



3219 - 3441 W. Rock Creek Rd, Norman, OK 73072



PROPERTY DESCRIPTION

Opportunity to lease and customize your design and finishes in this beautiful office park for a great lease rate. These buildings are constructed with energy efficiencies in mind and the design provides an office with a homey feeling. Placing on Monument sign available.

Now Pre-leasing for Phase 2 development within the Legacy Office Park Complex. 6,238 SF of office space with a variety of suite sizes and access from a shared common area hallway from the main entrance. Expected delivery in Summer 2024.

PROPERTY HIGHLIGHTS

- Each building has its own unique French English exterior design
- Monument signage on Rock Creek Road
- Great for Medical, Dental, or Professional Office
- Turnkey suits available now

LOCATION DESCRIPTION

Located just West of I-35 on Rock Creek Road. This office park is in the heart of Northwest Norman growth. This property is within 1 mile of University North Park shopping and restaurants. The buildings sit on a beautiful campus with mature landscaping and unique natural art pieces.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
CAM Rate:	\$1.50 /SF
Available SF:	1,218 - 2,978 SF
Zoning:	C-2

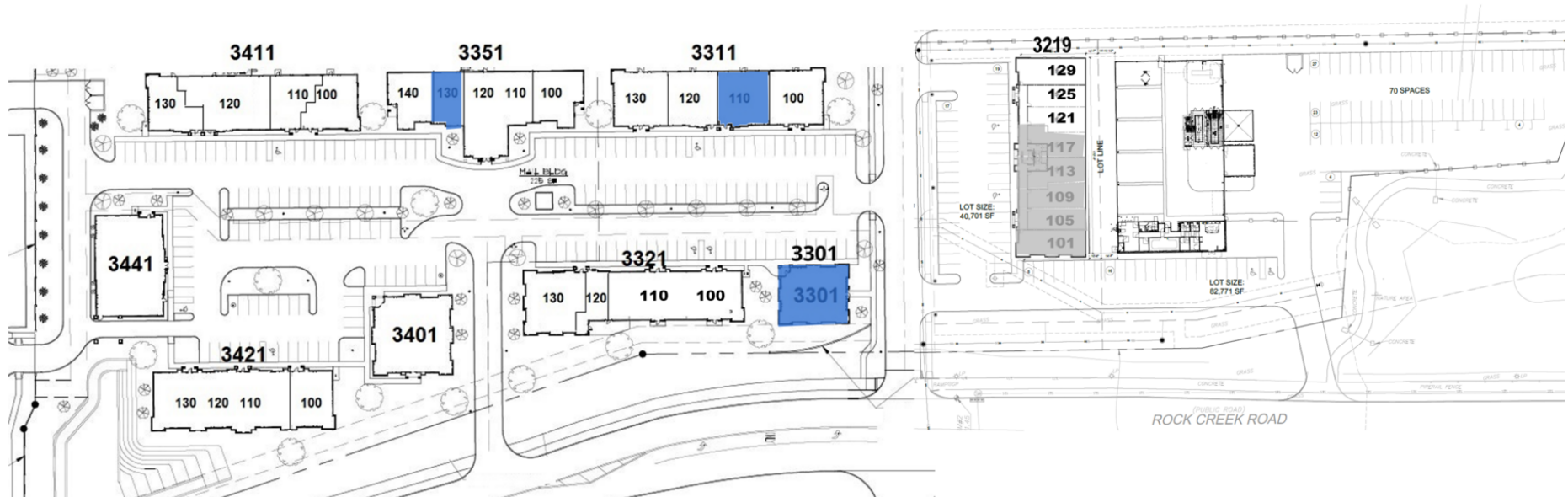
Nick Tyler
Sales Associate
405.397.3228
nick@fleskeholding.com



