

## PROPERTY SUMMARY

## FOR LEASE



### PROPERTY DESCRIPTION

Discover this ideal property that offers updated amenities, flexible floor plans, and ample parking, ensuring maximum convenience for tenants and visitors alike. The property currently has multiple healthcare and professional tenants, providing great synergy. Multiple suites will be offered in shell condition allowing for endless opportunities and specific designs. The great location allows for excellent visibility and accessibility, making it a prime choice for businesses looking to establish a prominent presence in the Norman area. Elevate your business with this exceptional leasing opportunity.

### LOCATION DESCRIPTION

Multitenant Office building at 900 N. Porter Avenue in the center of Norman, directly across from Norman Regional Hospital.

### PROPERTY HIGHLIGHTS

- Recently remodeled
- Updated Amenities
- Ample parking
- Great location and visibility
- Flexible floor plans
- Great tenant mix

### OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (MG)
Available SF:	400 - 9,690 SF
Building Size:	38,000 SF

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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	400 - 9,690 SF	Lease Rate:	\$20.00 - \$22.00 SF/yr

### AVAILABLE SPACES

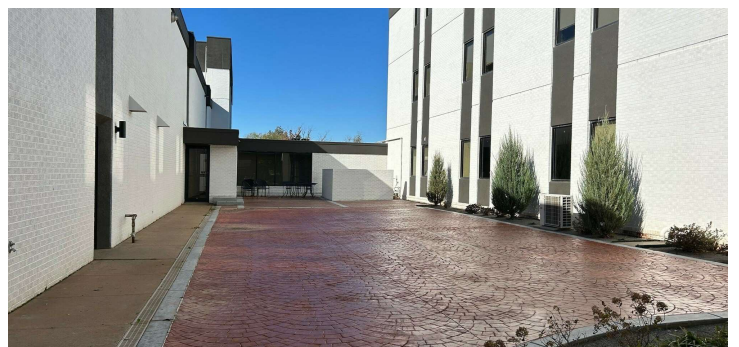
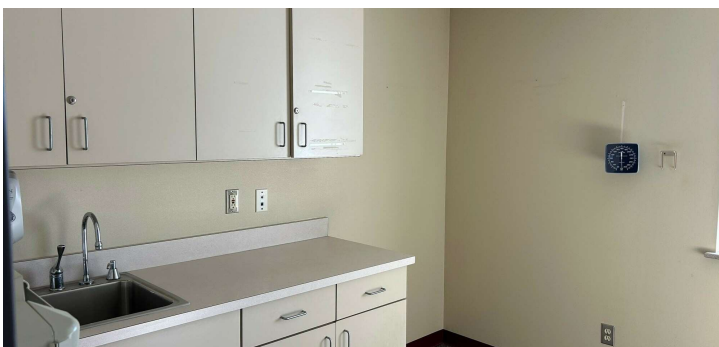
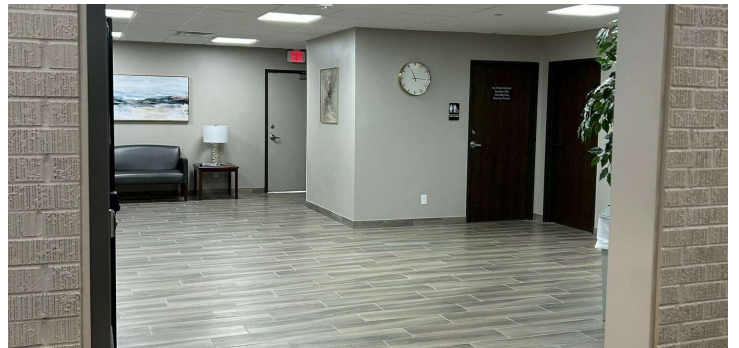
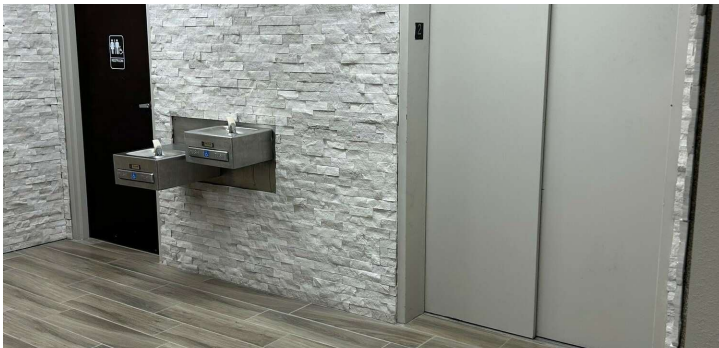
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	1,200 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 103	1,135 - 3,606 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 104	1,166 SF	Modified Gross	\$20.00 SF/yr	Two offices, bathroom, conference room and break room
Suite 105	1,260 - 3,606 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out. Direct access to suite from outside.
Suite 106	1,000 - 2,058 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 107	1,211 - 3,606 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out. Direct access to suite from outside.
Suite 108	1,058 - 2,058 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 200	2,366 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 202	1,015 - 4,770 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 204	1,735 - 4,770 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 206	1,220 - 4,770 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 208 A	400 - 4,770 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 208 B	400 - 4,770 SF	Modified Gross	\$20.00 SF/yr	Shell space ready for build out.
Suite 310	4,386 - 9,690 SF	Modified Gross	\$22.00 SF/yr	Second generation medical clinic. 14 Exam Rooms, 6 private offices, break room, 6 nurses stations, large waiting area, direct elevator access. Can be demised into two spaces.

