

NORMAN MEDICAL PLAZA, SUITES 200 & 206

1125 NORTH PORTER AVENUE, NORMAN, OK 73071



OFFERING SUMMARY

Sale Price:	\$289,000
Total SF Available:	2,565
Suite 200 SF:	1,273
Suite 206 SF:	1,292
Price / SF:	\$112.67
Year Built:	1982
Building Size:	21,420
Market:	Norman
Submarket:	Oklahoma City

PROPERTY OVERVIEW

Norman Medical Plaza offers a prime Office and Executive Suites investment or owner/user opportunity in Norman, Oklahoma. Located near the new Behavioral Health Center at Porter Village, the Norman Adult Wellness & Education Center, and a strong mix of medical and professional businesses, the property benefits from a highly desirable setting. Just minutes from downtown Main Street's shopping, dining, and entertainment, Norman Medical Plaza provides an ideal location for professionals

The 2 Executive Suites (#200 & 206) are connected and offer an approx. of 2,565 SF of office space.

Monthly HOA dues cover all utilities and common-area maintenance, including electricity, water, fire hazard management, elevator service, public restrooms, landscaping, parking lot upkeep, and building liability/property insurance, as well as management fees. Owners are responsible only for their specific costs associated with ceilings, interior walls, structures, and floor coverings.

PROPERTY HIGHLIGHTS

- SUITE 200 - 1,273 SF
- Large waiting room, reception area, open work space.
- 3 examination rooms all with sinks.
- 1 large Nurse's office, laboratory with sink.
- Patient restroom with required passthrough and staff restroom
- SUITE 206 - 1,292 SF
- 4 offices and 3 Restrooms (2 public, 1 office)
- Large waiting room
- Kitchen and common area
- Waiting room & resource room

KARINA BALSCHUWEIT

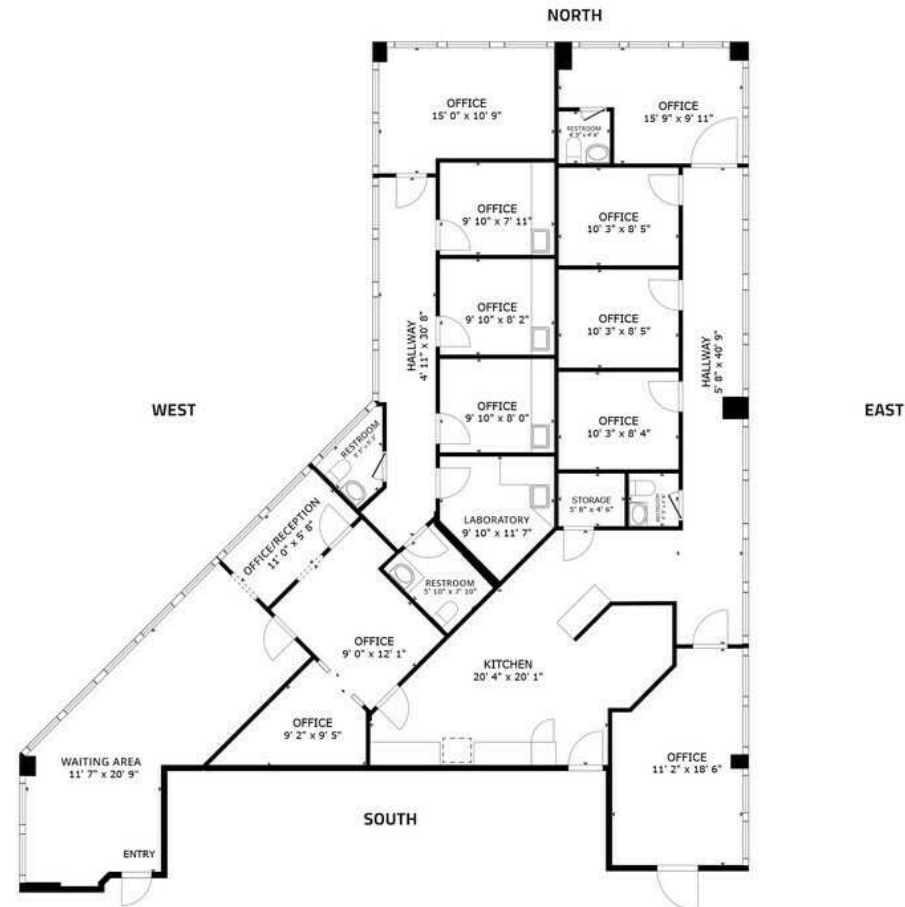
Sales Associate
Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office

