

2nd Floor Office Space Available



2801 36th Avenue Northwest

Norman, Oklahoma 73072

PROPERTY HIGHLIGHTS

- First Generation Office Space
- Generous \$30.00/SF TI Allowance with 5 Year Lease
- Private Bathrooms in All Suites
- 2nd Floor Offices with Elevator Access
- Home to Trendy Retail Spaces on First Floor

SUITES AVAILABLE

- Building O
Suite O4: 2,040 SF
Suite O5: 2,480 SF
- Building F
Suite F7: 2,308 SF
Suite F8: 2,880 SF
Suite F9: 3,026 SF
Suite F10: 3,250 SF



TOTAL SF	41,087 SF MOL
LAND IN ACRES	2.21 MOL
ZONING	PUD
GENERAL USE	Retail/Office
VACANT SF	15,984 SF

www.naisullivangroup.com

Nicole Mayes

Nicole's Cell: 1 405 209 3992
nicole@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600 / Fax: 1 405 840 0610

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2801 36th Avenue N.W.
Norman, OK 73072



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
5,943	34,998	102,442

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$88,277	\$63,452	\$57,514

Total Households

1 Mile:	3 Mile:	5 Mile:
2,233	14,263	39,878

LOCATION HIGHLIGHTS

- Dimensions: 873' x 1057'
- Frontage: 119' on 36th Avenue NW
- Close Proximity to Hospital
- Strong Surrounding Household Income

Nicole Mayes

Nicole's Cell: 1 405 209 3992
nicole@naisullivangroup.com

www.naisullivangroup.com