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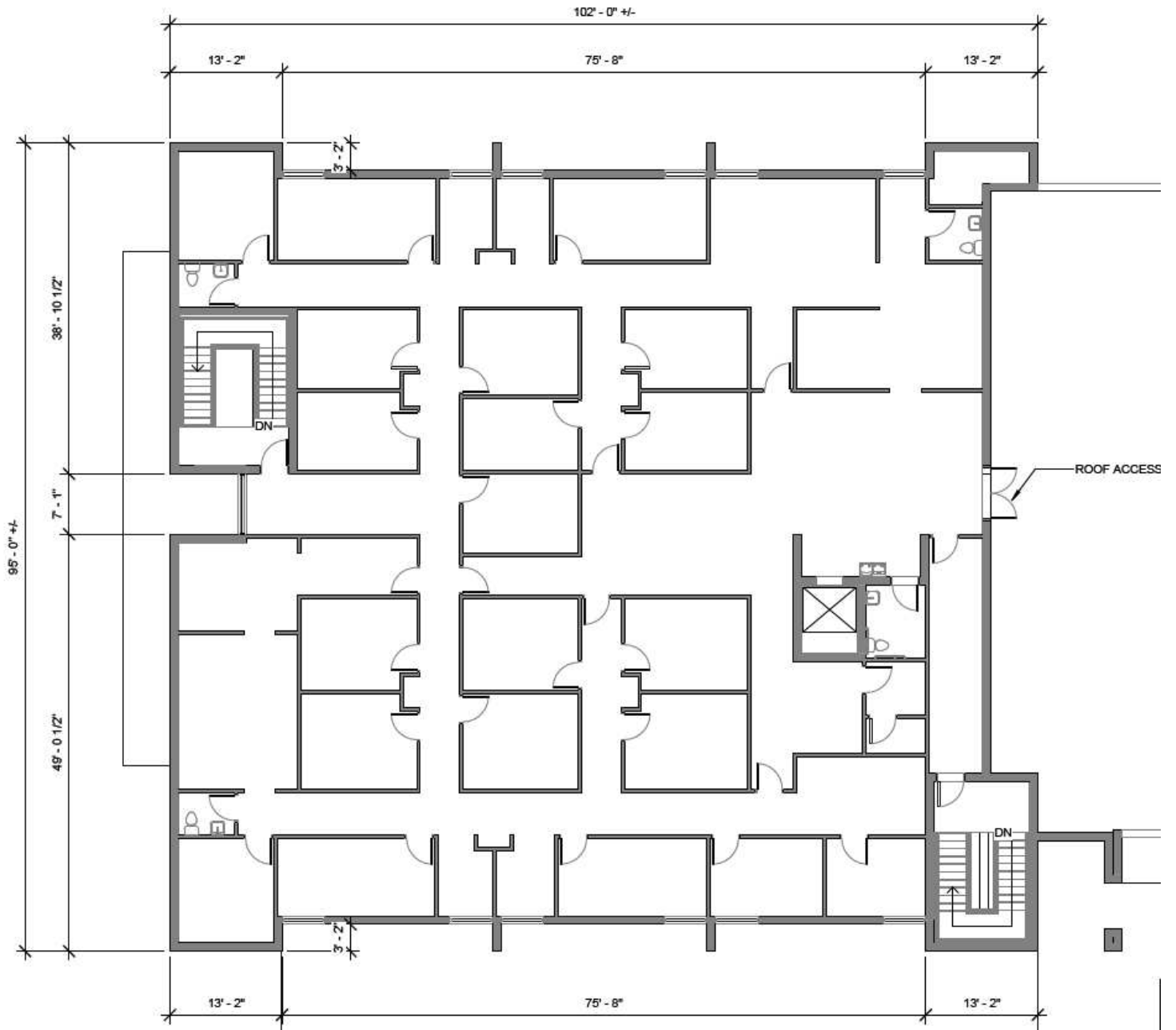
## PROPERTY PHOTOS