GAYLA ARTMAN

Broker Associate
Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

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FLOOR PLAN

1125 North Porter Avenue
Suite 200 & 206
Norman, Oklahoma 73071

GROSS INTERNAL AREA
FLOOR PLAN 2,591 sq.ft.
TOTAL : 2,591 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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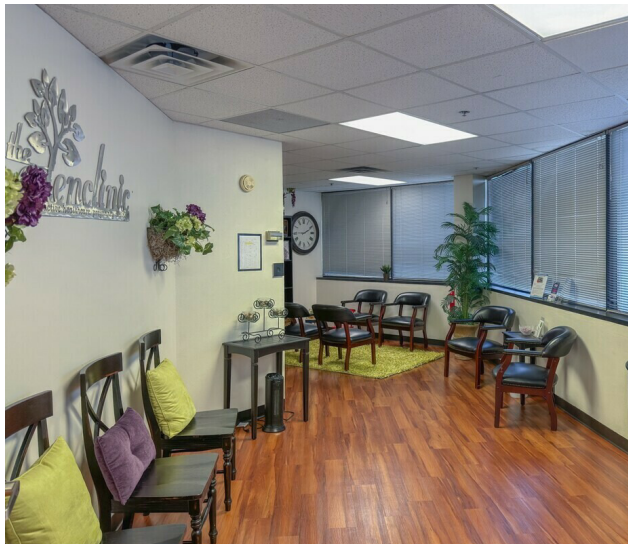
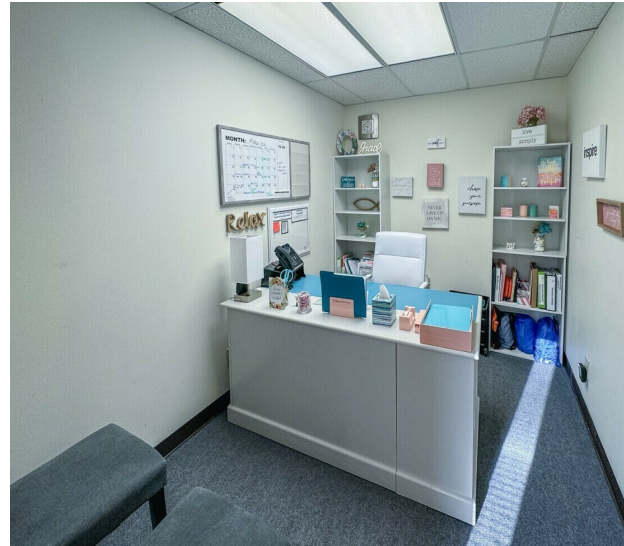
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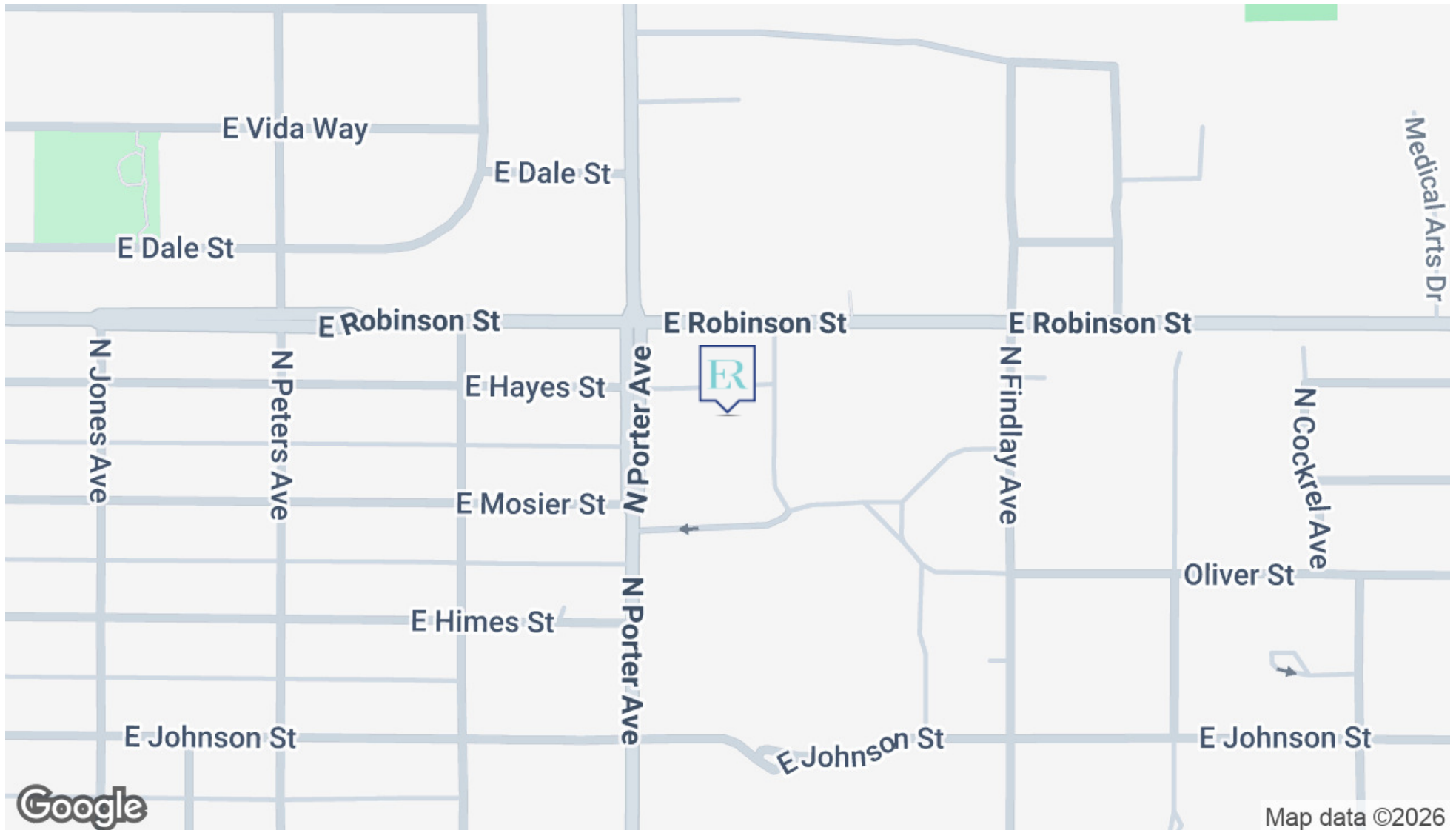
