

Highland Park

FOR LEASE

413 - 427 Highland Pkwy, Norman, OK 73069



PROPERTY DESCRIPTION

Highland Park offers a well located office opportunity just east of N Flood Avenue and Highland Parkway, with immediate access to W Robinson Street and I 35. Suite 415 features approximately 2,000 square feet within a multi tenant building, providing a functional layout suitable for office, service, or flex users. The property offers convenient access, ample parking, and cost effective occupancy in the heart of Norman.

Positioned in central Norman near N Flood Avenue and W Robinson Street, the property benefits from strong connectivity to I 35 and proximity to Downtown Norman, Campus Corner, and the University of Oklahoma. The surrounding area supports a dense population base with over 82,000 residents within three miles and solid household incomes, making this an ideal location for a wide range of office and service users.

SPACES	LEASE RATE	SPACE SIZE
Suite 415	\$9.00 SF/yr	2,000 SF

PROPERTY HIGHLIGHTS

- 2,000 SF available
- Near N Flood Avenue and W Robinson Street
- Quick access to I 35
- Central Norman location
- Ample on site parking
- Strong surrounding demographics

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,000 SF
Lot Size:	0.27 Acres
Building Size:	16,000 SF

Rosha Wood

rwood@priceedwards.com
405.239.1219

Brandy Rundel

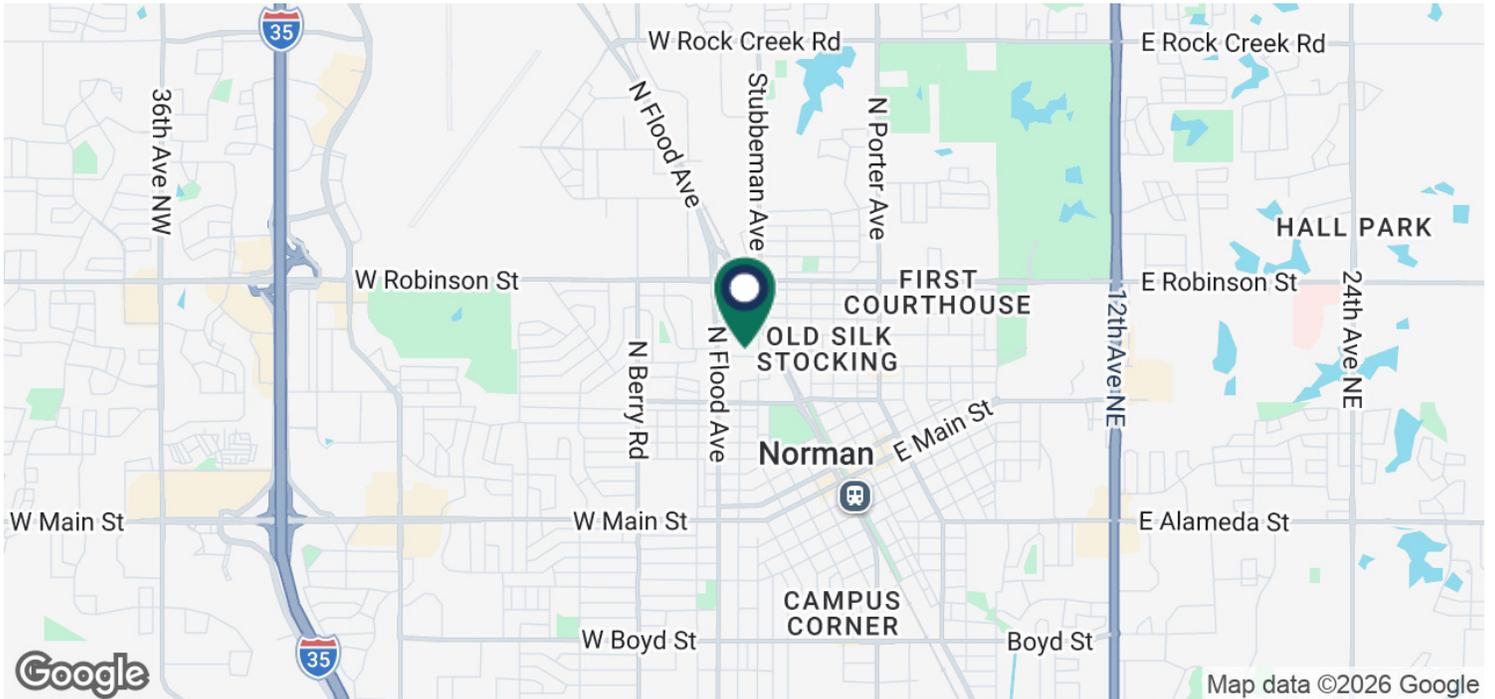
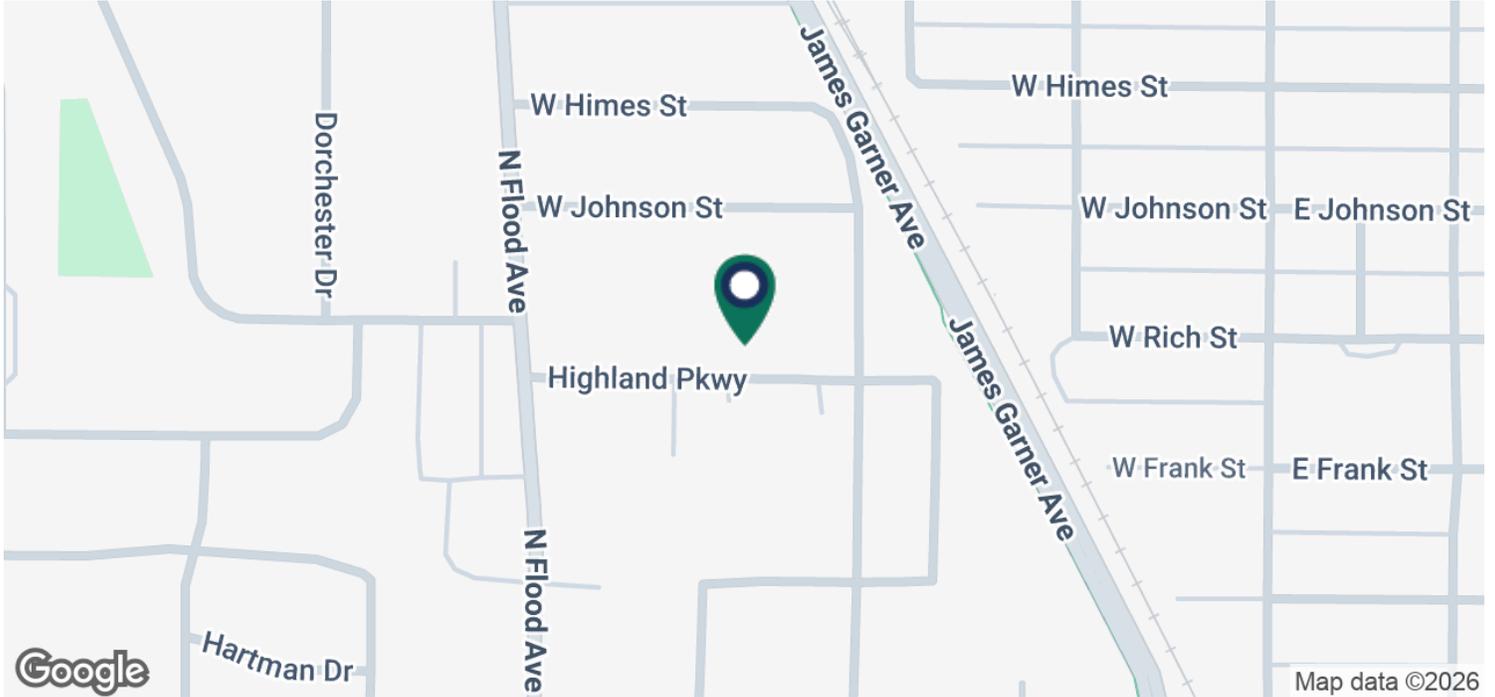
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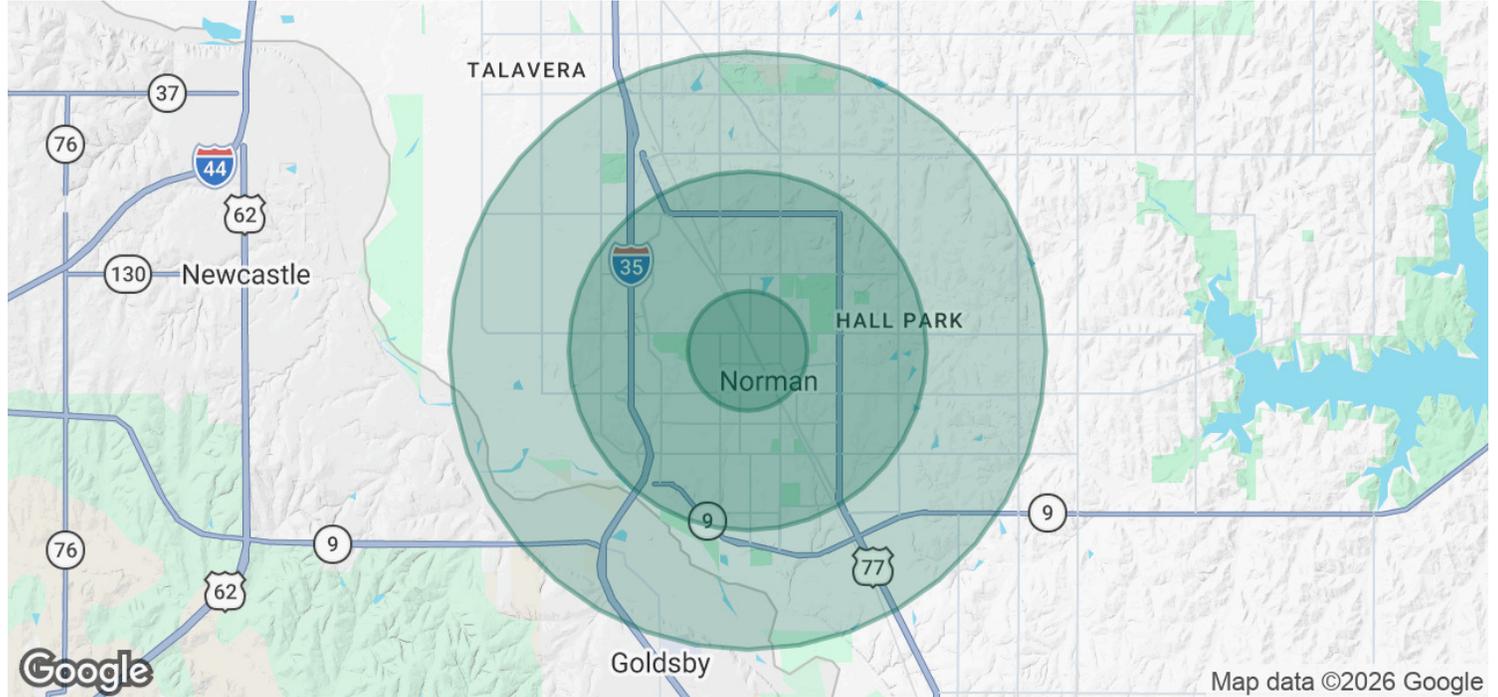
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,149	82,063	119,387
Average Age	35.3	33.2	34.0
Average Age (Male)	33.5	32.5	33.3
Average Age (Female)	38.5	34.4	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,167	32,508	47,623
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$62,984	\$80,540	\$90,256
Average House Value	\$169,489	\$253,369	\$274,318

2023 American Community Survey (ACS) 03252026



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