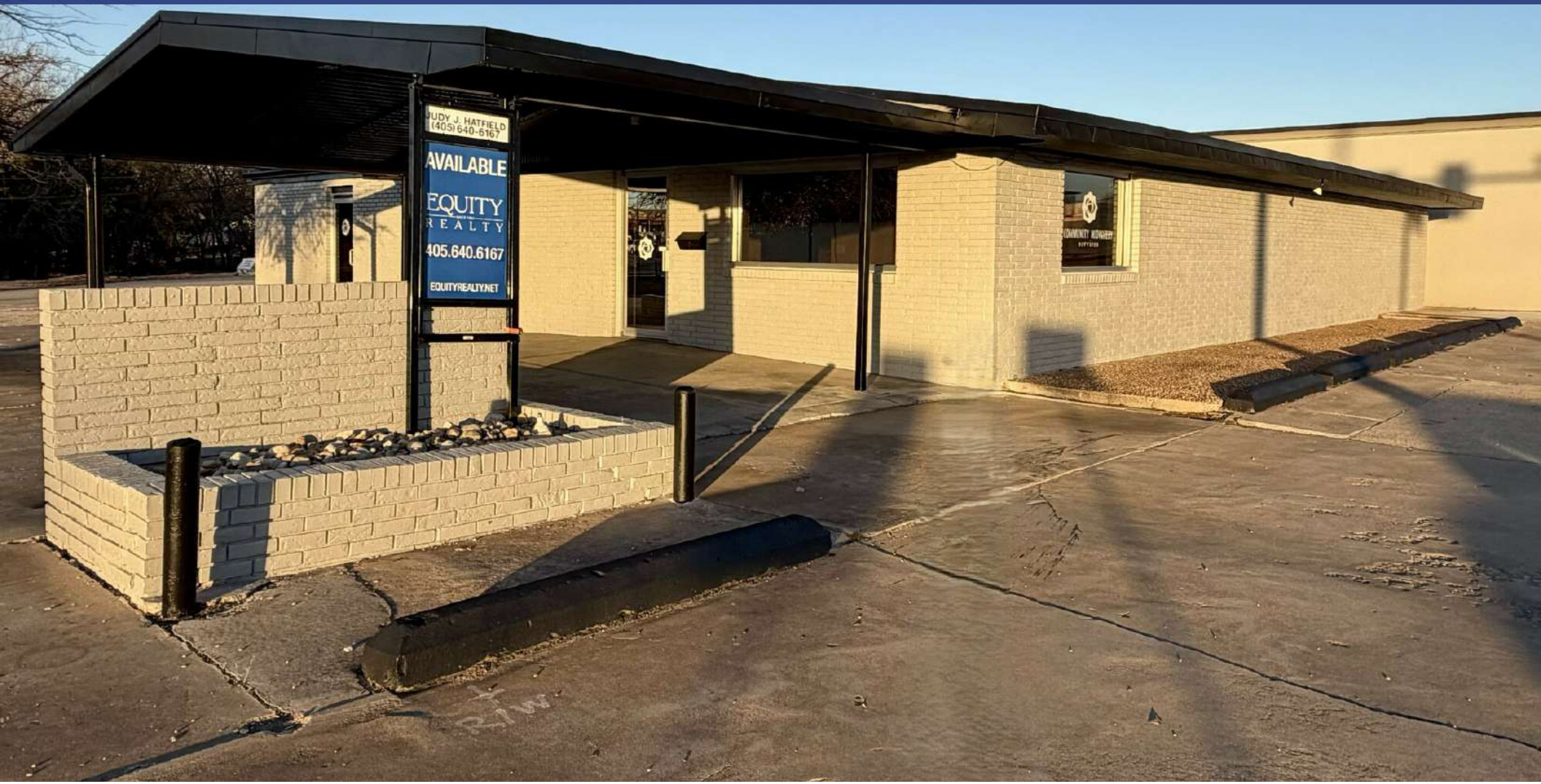
AN OFFICE LEASE OPPORTUNITY

2121 W MAIN ST

NORMAN, OK 73069



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OFFERING SUMMARY

Lease Rate:	$11.25/SF NNN
Taxes (2025):	$477/mo.
Insurance (2025):	$494/mo.
Building Size:	2,968 SF
Lot Size:	0.18 Acres
Year Built/Renovated:	1962 /
Zoning:	C-2 (General Commercial)