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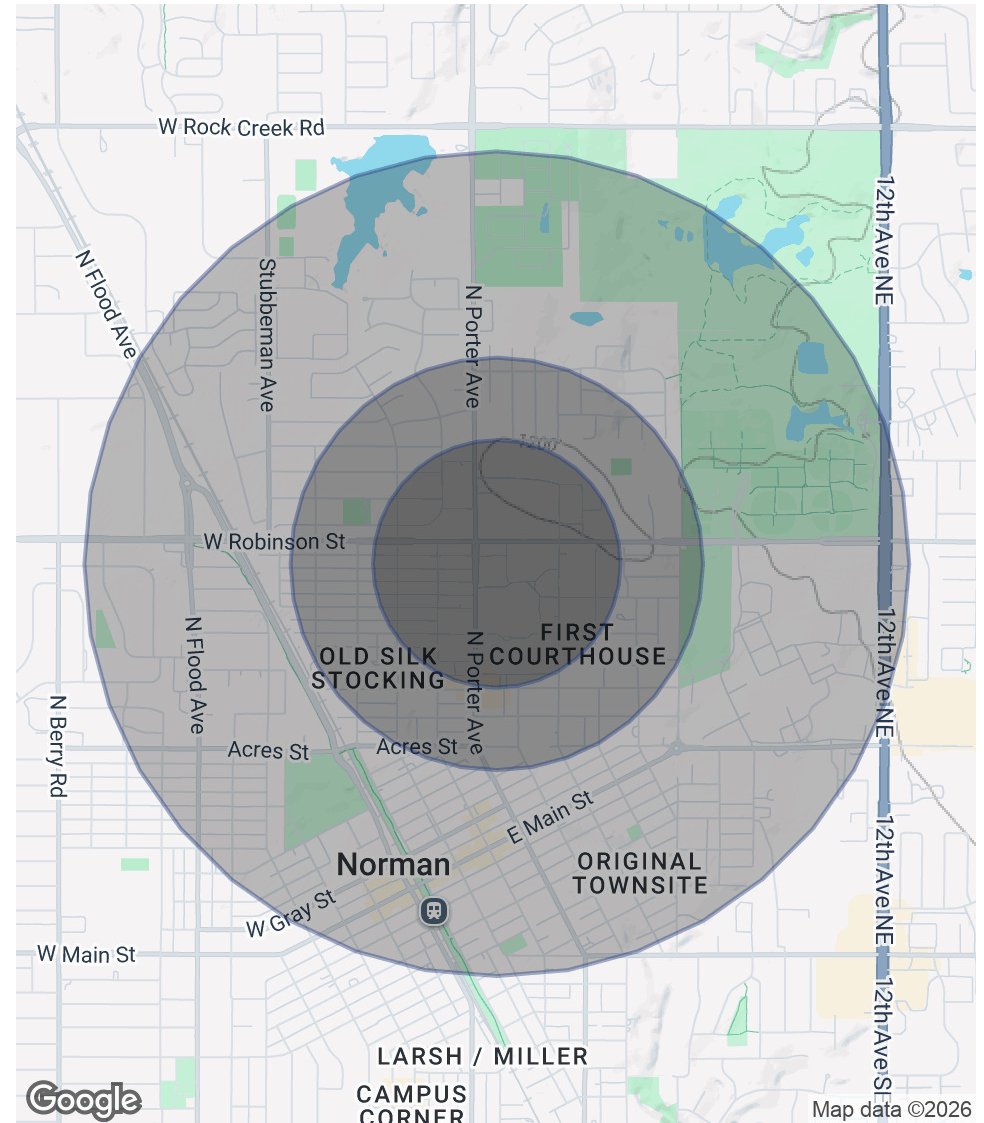
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	626	2,339	7,545
Average Age	38	39	37
Average Age (Male)	37	37	36
Average Age (Female)	39	40	39
HOUSEHOLDS & INCOME			
Total Households	252	986	3,166
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$64,809	\$68,513	\$65,671
Average House Value	\$178,527	\$212,296	\$190,120

Demographics data derived from AlphaMap



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