



PROPERTY DESCRIPTION

Great opportunity for an office location located off Highway 9 along Oklahoma's Technology Corridor! Beautiful, well-maintained property situated on a tree lined strip. The immediate cul-de-sac is home to two similarly constructed buildings and adjacent OU. This building has two suites that allow for the space to be divided.

PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone and HUB Zone
- Able to be divided
- Unique interior pond
- Building backs up to greenbelt
- Beautiful conference room with vaulted ceiling
- 33,000+ daily traffic count on Hwy 9
- Professional neighbors, including The Chickasaw Nation
- Adjacent to National Weather Center, OU, and Avara Pharma Technologies.
- Previous Tenant: blueheroncomm.com

OFFERING SUMMARY

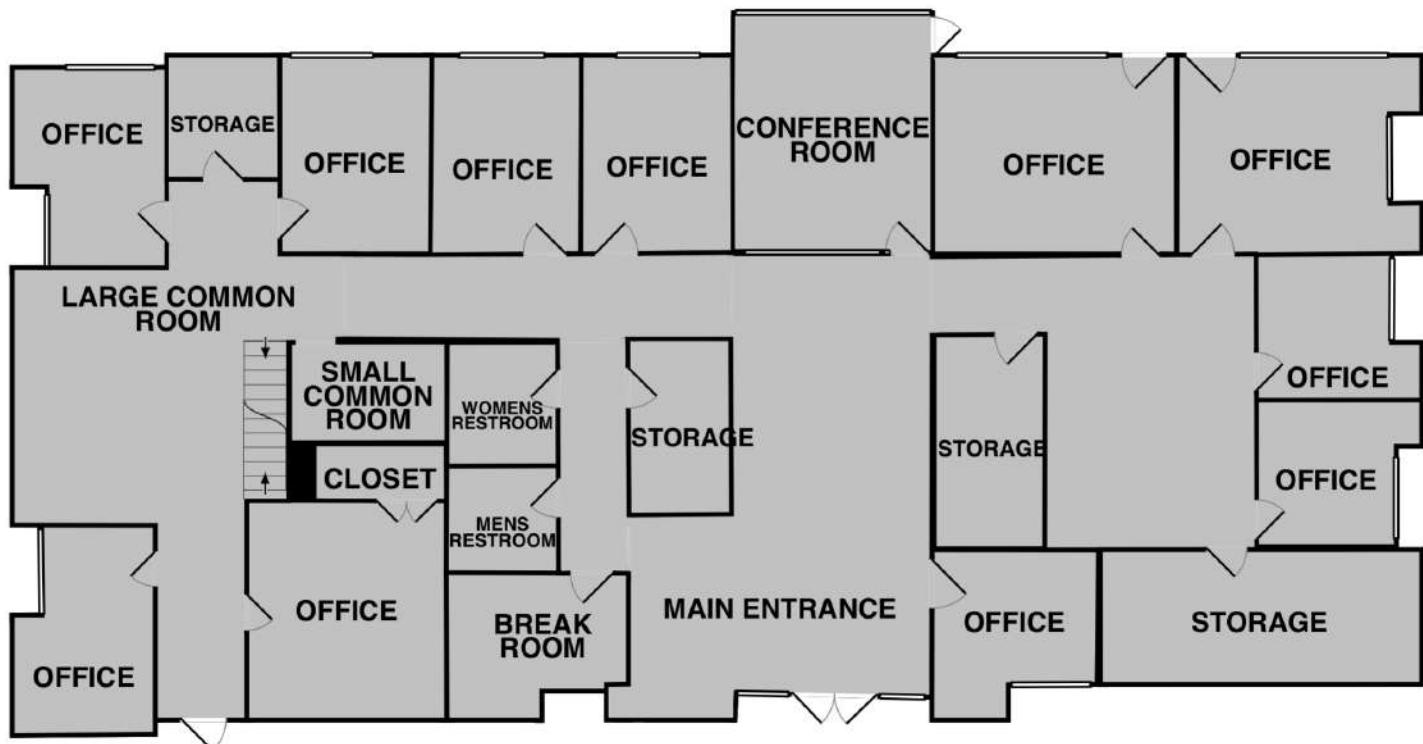
Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	5,067 SF
Lot Size:	0.68 Acres
Building Size:	5,067 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,914	19,844	37,068
Total Population	4,357	52,829	94,959
Average HH Income	\$40,753	\$49,817	\$53,695