PROPERTY HIGHLIGHTS

- Prime West-Main location - situated right on Main Street, one of Norman's main commercial/residential corridors
- Easy access to the rest of town via major streets and nearby I-35
- Minutes from the University of Oklahoma and Downtown Norman
- Traffic counts (vehicles/day): W Main St - 25,057 | W Robinson St - 31,825 | I-35 - 110,000
- Functional layout featuring multiple private offices, a large waiting room and reception area, lab/breakroom, two restrooms, ample closets/storage, and an approx. 1,300 SF white box area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,567	28,798	47,824
Total Population	10,134	72,268	120,397
Average HH Income	$75,286	$92,840	$93,312

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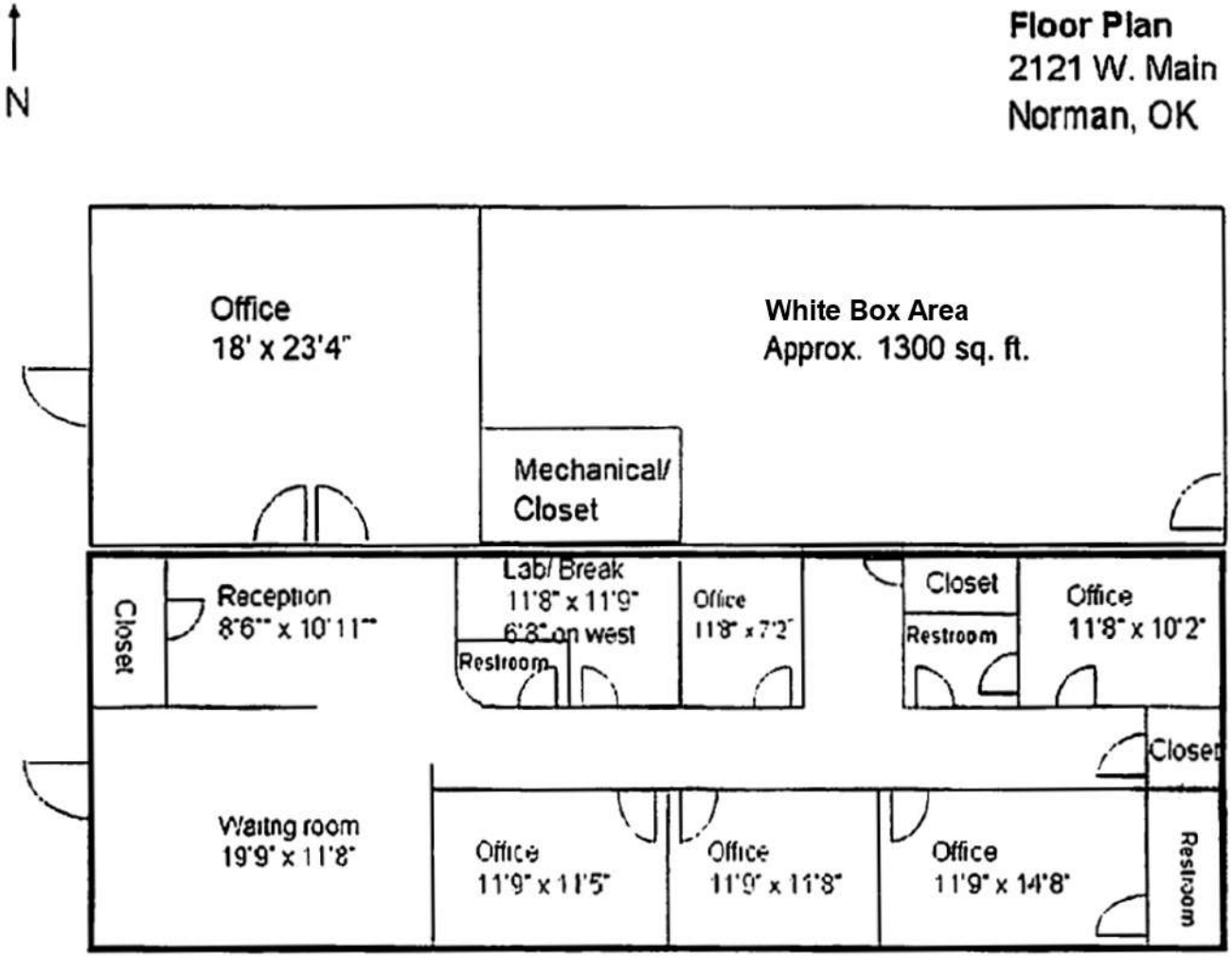

