

AN OFFICE LEASE OPPORTUNITY

RIVERSIDE CENTER

2600 VAN BUREN ST, NORMAN, OK 73072



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

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OFFERING SUMMARY

Total Available SF:	12,073 SF
(1st Floor) Suite 2600:	1,178 SF
Suite 2601:	1,650 SF
Suite 2601-B:	1,630 SF
(2nd Floor) Suites 2620 - 2622:	1,982 SF
Suite 2623:	1,070 SF
Suite 2625:	1,283 SF
(3rd Floor) Suite 2631:	927 SF
Suite 2633:	1,070 SF
Suite 2635:	1,283 SF
Lease Rate:	\$15.00/SF
Lot Size:	1.23 Acres
Building Size:	29,750 SF

PROPERTY HIGHLIGHTS

- All Bills are Paid by the Landlord Including Utilities, Janitorial, and Maintenance
- Located on the Southeast Corner of Highway 9 & Interstate 35
- Well-Manicured Property with Sprinklers | Open Atrium | Glass Elevator
- Ample On-Site Parking (69 Spaces)
- Fantastic Tenant Mix - Attorneys, Engineers, Tech, Healthcare, and more.
- Security by ADT with Exterior Camera System | Building is Fully Sprinklered
- Judy J. Hatfield, Broker / Owner

JUDY J. HATFIELD, CCIM

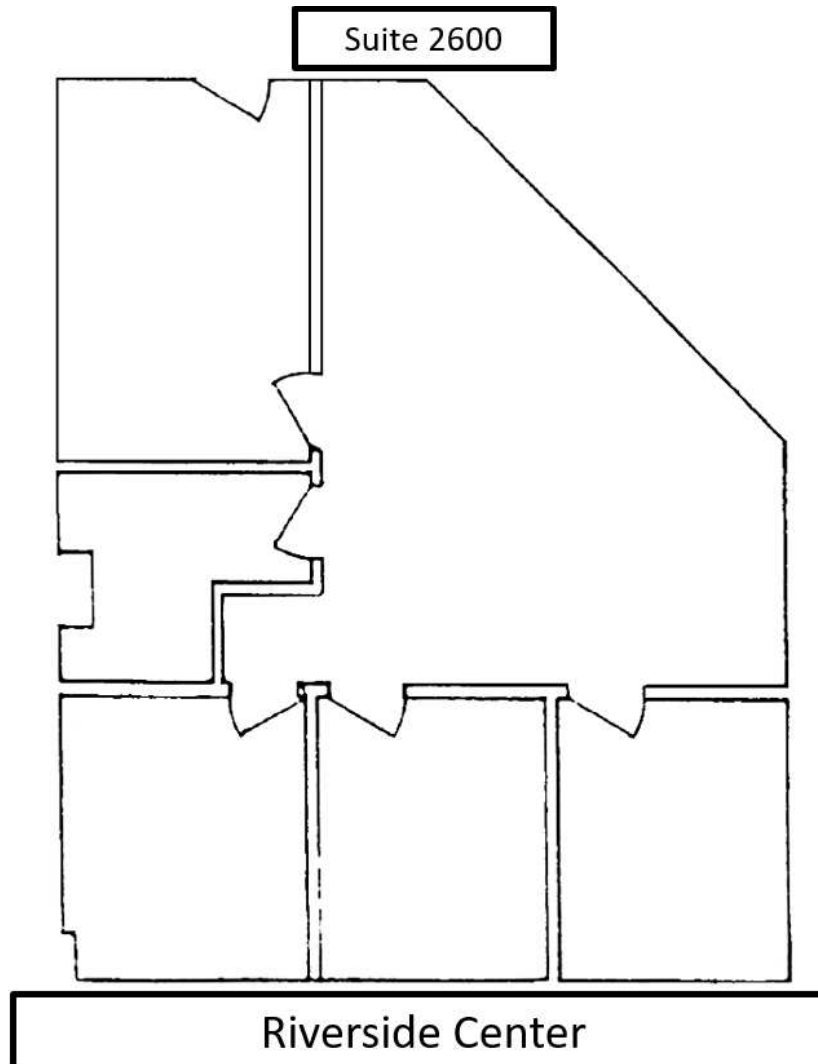
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1ST FLOOR LAYOUT: Suite 2600