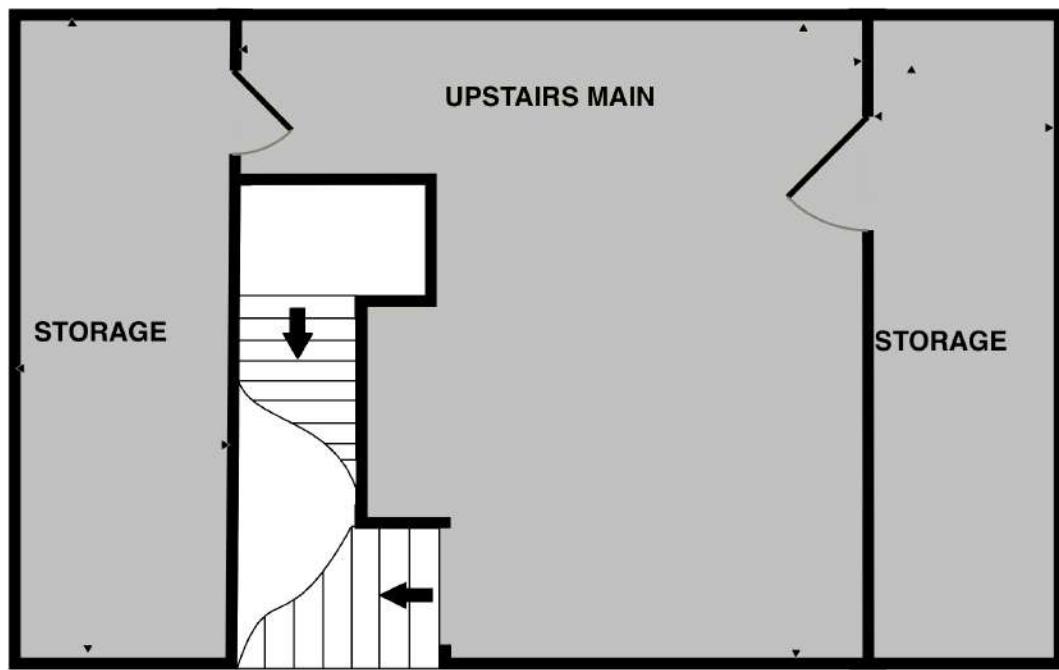
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First Floor Layout

