

AN OFFICE INVESTMENT OPPORTUNITY

# 1125 N PORTER AVE, SUITE 305

NORMAN, OK 73071



## JUDY J. HATFIELD, CCIM

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# 1125 N PORTER AVE, SUITE 305 NORMAN, OK 73071



## OFFERING SUMMARY

Sale Price:	\$150,000
Suite 305:	1,146 SF
Building Size:	21,420 SF
Lot Size:	1.44 Acres
Year Built:	1982
Taxes (2025):	\$1,652
HOA Monthly Dues:	\$612.13
Zoning:	C-3 (Intensive Commercial)

## PROPERTY HIGHLIGHTS

- Norman Medical Plaza offers a prime Office / Executive Suite opportunity in a well-connected area of Norman
- Located steps from the new NRH Behavioral Health Campus and the new Norman Adult Wellness & Education Center, with a wide mix of surrounding medical and professional offices and services.
- Suite 305 features 4 exam rooms, 2 restrooms, a waiting room, nurse station, administrative area, storage and electrical closets.
- Common areas include: parking, building exterior, roof, landscaping, common area lobby with 2 bathrooms, elevator, stairwells, hallways.
- 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.

## DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
Total Households		3,275	30,147	50,026
Total Population		8,024	77,346	124,753
Average HH Income		\$72,778	\$81,031	\$92,847

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