Room Dimensions are approximate

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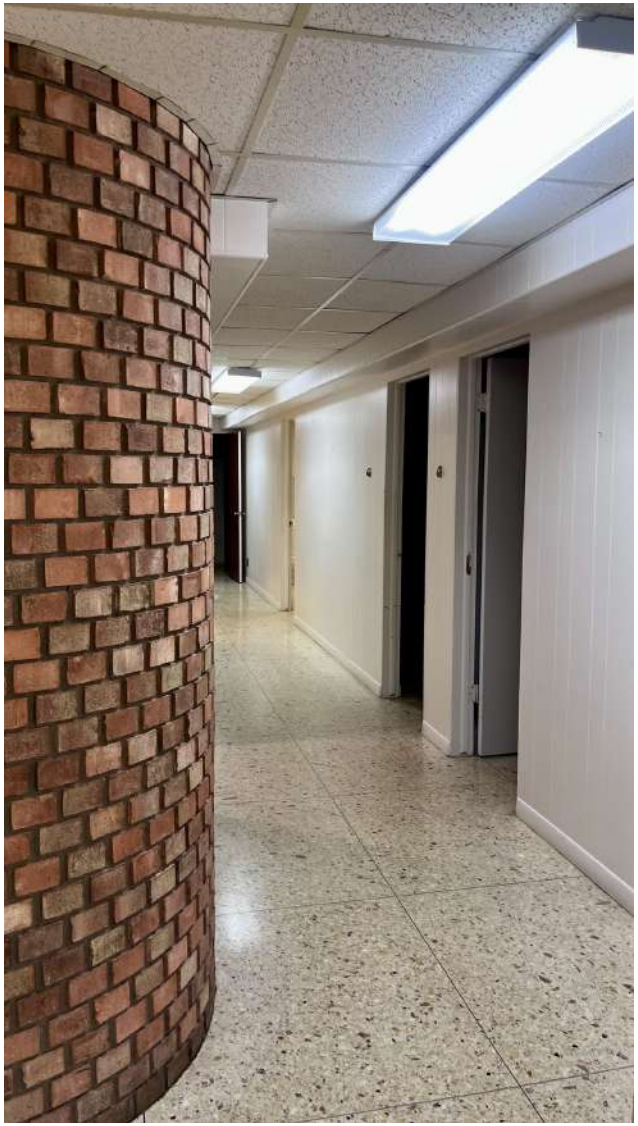

