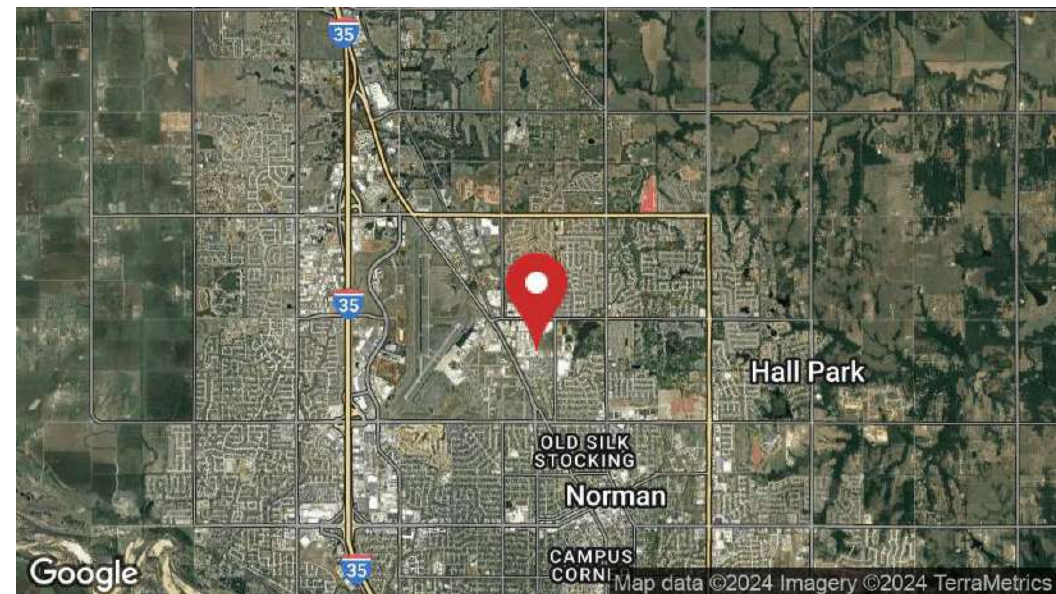




720, 728 & 2000 Research Park Blvd, Norman, OK 73069



PROPERTY DESCRIPTION

Each combinable and customizable 1,500 SF unit includes one grade level 12' overhead door, 16' ceilings, and one 3' entry door that opens directing into an office space. The standard white box buildout is a 25' x 60' space with heated/cooled office and restroom and heated warehouse. Building 728 - Suite 112 are now Rent Ready!

PROPERTY HIGHLIGHTS

- Immediate proximity to Hwy 77 / Flood Ave
- Easy access to I-35
- Power-200 amp/3 phase
- Featuring grade level overhead doors (12 x 12)
- New construction
- 16' ceilings
- Property not eligible for use by cannabis industry

Josh White

Sales Associate, CCIM
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LOCATION DESCRIPTION

East of Flood Avenue, South of W. Rock Creek Road on Research Park Blvd just East of Stubbeman Avenue. This property has immediate access to Highway 77 and is less than 4 miles from I-35 on ramps.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
NNN Fees:	\$1.71/SF
Available SF:	1,500 - 4,500 SF
Building Size:	10,500 SF
Years Built:	Phase I-2018 / Phase II-2023
Zoning:	I-1, Light Industrial
Market/Submarket:	Norman/North Norman

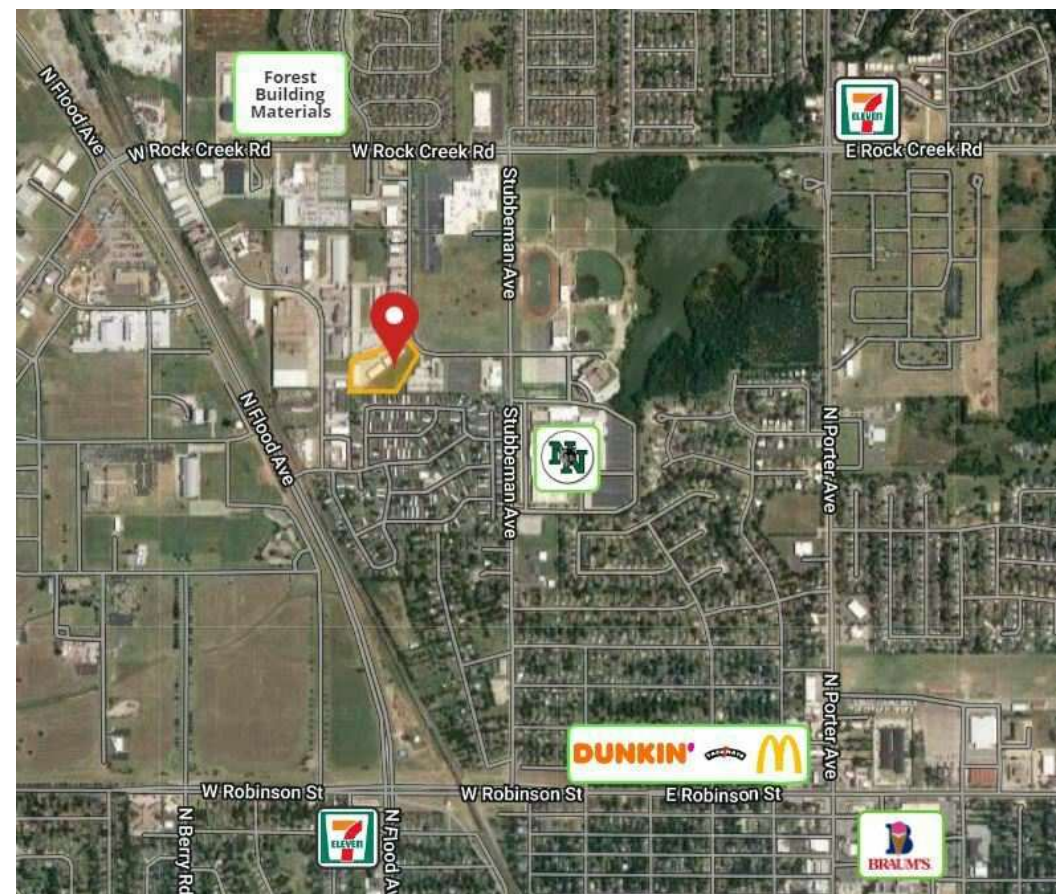


Kendra Streeter

Broker Associate
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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,500 - 15,000 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 SF/yr





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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2000-100&104	Available	3,000 SF	NNN	\$12.00 SF/yr
720-102	Available	4,500 SF	NNN	\$12.00 SF/yr
720-110	Available	3,000 SF	NNN	\$12.00 SF/yr
720-126	Available	3,000 SF	NNN	\$12.00 SF/yr
728-100	Available	1,500 SF	NNN	\$12.00 SF/yr
728-104	Available	1,500 SF	NNN	\$12.00 SF/yr
728-112	Available	1,500 SF	NNN	\$12.00 SF/yr





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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,908	47,776	113,504
Average Age	36.1	31.3	31.1
Average Age (Male)	33.3	30.0	29.8
Average Age (Female)	38.8	32.9	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,694	18,470	44,558
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$48,185	\$58,969	\$63,204
Average House Value	\$98,856	\$152,589	\$160,184

2020 American Community Survey (ACS)