Josh White
Sales Associate, CCIM
405.417.6761
josh@fleskeholding.com

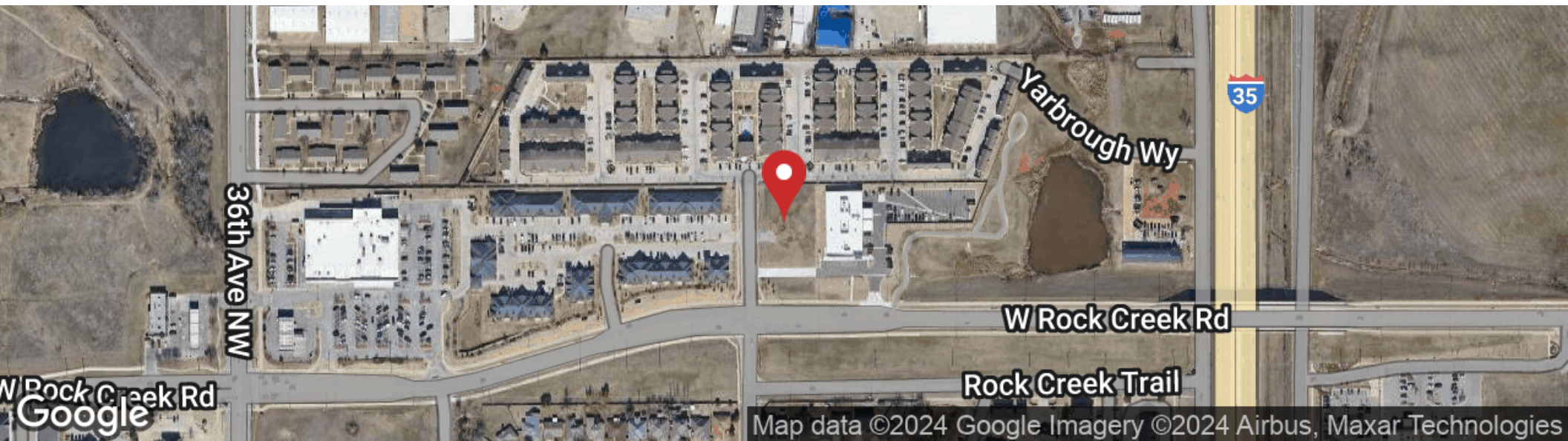
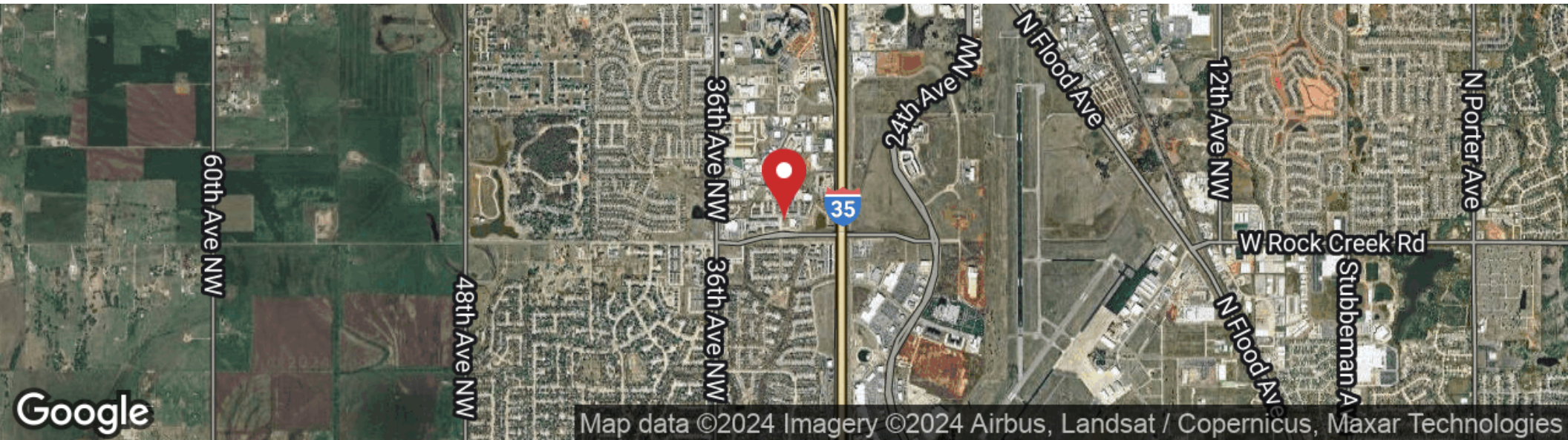


3219 - 3441 W. Rock Creek Rd, Norman, OK 73072



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3311 - Ste 110	Available	1,283 SF	Modified Gross	\$24.00 SF/yr
3351 - Ste 130	Available	1,218 SF	Modified Gross	\$24.00 SF/yr
3301	Available	2,978 SF	Modified Gross	\$24.00 SF/yr





3219 - 3441 W. Rock Creek Rd, Norman, OK 73072

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,377	94,101	269,809
Average Age	40.2	32.3	33.1
Average Age (Male)	40.0	31.0	32.0
Average Age (Female)	40.2	34.1	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,739	35,911	102,987
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$113,342	\$72,241	\$67,320
Average House Value	\$228,085	\$177,833	\$160,799

2020 American Community Survey (ACS)

