



OFFICE SPACE FOR LEASE

4019 N FLOOD AVE

Norman, OK 73069



CHASE ANDERSON
405.570.3606
chase@creekcre.com

CORRY MAZZA
405.845.5101
corry@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	3,128 SF
Available SF:	3,128 SF
Lot Size:	82,974 SF
Year Built:	2020
Zoning:	I-1
Market:	Norman
Submarket:	Moore

PROPERTY OVERVIEW

Introducing a prime sublease opportunity at 4019 N. Flood, Norman, OK 73069. This impeccably designed 3,128 SF building, constructed in 2020, comprised of a large waiting area, large reception, large open space for therapies or work stations, 5 private offices or exam rooms, two restrooms, employee break area and more. This is a great fit for healthcare users or professionals. Positioned for maximum visibility in the thriving area of North Norman, even pulling from Moore/South OKC, the property boasts a strategic location, ensuring convenience and accessibility for tenants and clients alike.

PROPERTY HIGHLIGHTS

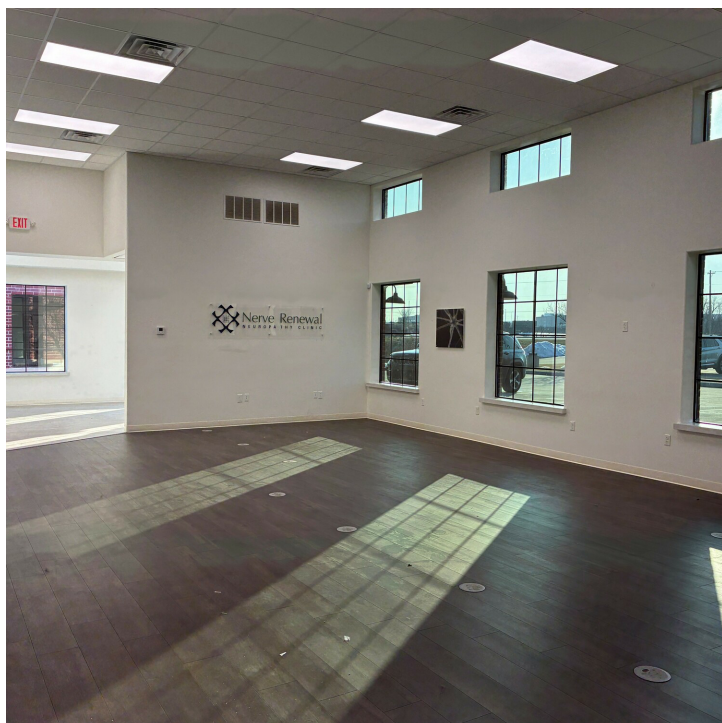
- Great floor plan
- New construction
- Great visibility
- Great business synergies

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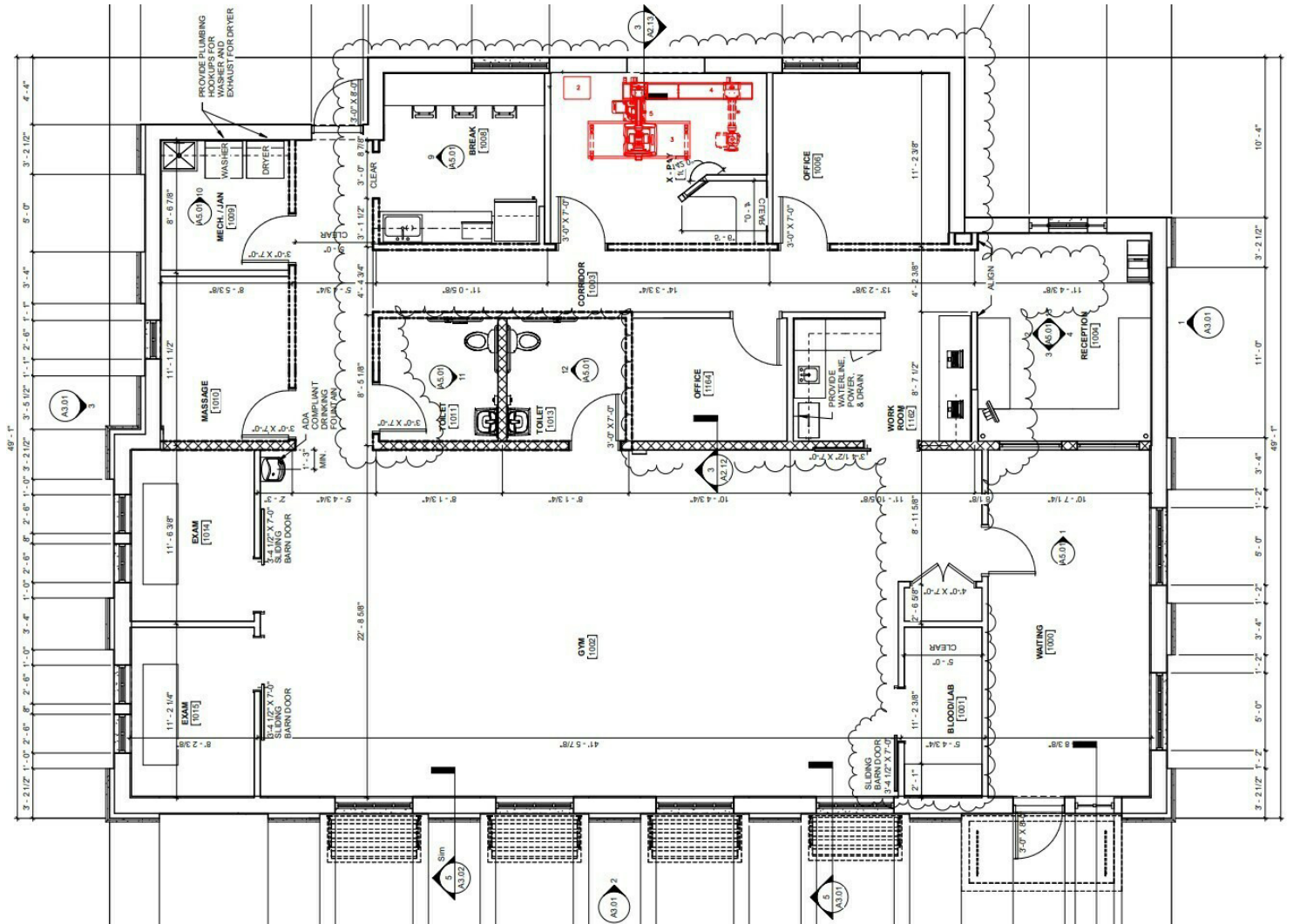
ADDITIONAL PHOTOS