(1,178 SF)

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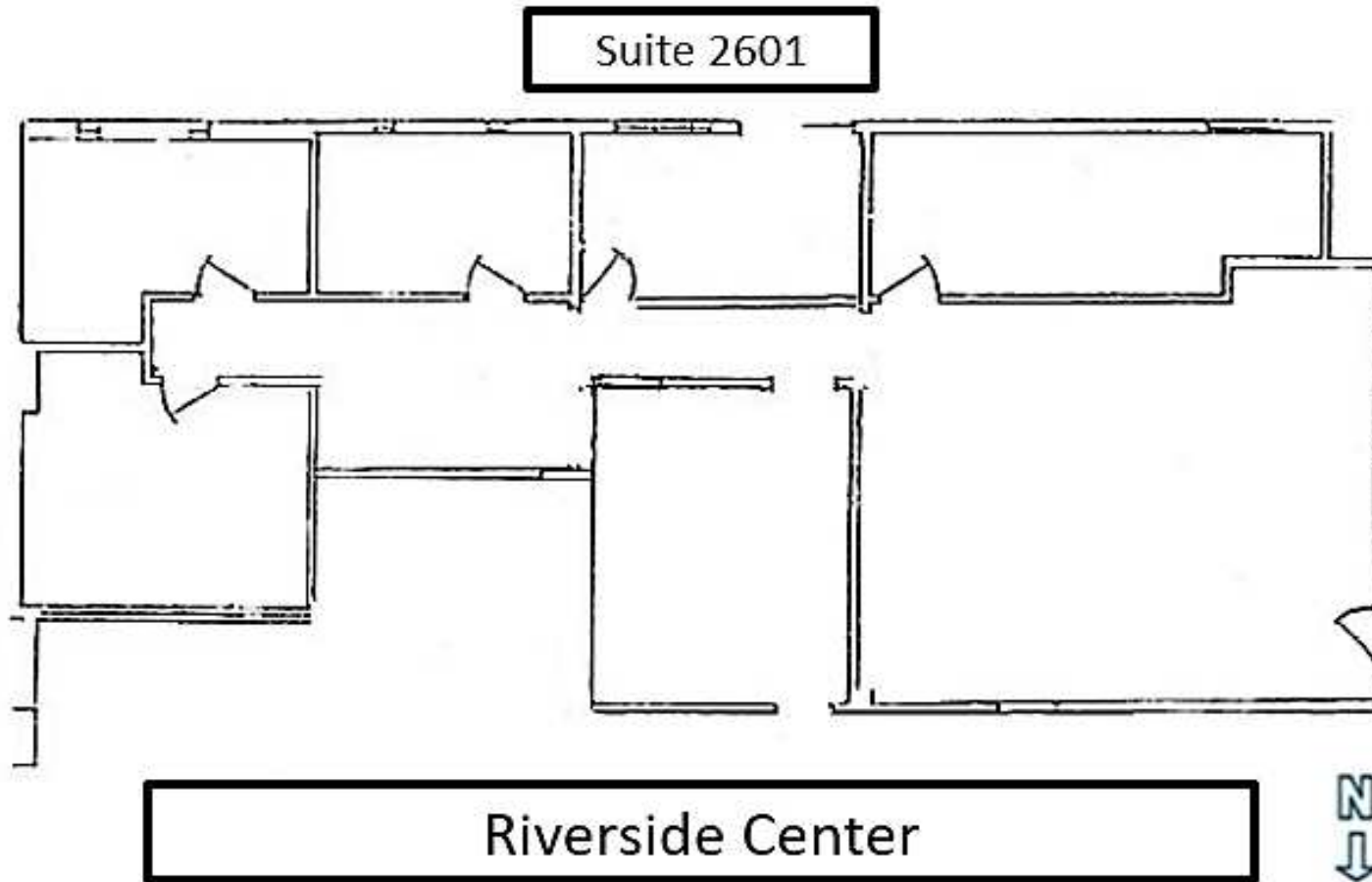
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1ST FLOOR LAYOUT: Suite 2601

(1,650 SF)

