

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$10.00 SF/yr (NNN) |
| Building Size: | 18,702 SF           |
| Available SF:  | 2,181 SF            |
| Lot Size:      | 1.43 Acres          |
| Year Built:    | 2001                |

PROPERTY OVERVIEW

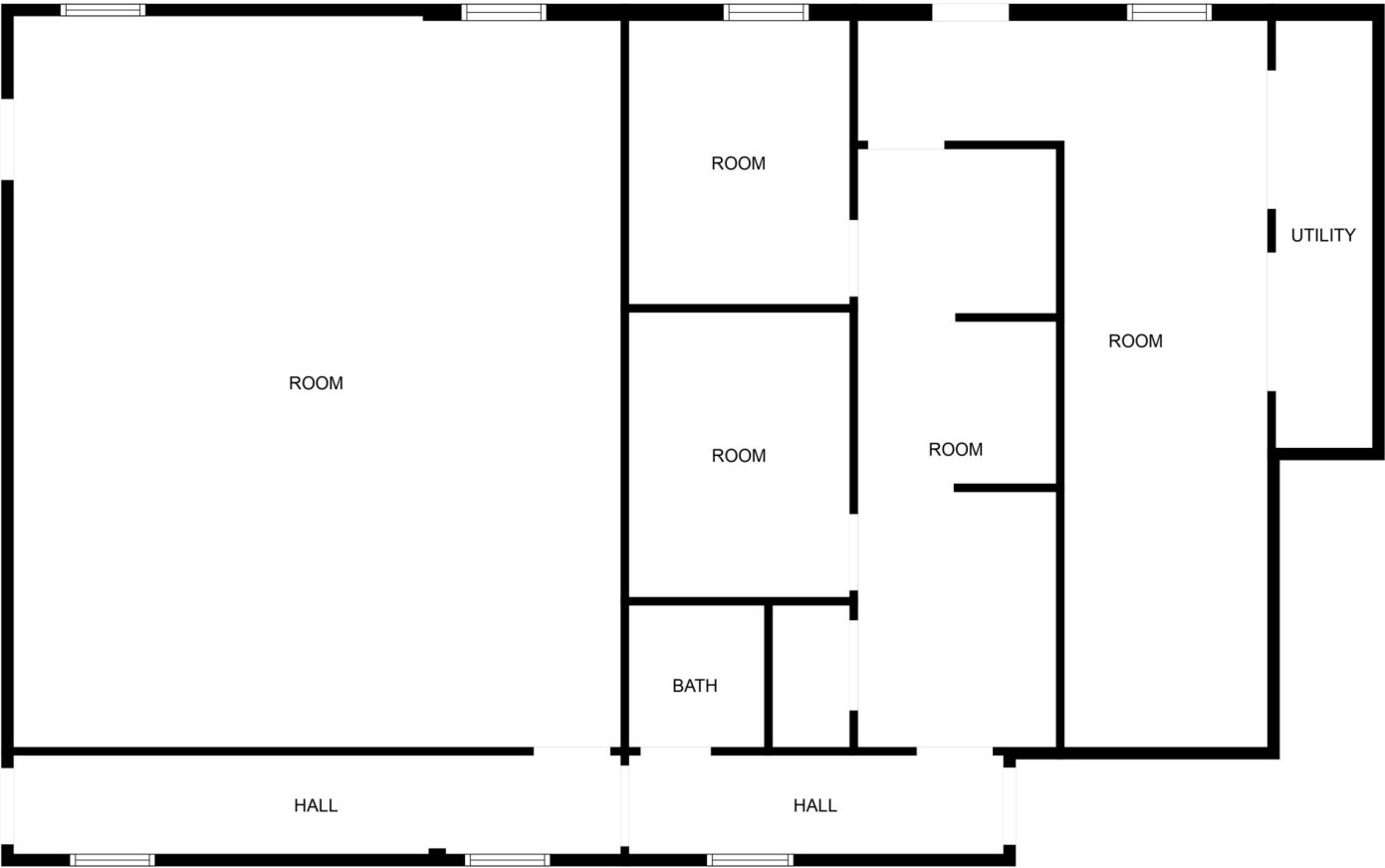
Situated in the heart of Norman, OK, this 4-suite medical office center presents an exceptional opportunity for healthcare professionals seeking a well-positioned space in a vibrant and growing community. The tenant mix has been thoroughly put together to foster synergy among tenants. Each suite is thoughtfully laid out to meet the unique needs of medical practices, offering flexible floor plans that can be modified to accommodate a variety of specialties.