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FLOOR PLANS

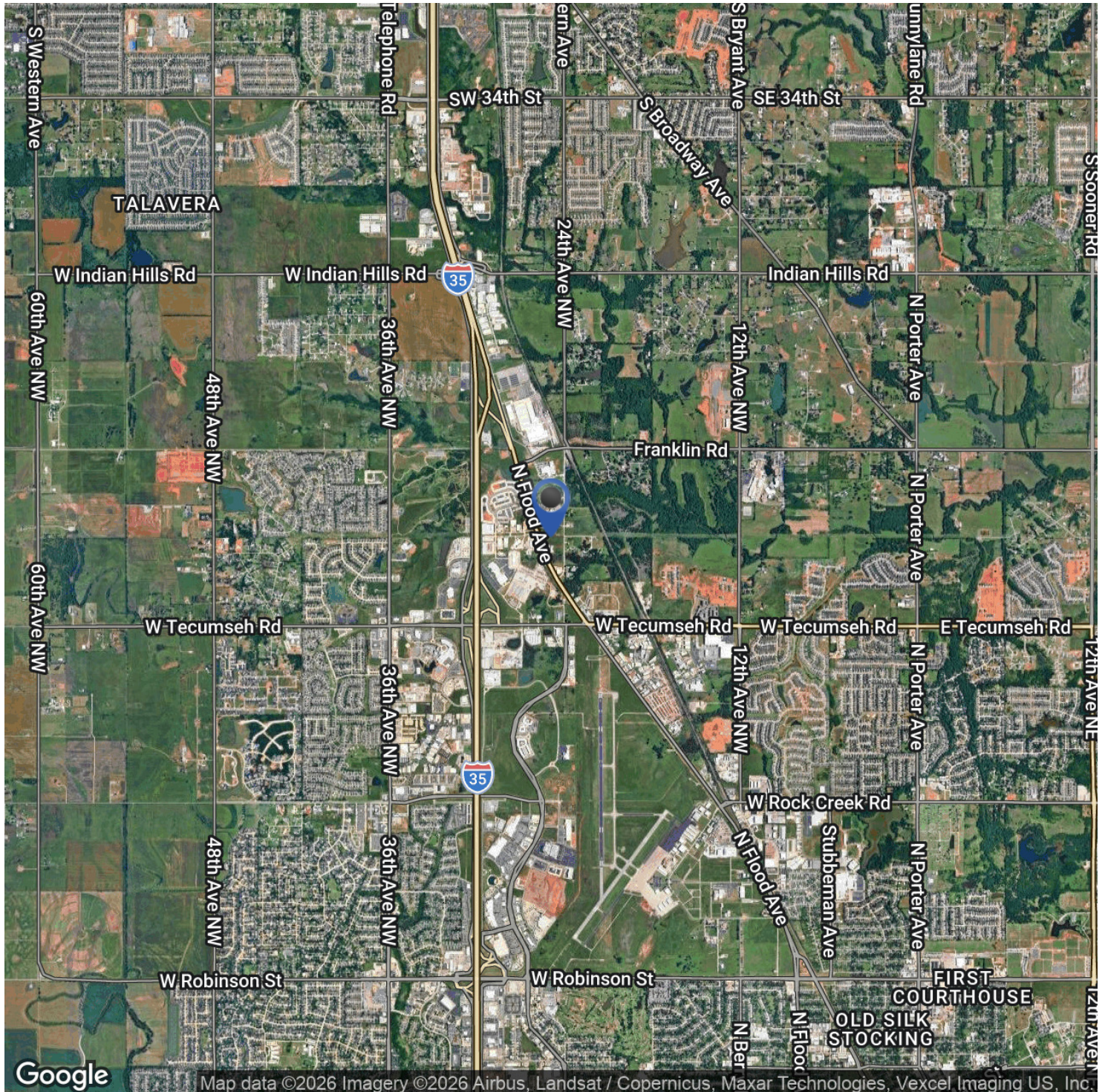


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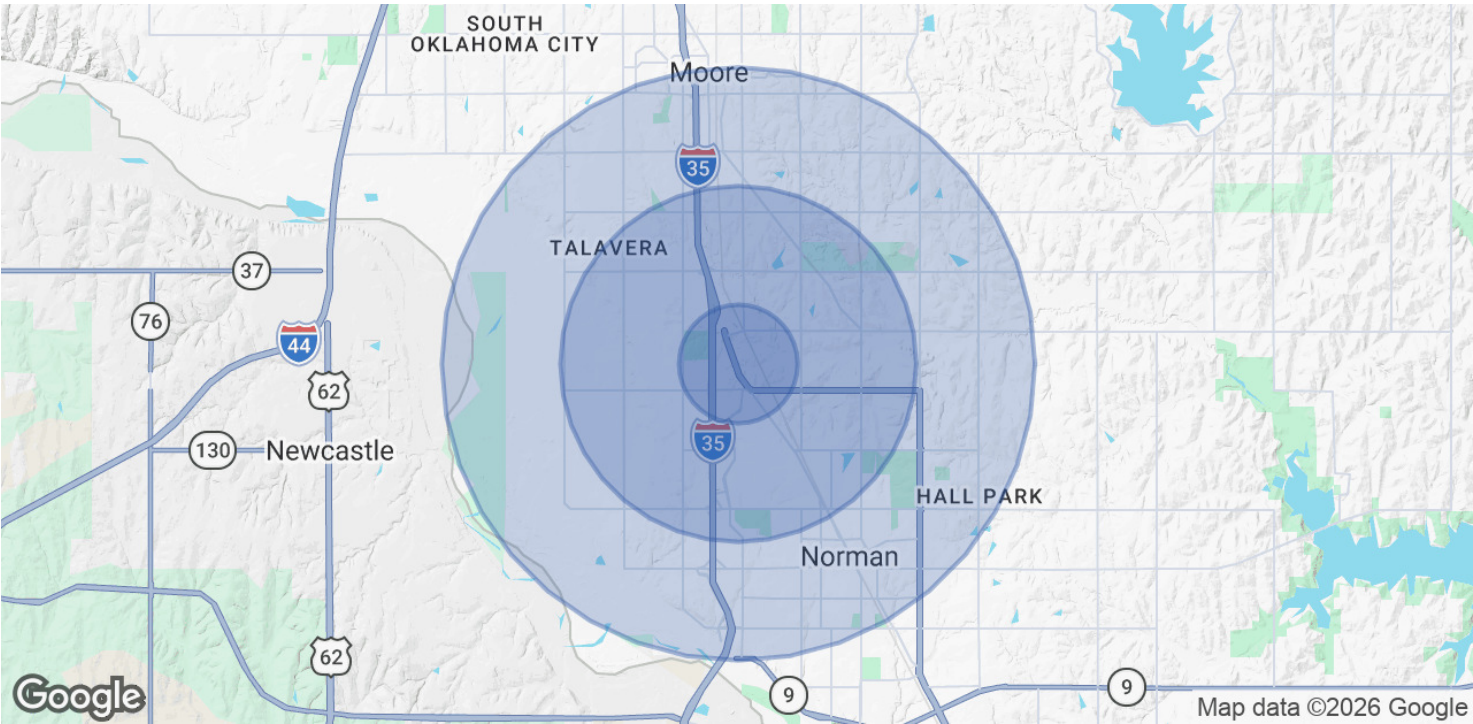
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	737	37,238	122,876
Average Age	42	39	37
Average Age (Male)	40	38	36
Average Age (Female)	42	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	242	14,738	46,193
# of Persons per HH	3	2.5	2.7
Average HH Income	\$109,858	\$106,941	\$94,317
Average House Value	\$325,851	\$313,196	\$286,872

Demographics data derived from AlphaMap

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