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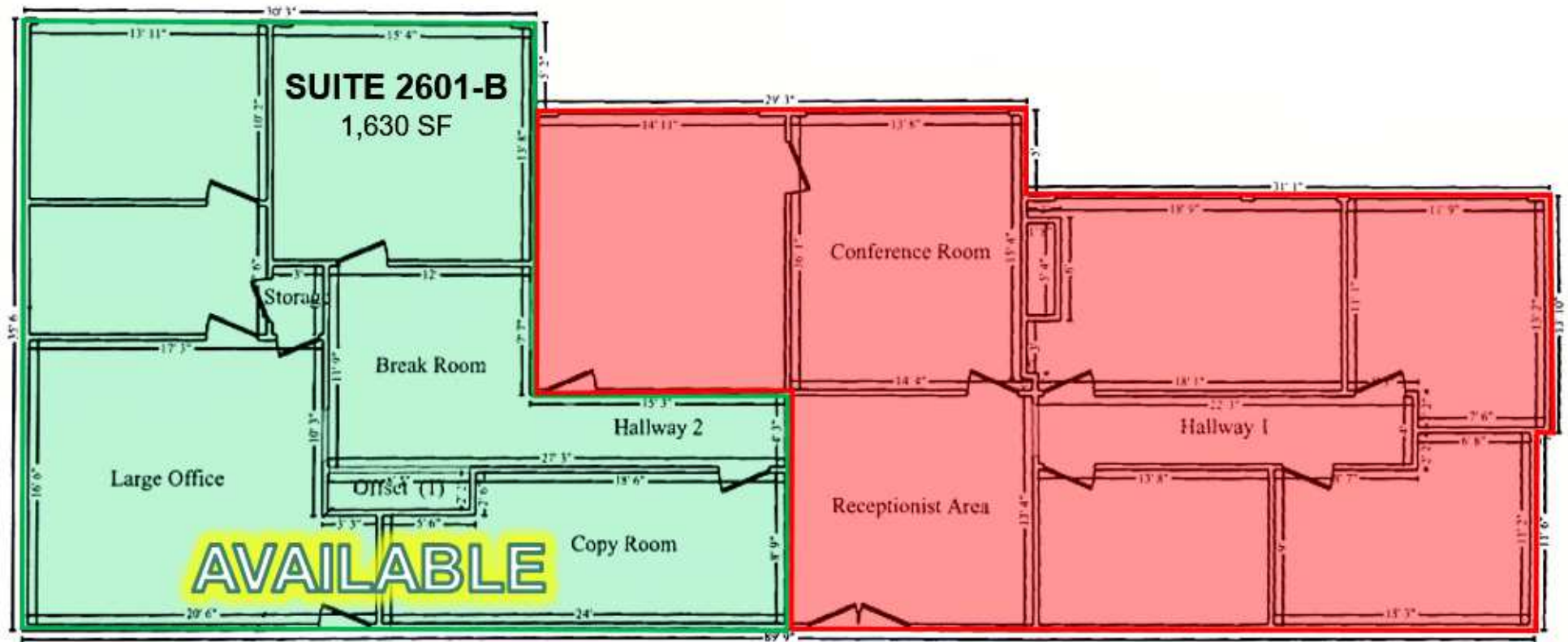
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1ST FLOOR LAYOUT: Suite 2601-B

(1,630 SF)

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SUITE 2620-2622

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2ND FLOOR LAYOUT: Suites 2620 - 2622

(1,982 SF)

