



## COMMERCIAL REAL ESTATE

# OFFICE SPACES AVAILABLE!

We present to you the best place for your office: one of the best and most modern real estate properties ever, with a minimalist and modern interior design. Call us today to schedule your showing!



405-358-3311



4251 28th Ave NW Suite #101  
Norman, OK 73069



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allison@roi-re.com

## EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

The perfect opportunity to give your business a brand new, warm, and comfortable place to be. You, Your team, your clients and guests will be happy and productive. This office and office park are well designed to accommodate today's business needs. Office has a welcoming lobby, open break-room, large conference room, plenty of storage, spacious private offices, and a nice open area for that open office concept.

## PROPERTY HIGHLIGHTS

The Willows is immediately south of Frits Farm on Telephone Road. Easy access to and visibility to I-35.

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# WILLOWS OFFICE PARK

# FOR LEASE

## AVAILABLE SPACE

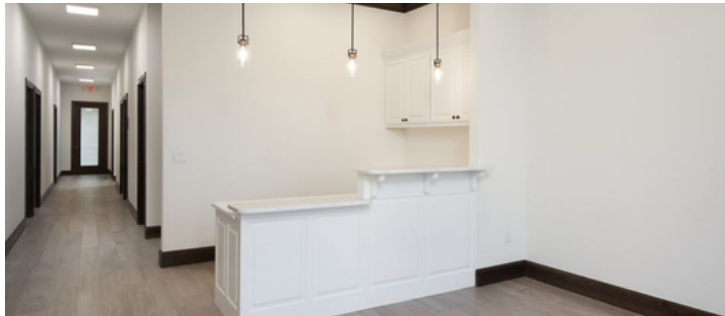
| Space                | Space Size | Lease Rate        | Available      |
|----------------------|------------|-------------------|----------------|
| <b>1111 Magnolia</b> |            |                   |                |
| Suite 209            | 2,024 SF   | \$23.00 SF/Yr NNN | NOW            |
| <b>1301 Magnolia</b> |            |                   |                |
| Suite 101            | 1,067 SF   | \$23.00 SF/Yr NNN | September 2024 |
| Suite 107            | 1,043 SF   | \$23.00 SF/Yr NNN | September 2024 |
| Suite 113            | 2,075 SF   | \$23.00 SF/Yr NNN | September 2024 |
| Suite 119            | 2,123 SF   | \$23.00 SF/Yr NNN | September 2024 |
| Suite 133            | 2,099 SF   | \$23.00 SF/Yr NNN | September 2024 |
| <b>1112 30th Ct</b>  |            |                   |                |
| Suite 101            | 1,477 SF   | \$23.00 SF/Yr NNN | NOW            |
| <b>1201 Magnolia</b> |            |                   |                |
| Suite 113            | 1,067 SF   | \$22.00 SF.Yr NNN | NOW            |

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## ADDITIONAL PHOTOS

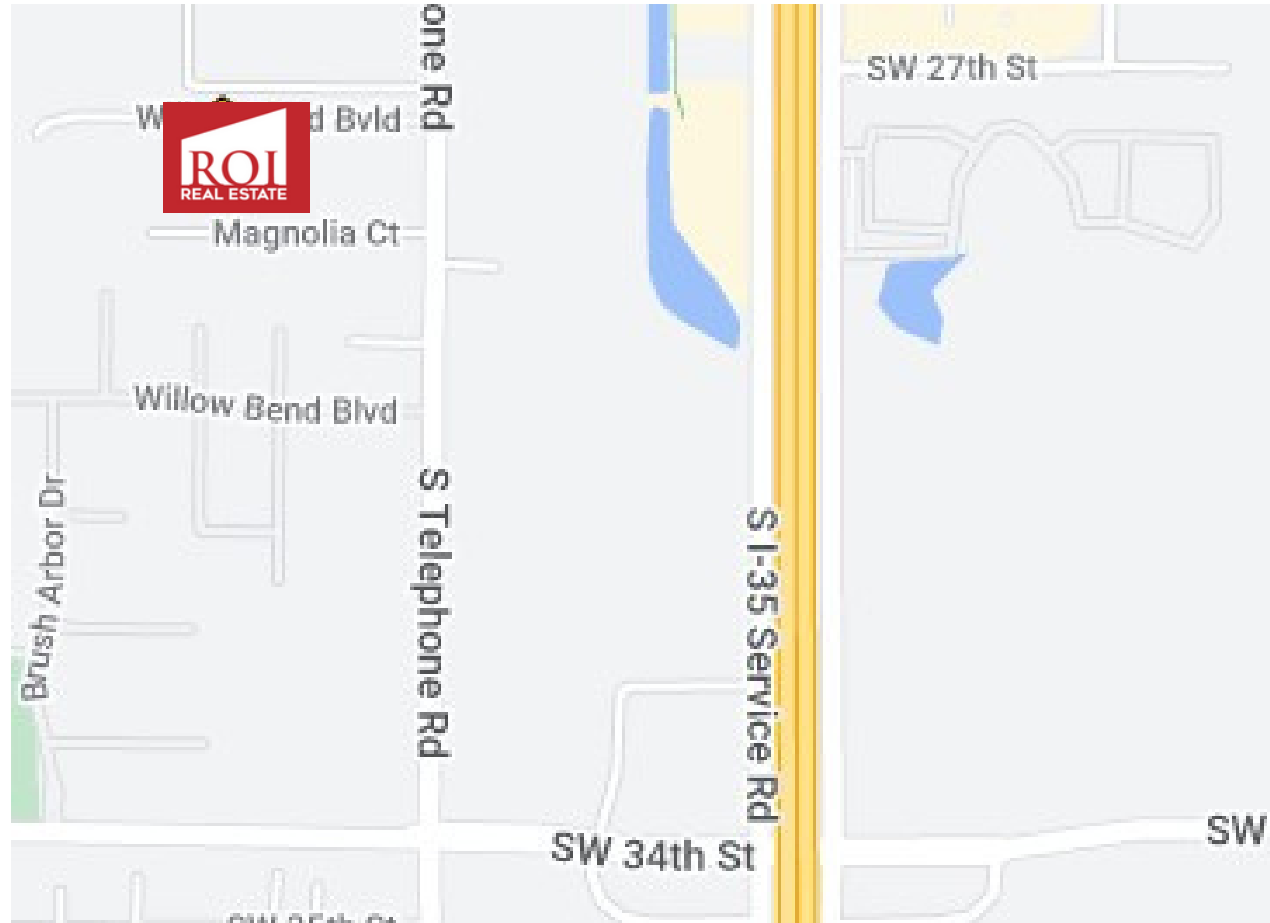


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## LOCATION MAP



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