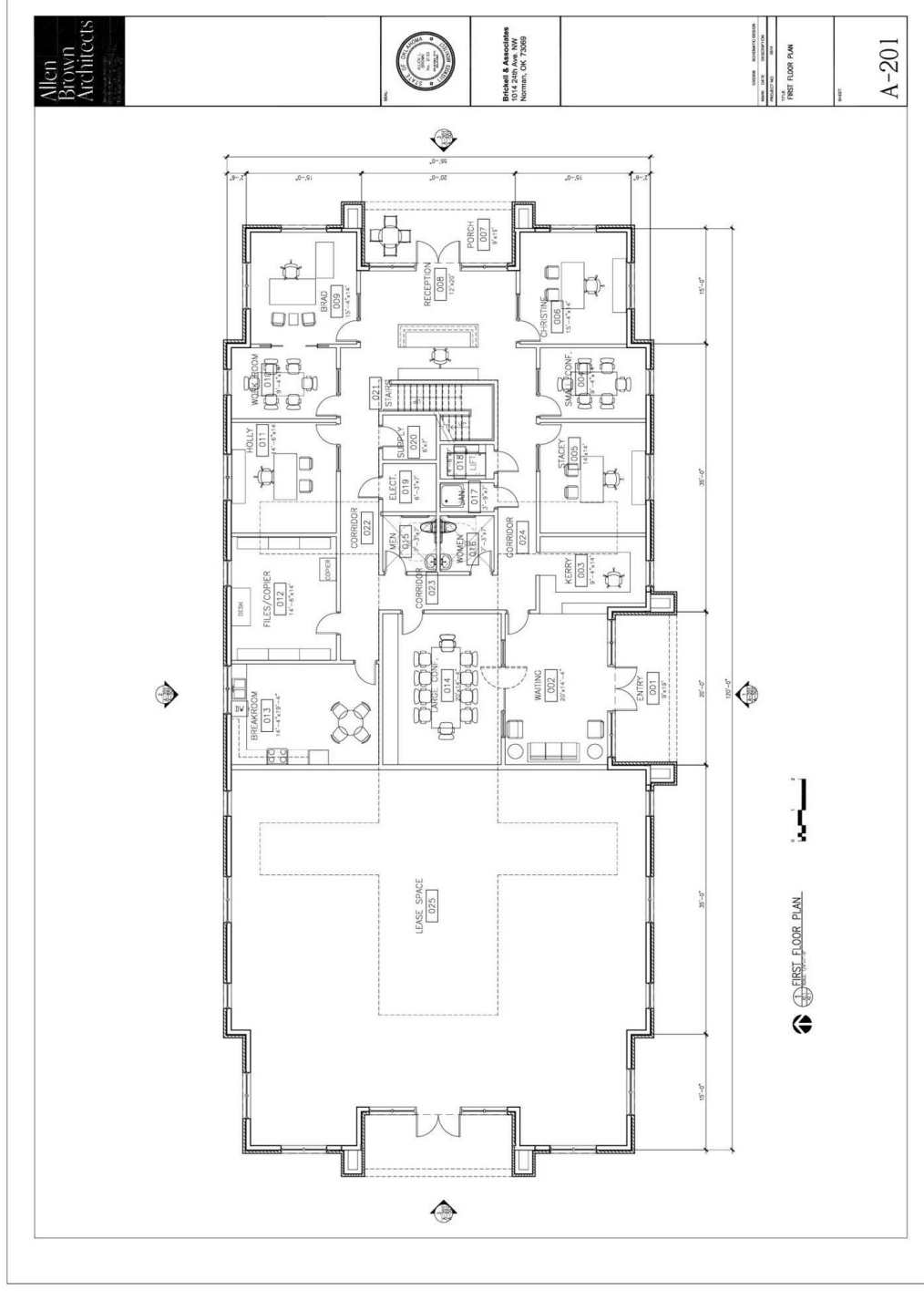
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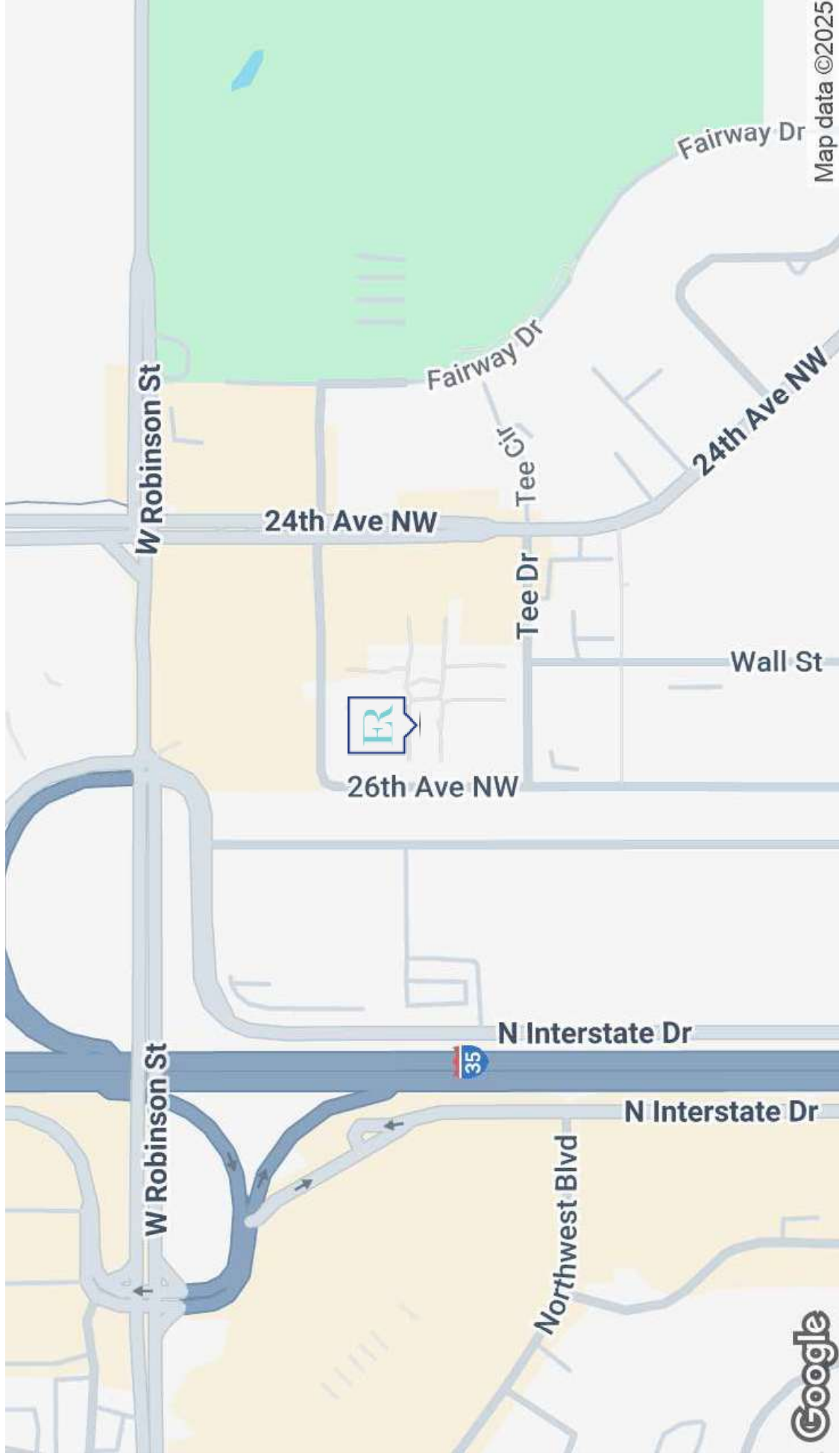
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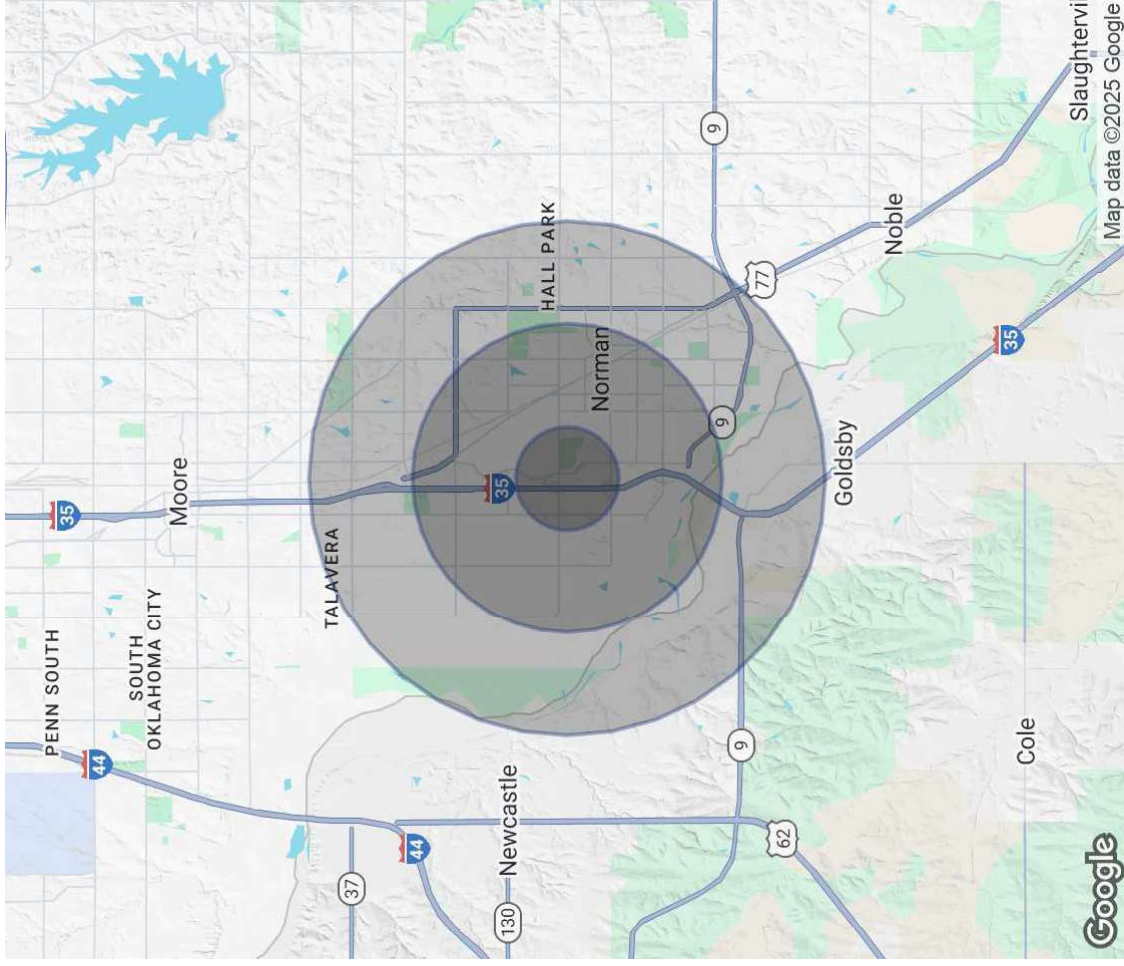
POPULATION

Total Population	1 MILE	3 MILES	5 MILES
	7,244	57,415	112,577
Average Age	43	39	37
Average Age (Male)	41	38	36
Average Age (Female)	45	40	38

HOUSEHOLDS & INCOME

Total Households	1 MILE	3 MILES	5 MILES
	3,247	24,106	44,412
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$91,877	\$92,020	\$88,734
Average House Value	\$304,216	\$315,991	\$312,546

Demographics data derived from AlphaMap



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