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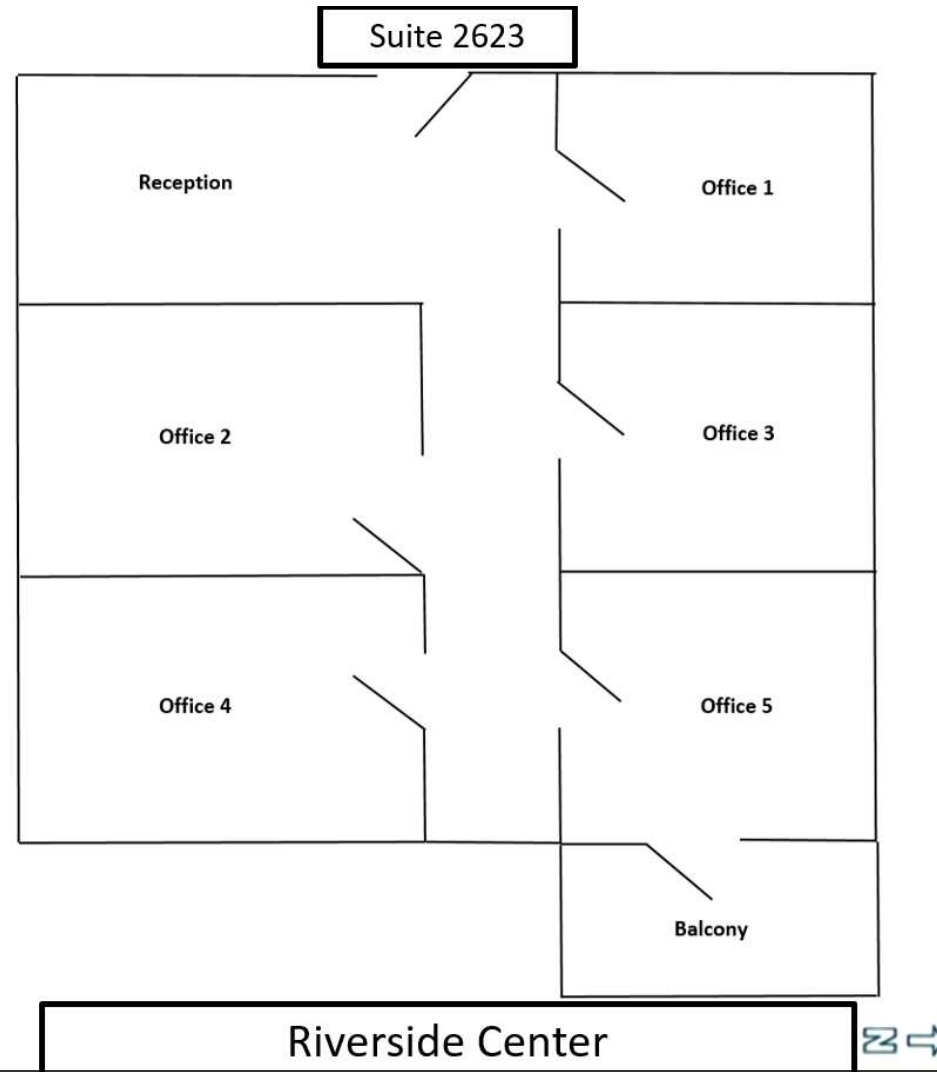
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2ND FLOOR LAYOUT: Suite 2623

(1,070 SF)

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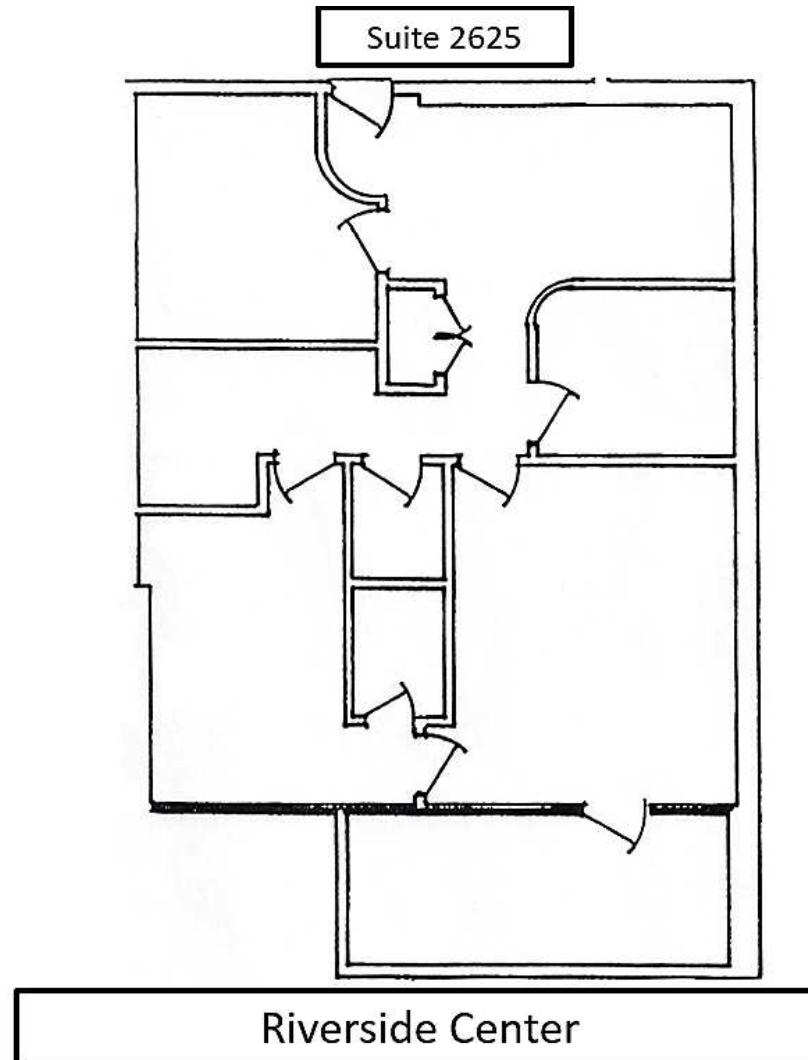
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2ND FLOOR LAYOUT: Suite 2625

