



# DISTRICT 36

*The District is the Destination*



36th Ave NW Norman, OK 73072

## Property Highlights

- Retail, Office & Medical
- Price per SF Starting at \$18
- NNN Lease (\$4/SF CAM)
- Elevator Access Available for Second Floor(s)
- Updated Exterior Features & Signage
- Built-to-Suit Site Pad Available
- Additional Development Coming!

*Call today for more information!*

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# Available Space

\*Adjoining space(s) can be combined for more footage, if needed

## Building 2751

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### 1<sup>st</sup> Floor

- Suites 121/125 - 2,434 SF
- Suite 133 - 1,206 SF
- Suite 137 - 1,176 SF
- Suite 141\* - 2,546 SF

*\*Pending Lease Signing*

### 2<sup>nd</sup> Floor

- Suite 201 - 2,975 SF
- Suite 205 - 1,156 SF
- Suite 209 - 1,780 SF
- Suite 213 - 2,066 SF
- Suite 217\* - 2,490 SF
- Suite 221\* - 1,918 SF
- Suite 225\* - 1,830 SF
- Suite 229\* - 2,371 SF

## Building 2801

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### 2<sup>nd</sup> Floor

Suite 209 - 1,350 SF

### Build to Suit Pad Site

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Located in NW corner of property



Shell Space



New Office Build-out



Second Generation

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## Traffic Count

Traffic Count - 17,146

## Demographics

Total Households (3 mile radius) - 15,757