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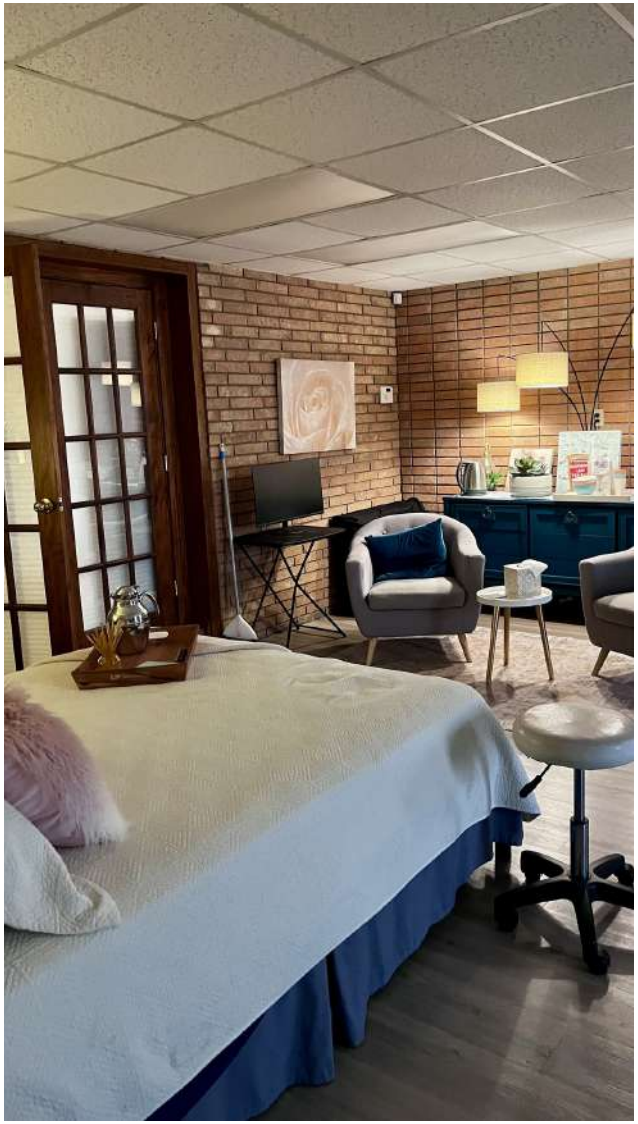