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## FLOOR PLANS



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## LOCATION MAP

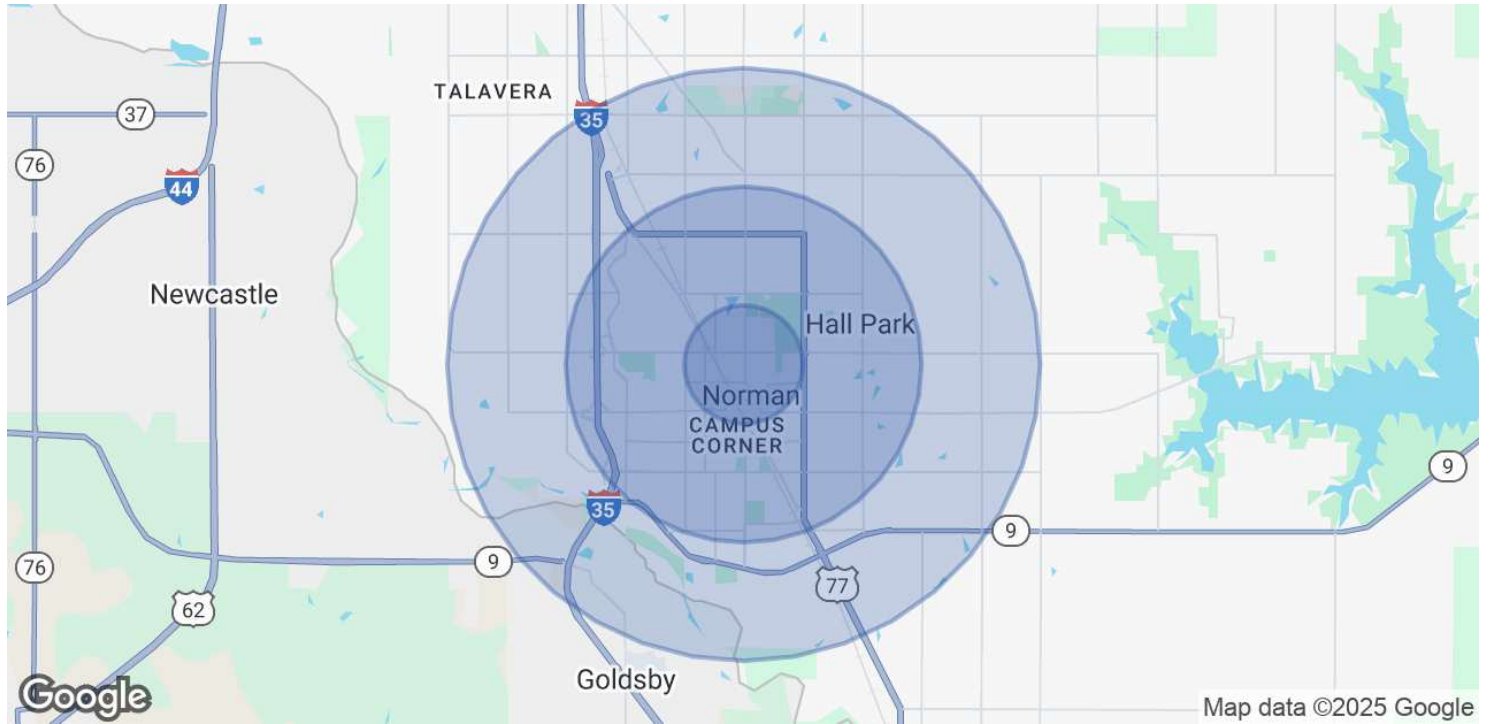


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,999	81,514	123,781
Average Age	37	35	37
Average Age (Male)	36	34	35
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,407	31,783	48,937
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$63,260	\$76,126	\$86,751
Average House Value	\$204,172	\$275,605	\$316,870

TRAFFIC COUNTS	
Porter and Robinson	16,000/day

Demographics data derived from AlphaMap

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