(1,283 SF)

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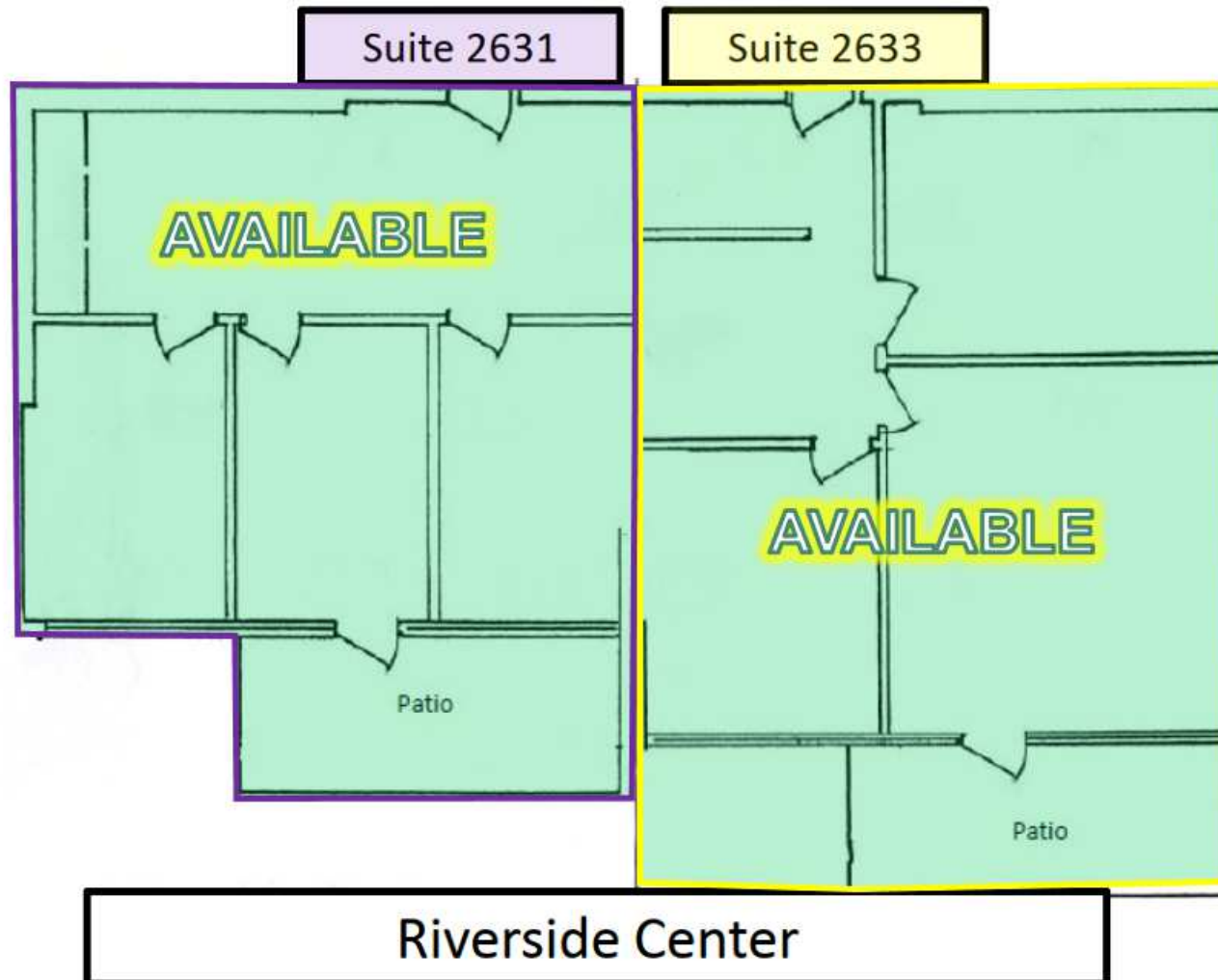
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SUITE 2631 & 2633

