

REDUCED INTRODUCTORY RATES

2801 36th Avenue Northwest

Norman, Oklahoma 73072

PROPERTY HIGHLIGHTS

- Low Start Up Rates
- New Development

SUITES AVAILABLE

- Building O
Suite O1: 755 SF
Suite O2: 798 SF
Suite O3: 1,013 SF
- Building F
Suite F1: 1,057 SF
Suite F2: 1,057 SF
Suite F3: 1,782 SF
Suite F4: 2,256 SF
Suite F5: 2,263 SF
Suite F6: 2,312 SF

*** Pricing will be \$16.00/SF NNN for Non-Frontage Suites until Ground Level reaches 50% Occupancy. Once 50% Occupancy has been achieved, Rates will increase to market value at \$22.00/SF NNN*



TOTAL SF	41,087 SF MOL
LAND IN ACRES	2.21 MOL
ZONING	PUD
GENERAL USE	Retail/Office
VACANT SF	16,079 SF

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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

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