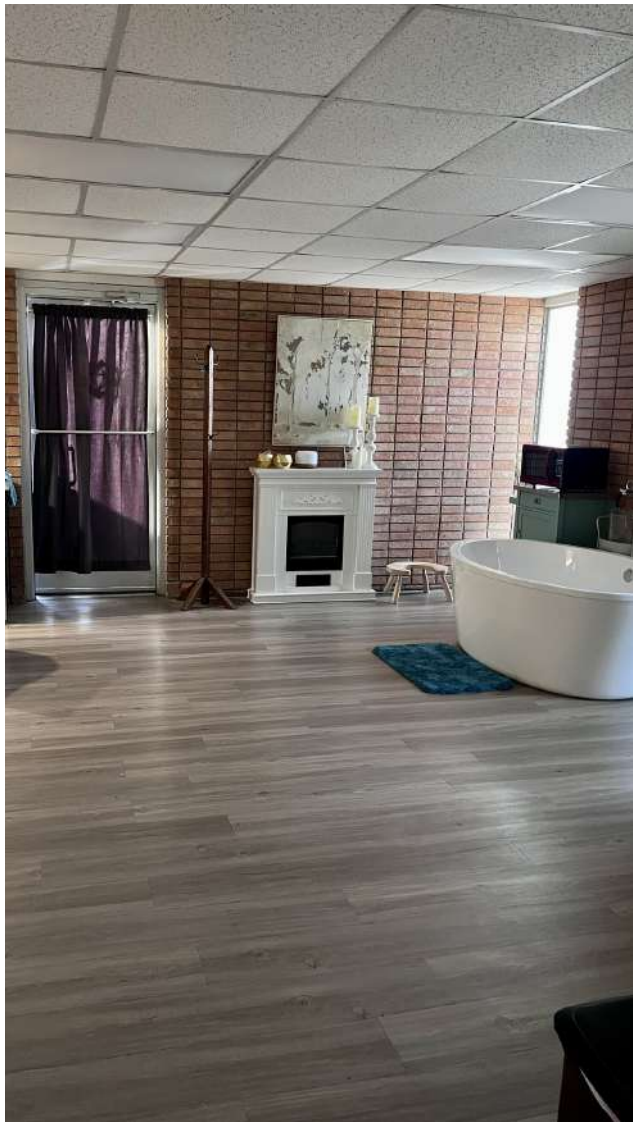

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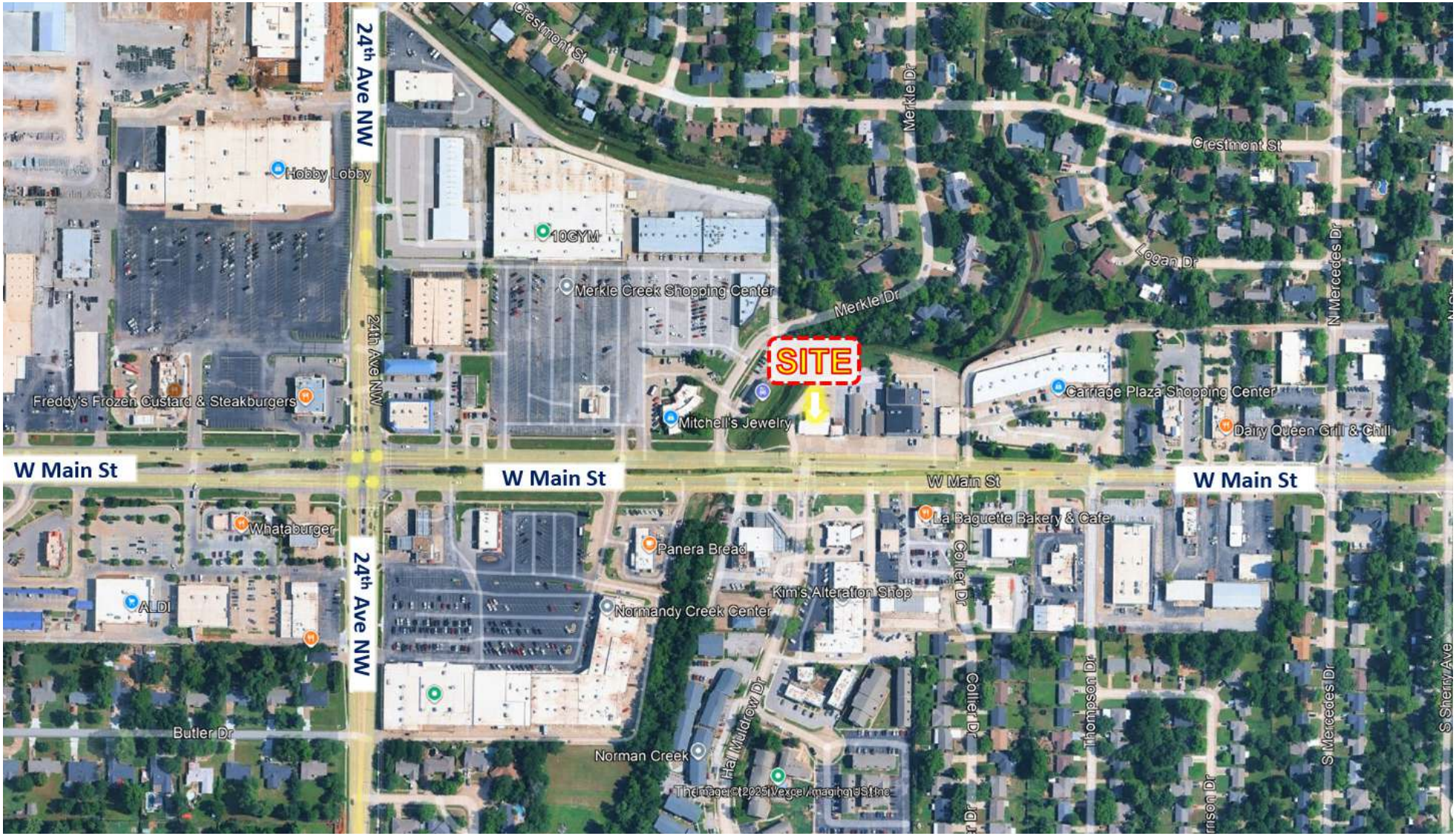