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3RD FLOOR LAYOUT: Suite 2631

(927 SF) | Suite 2633

(1,070 SF)

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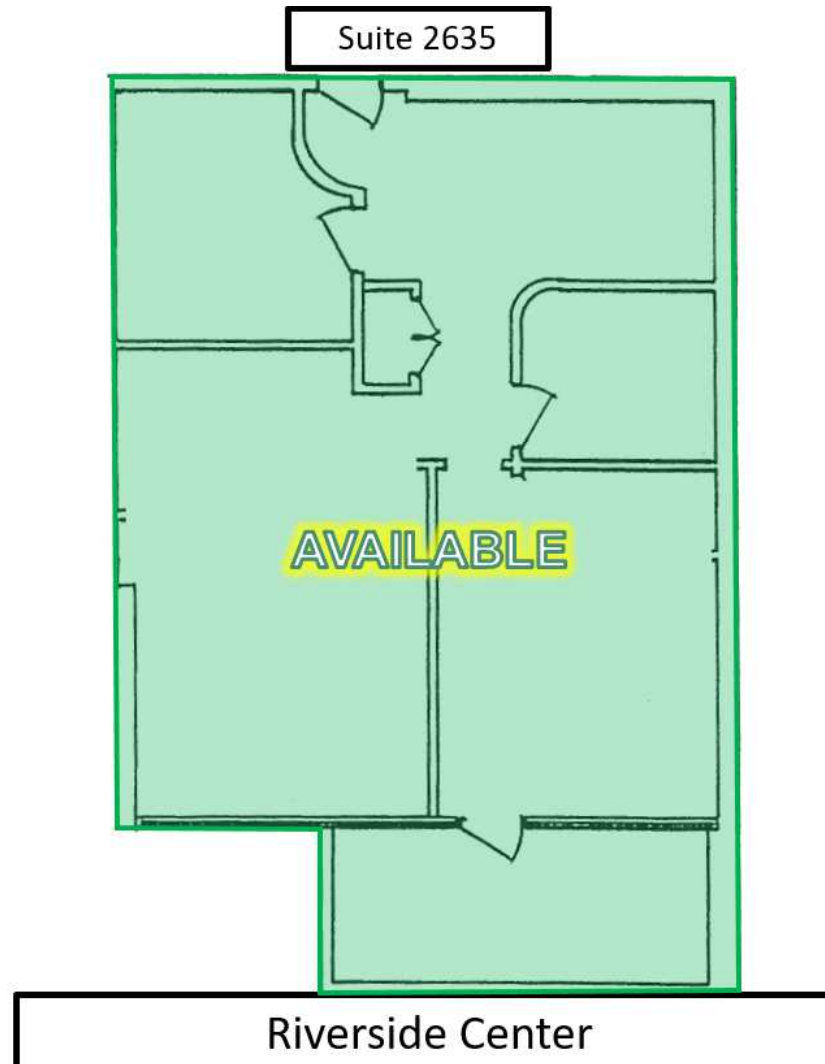
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3RD FLOOR LAYOUT: Suite 2635

(1,283 SF)

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