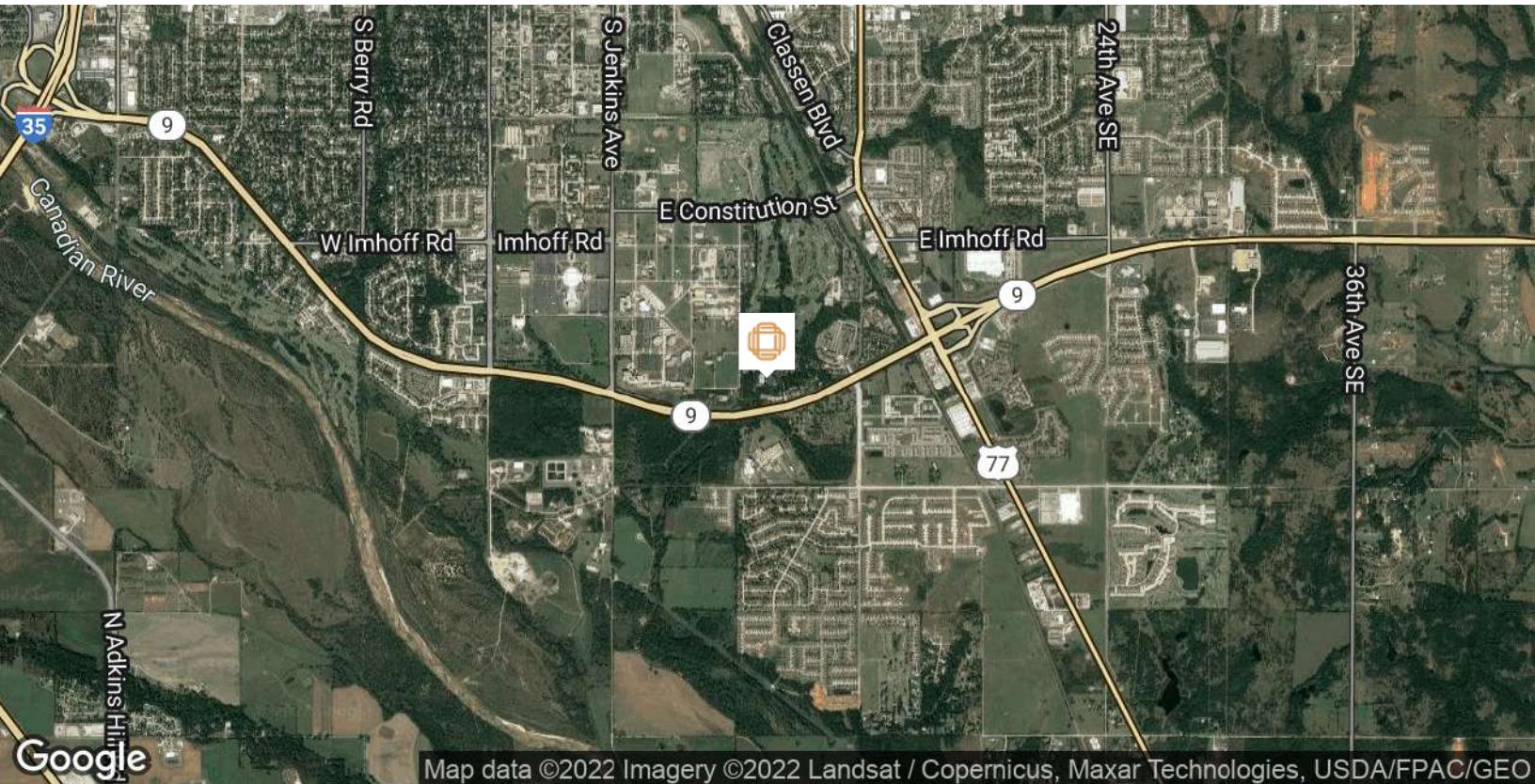


Second Floor Layout

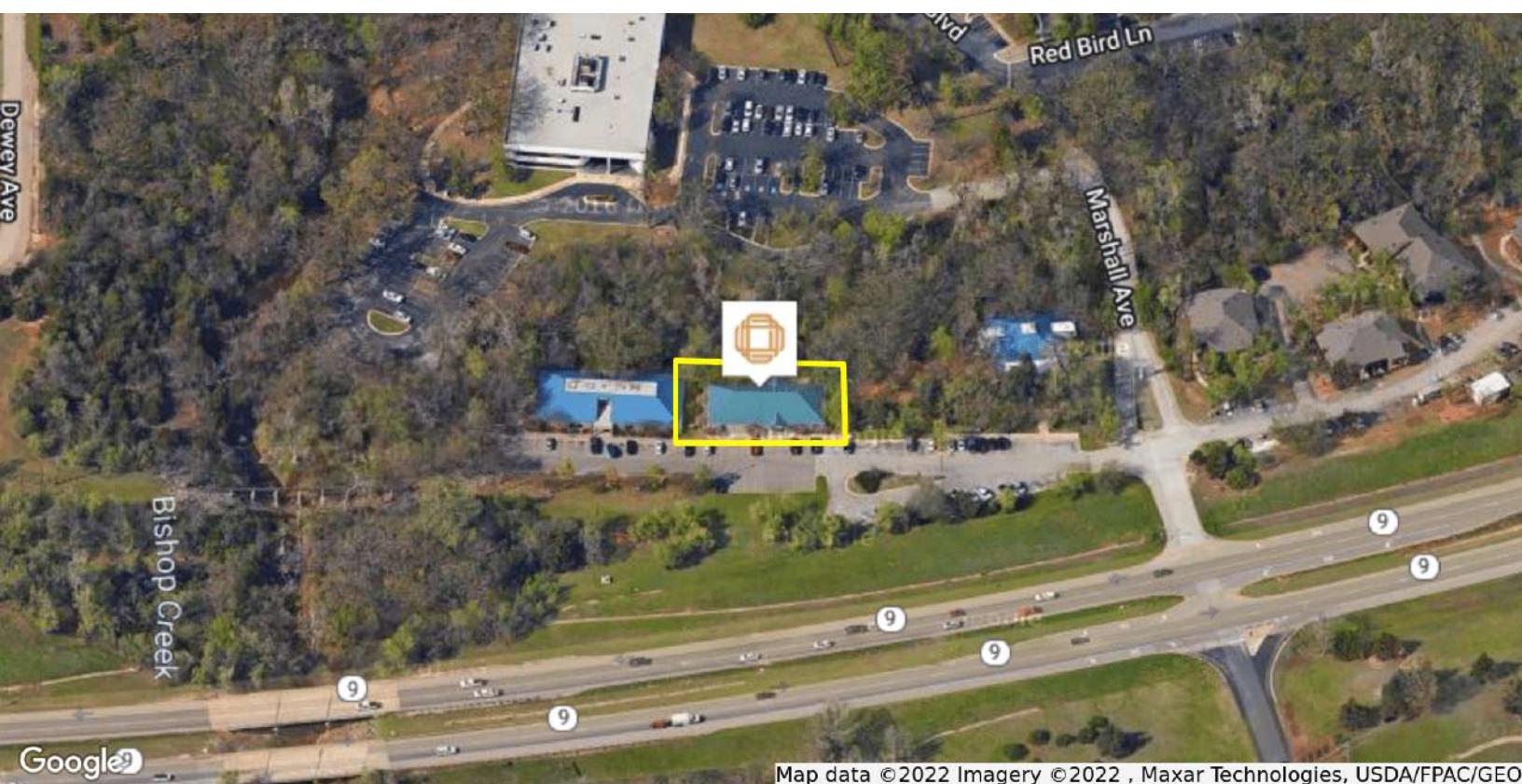
Marshall Avenue Office Building

FOR LEASE

3260 Marshall Ave, Norman, OK 73072



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