

A RETAIL LEASE OPPORTUNITY

329 WHITE STREET

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC
Founding Principal
(405) 640-6167 office
(405) 640-6167 cell
jjhatfield@equityrealty.net



OFFERING SUMMARY

Available SF: 1,400 SF

Lease Rate: \$27.00/SF NNN

CAM: \$175.00/mo.

Insurance: \$214.27/mo.

Taxes: \$152.08/mo.

Renovated: 2023

Zoning: C-3 Commercial

PROPERTY HIGHLIGHTS

- Available July 2026
- Great Visibility on the University of Oklahoma's Historic Campus Corner
- Frontage on White Street | Formerly Diversity Family Health Medical Clinic
- Located West of Buchanan Ave, East of S University Blvd, and 1 Block North of Boyd St
- Parking Available in Adjacent Lot at White St & Asp Ave - Renovated 2022
- Near the Brand New NOUN Hotel - a Four-Story Boutique Hotel Located on S University Blvd (pg. 7)
- Campus Corner includes National and Regional Tenants (map on pg. 8)
- Judy J. Hatfield, Broker / Owner

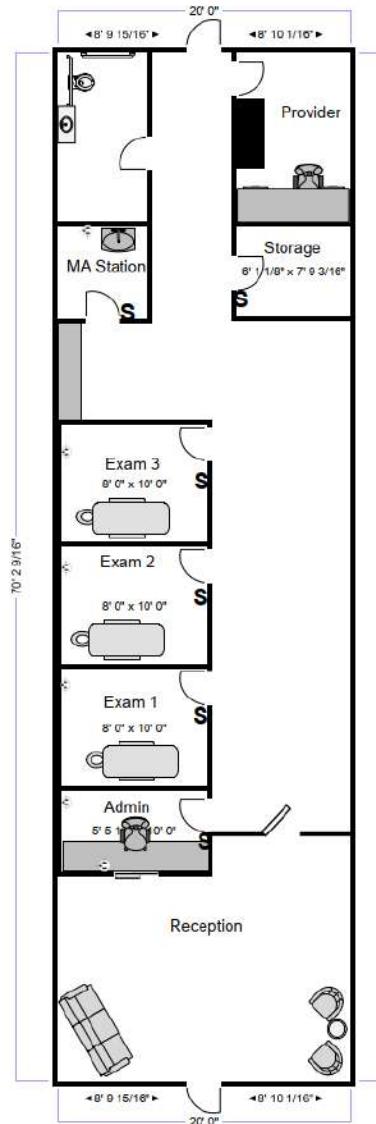
JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

329 WHITE STREET
NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

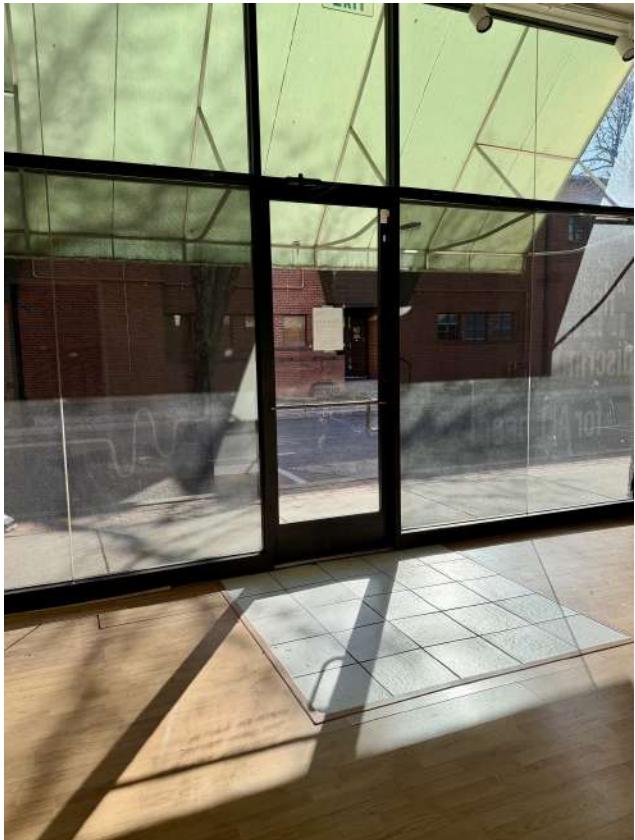


JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

ECONOMIC IMPACT

JOBS IMPACT:

Construction: Total Employment Impact: 242 jobs

- Construction of the hotel generates 156 jobs directly employed on site.
- Purchases from supplier industries produce an additional 86 jobs.
- As a result of new spending by workers both directly and indirectly employed, an additional 55.4 jobs are generated.

Construction: Labor Income Impact: \$12.34 million

- \$8.06 million in labor income is generated for workers employed at the site.
- An additional \$1.91 million is associated with supplier industries, plus an additional increase of \$2.37 million occurs in supportive industries.