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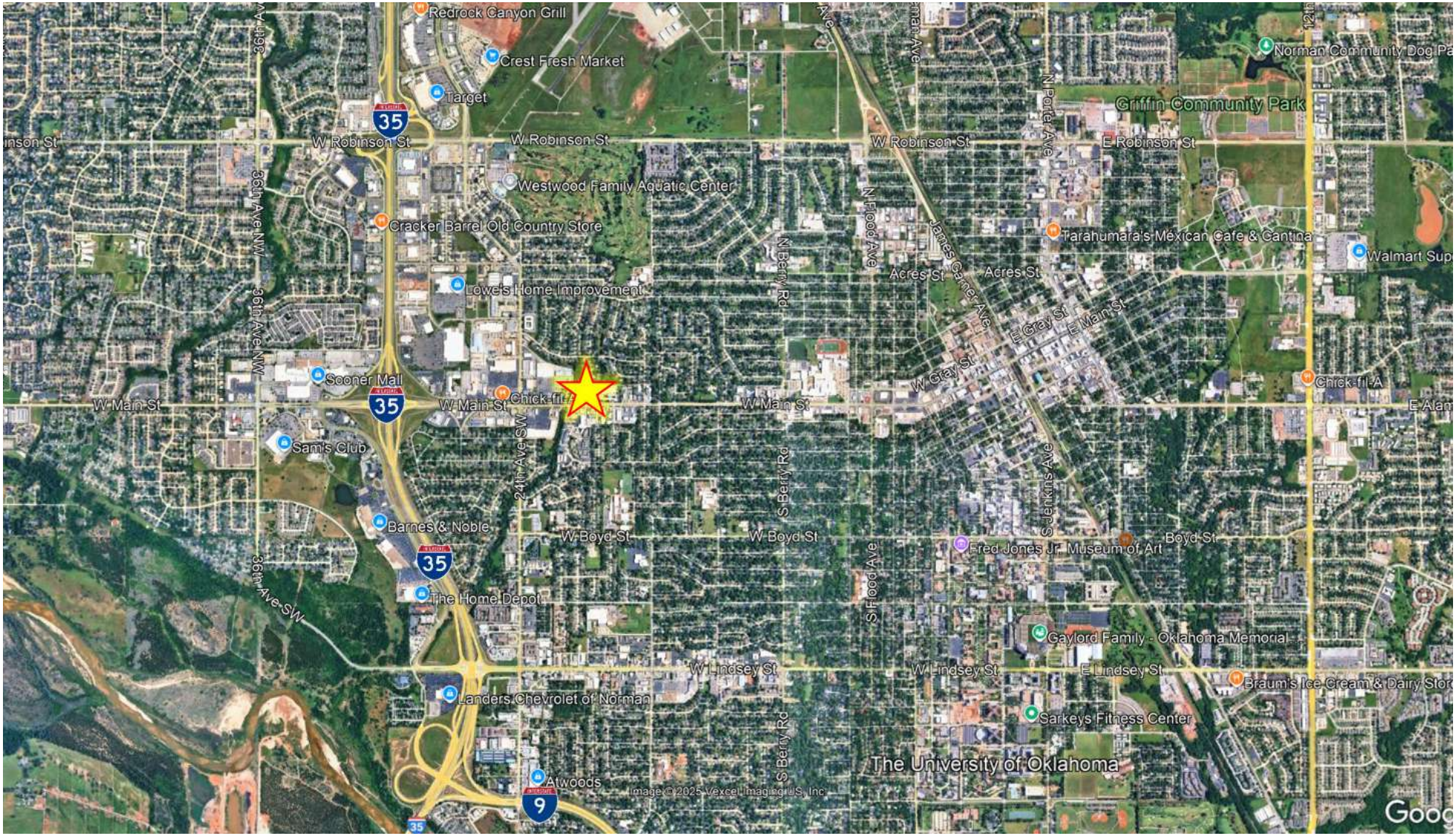

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