

PRICE: \$20.00 SF/YR MG

# BALL MORSE BUILDING

3201 S Berry Rd, Norman, OK 73069



## Property Description

Looking to be by the golf course? Backing up to the #10 tee box at The Trails in Norman, this newly remodeled and modern 1,555 SF office suite offers a flexible floor plan that can comfortably accommodate 4 to 5 private offices, making it ideal for a variety of professional users. Recent updates include modern flooring/carpet tiles, energy-efficient LED lighting, and fresh interior paint, creating a clean, contemporary environment ready for immediate occupancy. Perfect for businesses seeking a polished, functional space in a convenient location.

## Property Highlights

- 1,555 SF of modern office
- Ample parking
- Well manicured modern upgraded building
- Exceptional visibility and easy accessibility

## Offering Summary

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,555 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	270	623	2,810
Total Population	498	1,218	6,288
Average HH Income	\$78,014	\$77,735	\$78,319

## Brock Lytton

President/Managing Broker (OK)  
405.250.9596  
brock@moriaharealestate.com

## Jake Wilburn

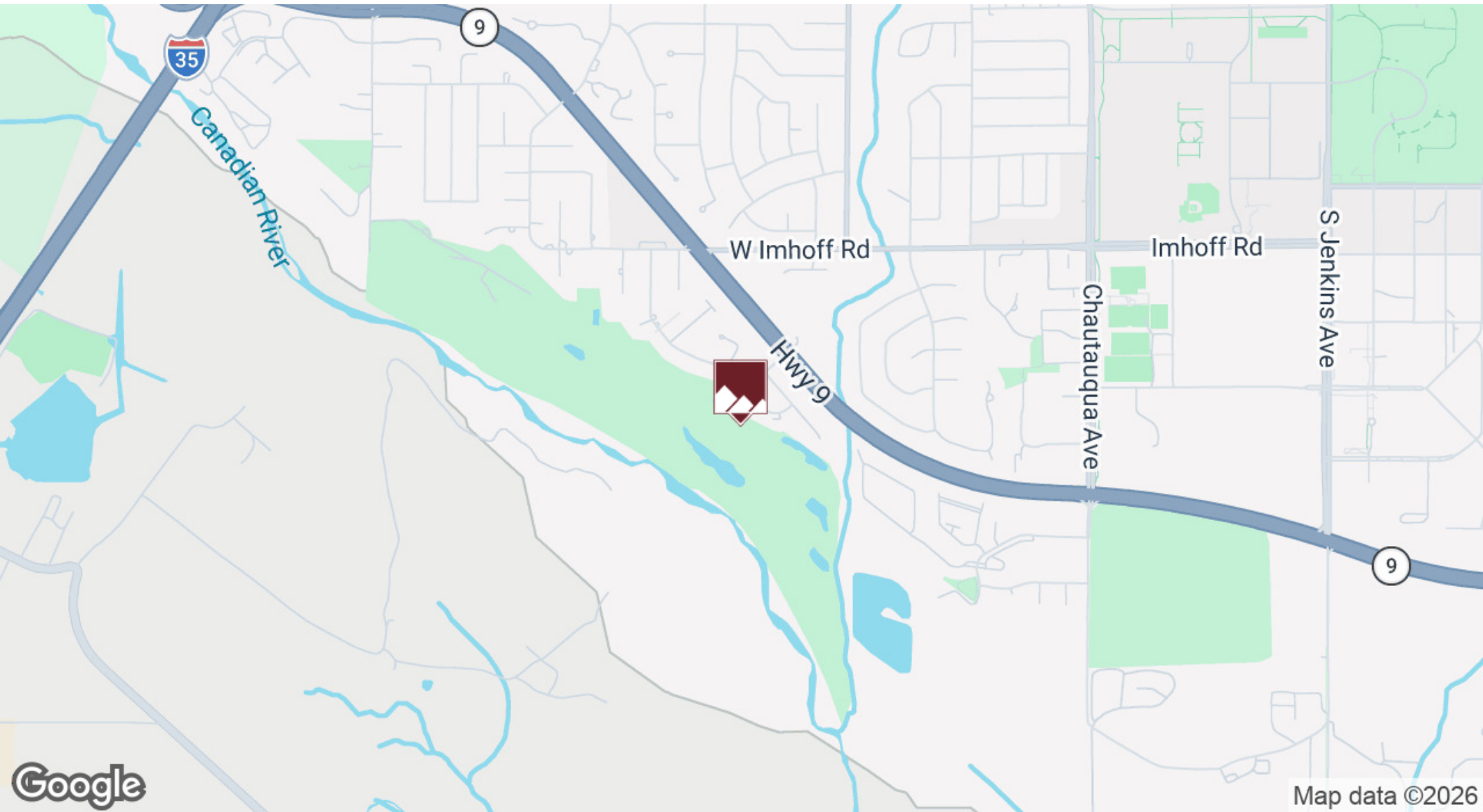
Associate  
405.248.8016  
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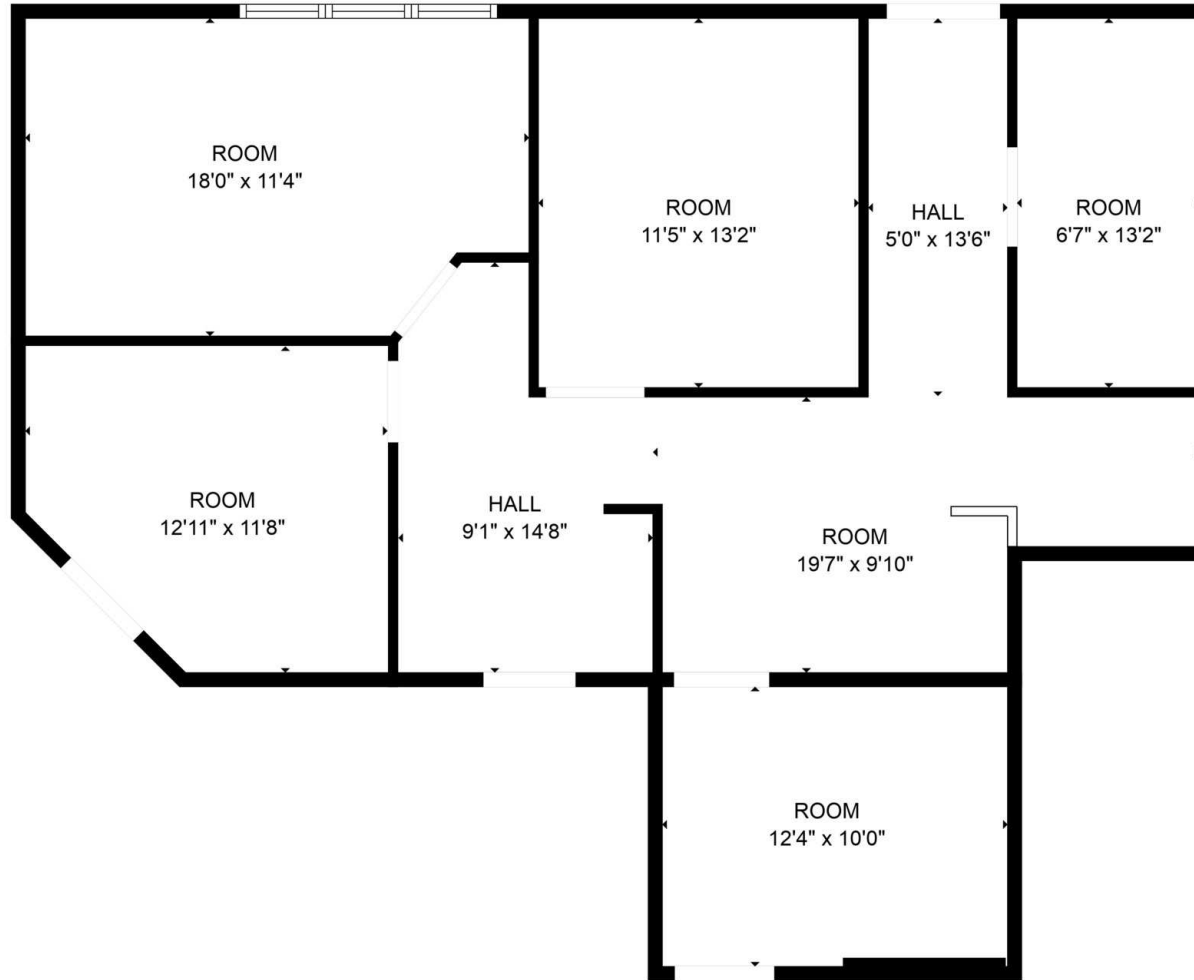
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 **MORIAH**  
BROKERAGE SERVICES, LLC

PRICE: \$20.00 SF/YR MG

# BALL MORSE BUILDING - AVAILABLE SUITE

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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