Hotel Operations: Total Employment Impact: 112.6 jobs

- Hotel operations are expected to generate 73 jobs for people directly employed at the site.
- An additional 18.6 jobs with supplier industries; and additional spending by workers generates an additional 20.9 jobs

Hotel Operations: Total Labor Income advances: \$4.64 million

- Including Labor incomes for those directly employed in hotel operations total \$2.79 million annually

LOCAL TAX REVENUE IMPACT:

Construction: Sales Tax \$892,400

Operations: Sales and Room Tax \$582,000 Annually

- **\$370,000 from sales tax receipts**
- **\$212,000 from the 5% room tax**
 - **\$106,000 to NCVB; \$53,000 to Norman Arts Council; \$53,000 to Parks (ANNUALLY)**

Operations: Property Tax \$296,000 Annually

Present Value of Additional Tax Revenues \$17.2 million

The NOUN Hotel

542 and 534 South University Boulevard



JUDY J. HATFIELD, CCIM

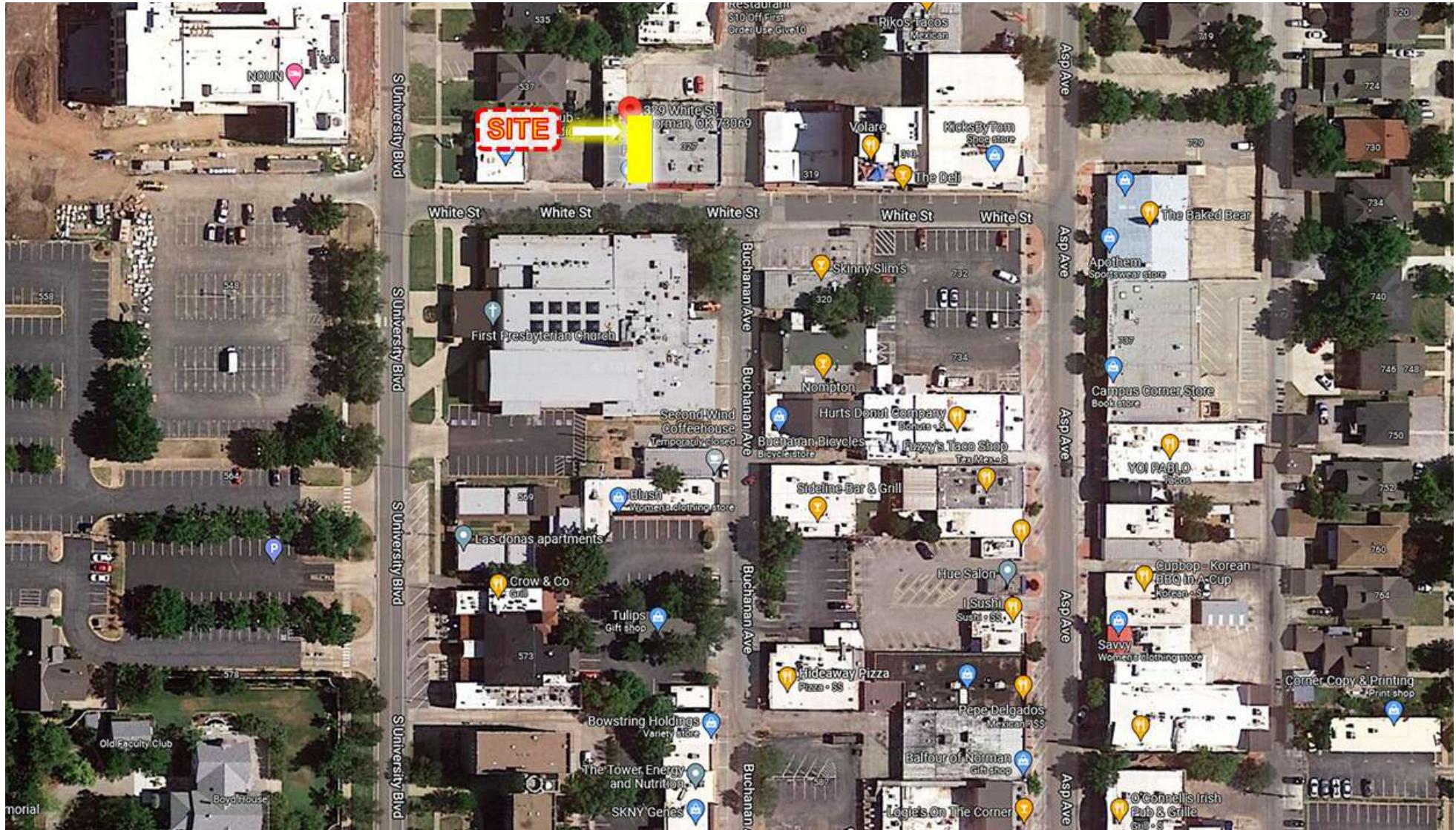
Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



329 WHITE STREET
NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.