Disclosure: The leasing broker has an ownership interest in the property.

| SPACES    | LEASE RATE    | SPACE SIZE |
|-----------|---------------|------------|
| Suite 200 | \$10.00 SF/yr | 2,181 SF   |

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FLOOR PLAS



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

Suite 200

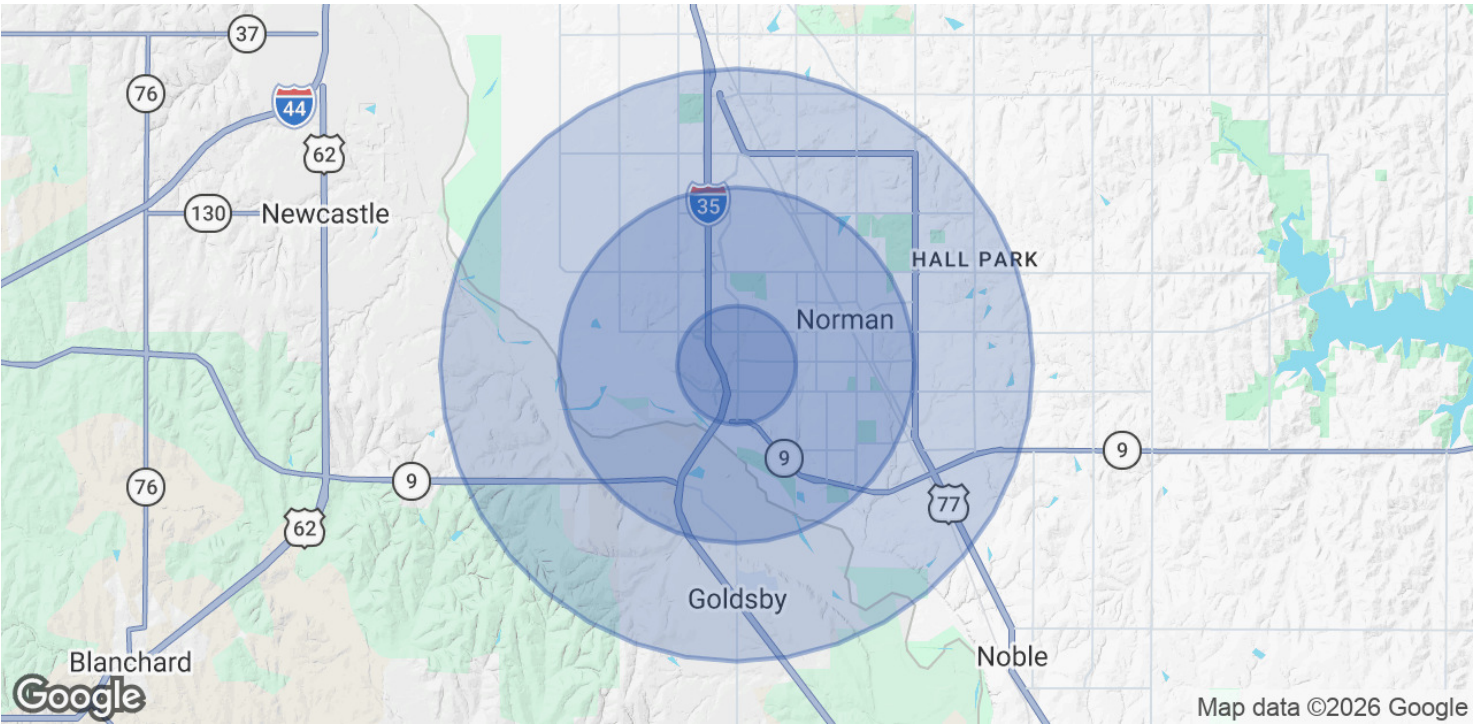
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## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,637  | 61,521  | 122,266 |
| Average Age          | 39     | 37      | 37      |
| Average Age (Male)   | 37     | 36      | 35      |
| Average Age (Female) | 40     | 38      | 38      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,778     | 24,164    | 48,373    |
| # of Persons per HH | 2.3       | 2.5       | 2.5       |
| Average HH Income   | \$70,007  | \$81,909  | \$86,938  |
| Average House Value | \$255,889 | \$300,840 | \$315,118 |

2020 American Community Survey (ACS)

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