



OFFERING SUMMARY

Available SF: Suite 202	1,575 Net SF 1,752 Gross SF
Lease Rate:	\$24 SF/yr (Full Service)
Sale Price:	\$1,600,000.00
2025 Proforma NOI	\$147,492
Year Built:	1981
Building Size:	13,636 SF
Renovated:	2026
Market:	Norman

PROPERTY OVERVIEW

- * For Lease or Sale Opportunity
- * Suite 202: 1,575 sf shell space ready for tenant's custom floor plan and build-out. Owners will assist with floor plan design and finishes.
- * Beautiful and serene property.
- * Two-Story Building.
- * Perfect building for your office or medical and dental practice.
- * Suite 200 is coming available soon: 1,735 sf.

LOCATION OVERVIEW

Prime location at the corner of Westpark and 24th Avenue SW just south of W. Main Street. Signage and Directory are available. Easy access to Main Street and I-35. Close to the University of Oklahoma.

PROPERTY HIGHLIGHTS

- Recently renovated building.
- Elevator and common area restrooms.
- 71 parking spaces.
- Full-service lease. Average rents \$25.52 psf

DEMOGRAPHICS

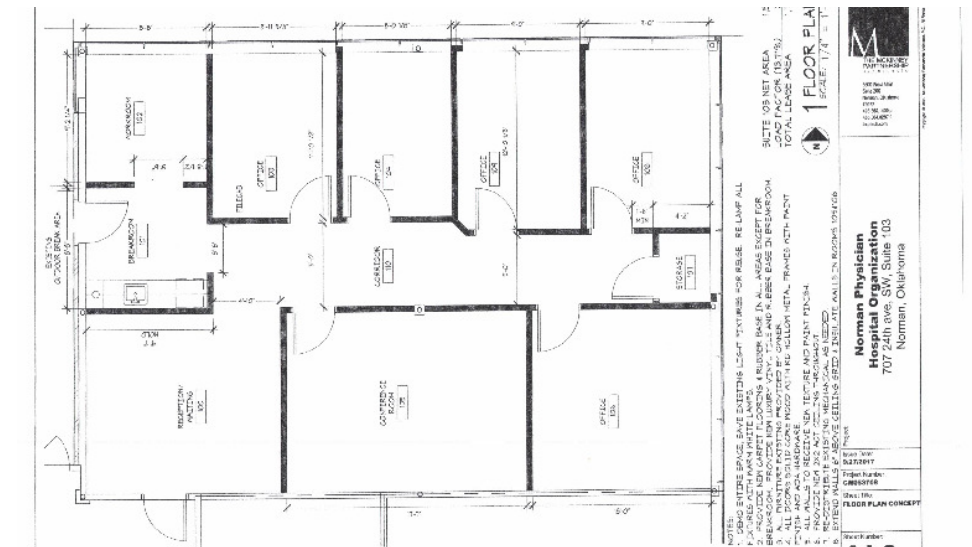
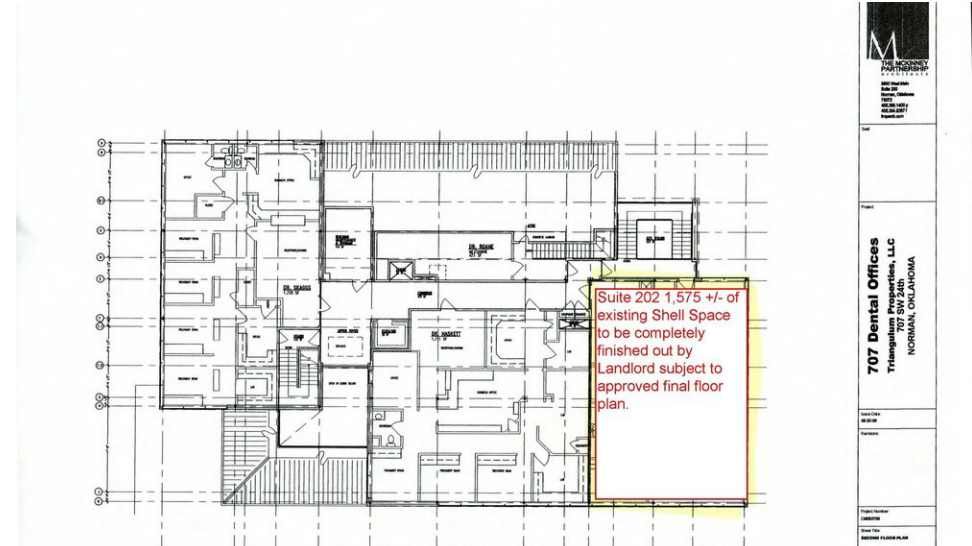
	1 MILE	3 MILES	5 MILES
Total Households	4,023	24,084	41,588
Total Population	9,231	62,996	104,778
Average HH Income	\$57,311	\$66,423	\$61,313

GAYLA ARTMAN

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707 24TH AVENUE SW SUITE 202

NORMAN, OK 73071



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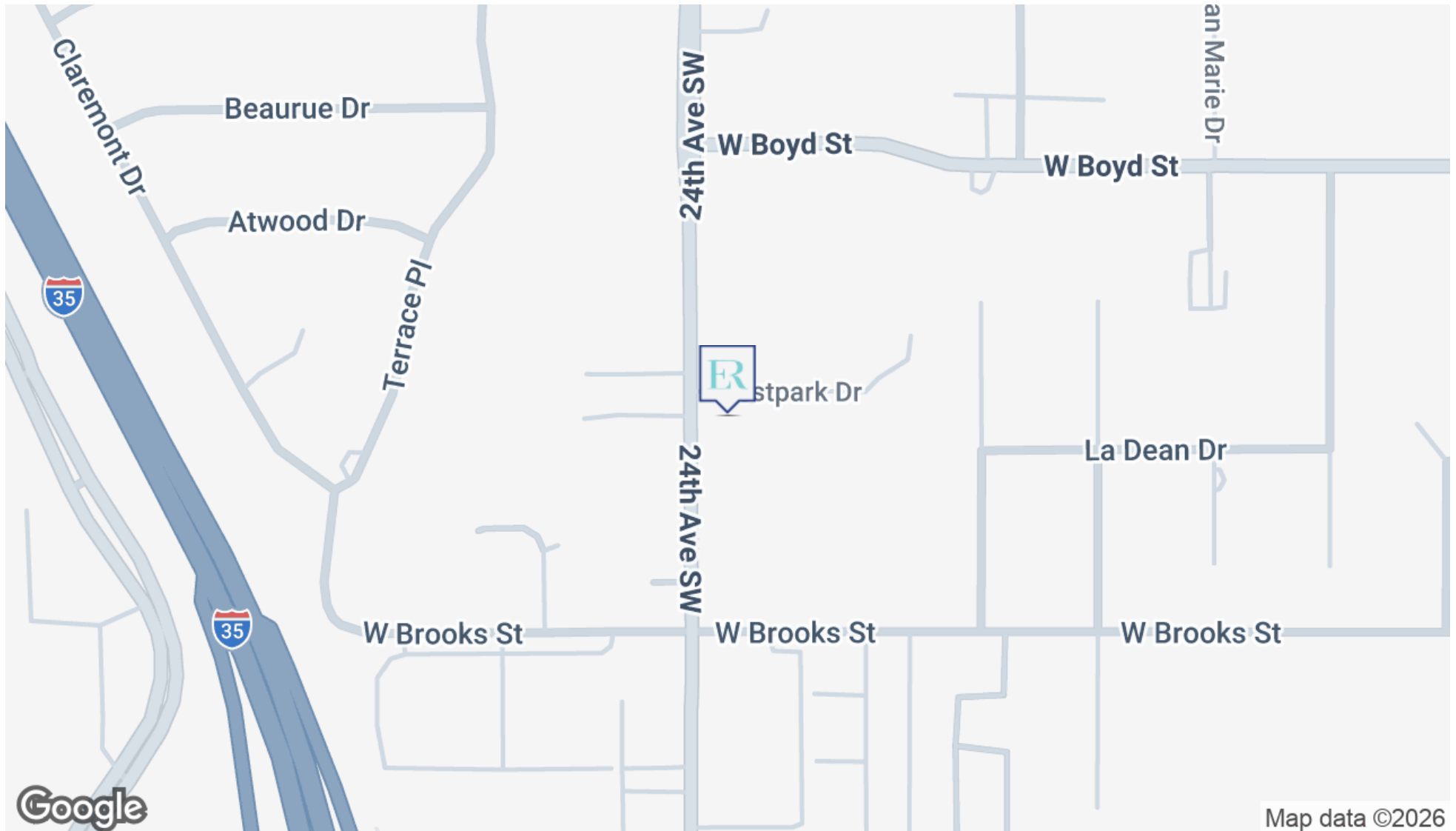
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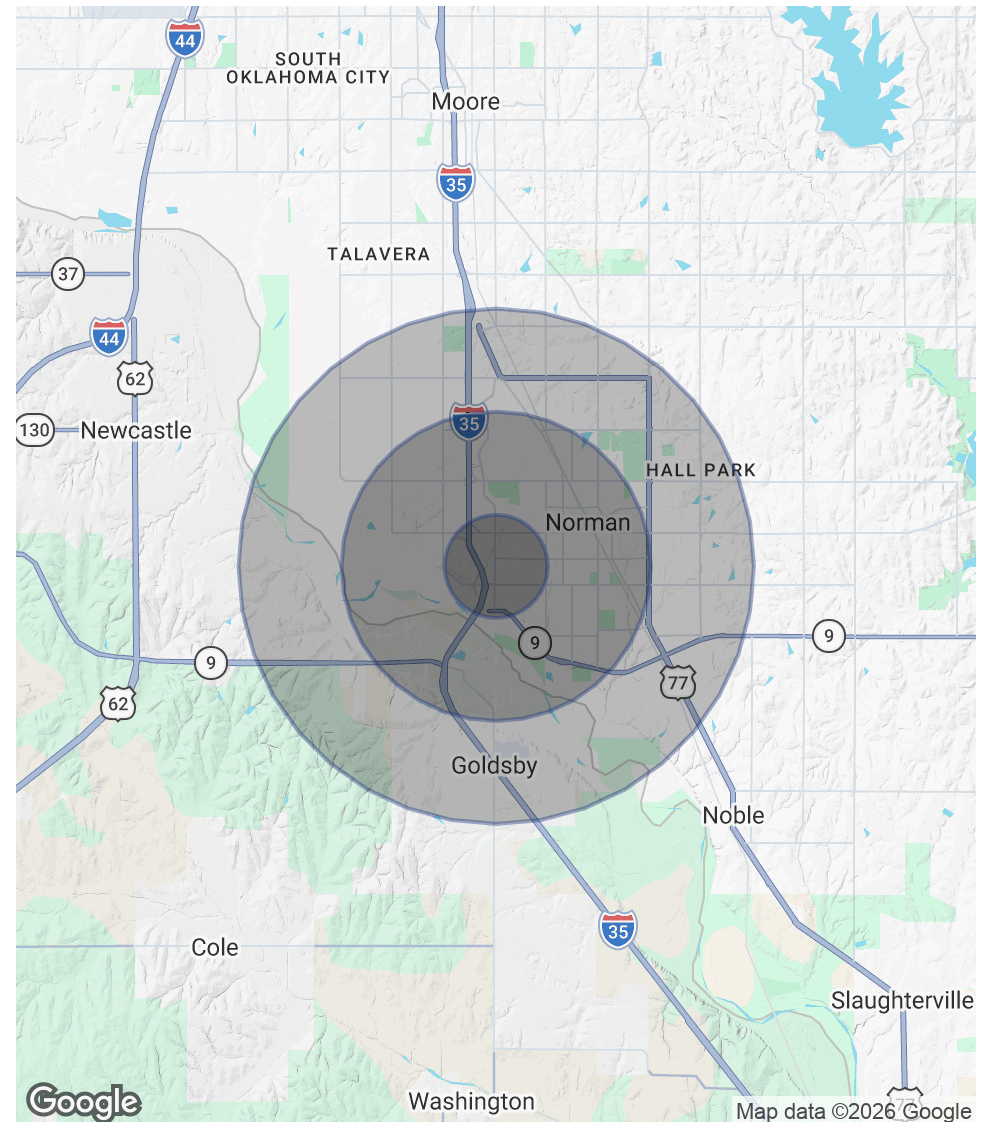
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,231	62,996	104,778
Average Age	32.3	31.2	30.6
Average Age (Male)	28.5	29.2	29.3
Average Age (Female)	37.0	34.1	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,023	24,084	41,588
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$57,311	\$66,423	\$61,313
Average House Value	\$159,349	\$166,480	\$159,870

* Demographic data derived from 2020 ACS - US Census



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