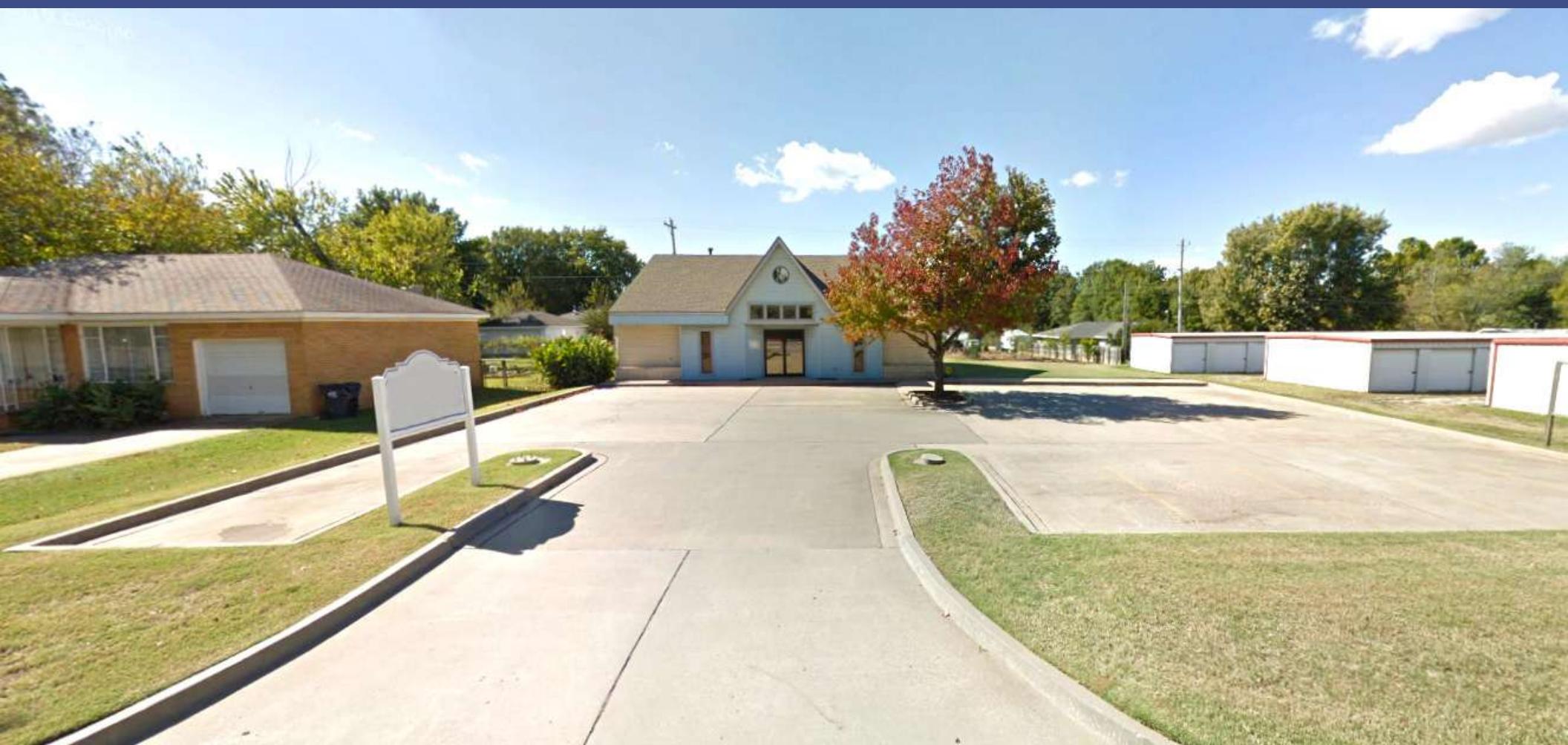


OFFICE BUILDING FOR LEASE

408 N MAIN ST

NOBLE, OK 73068



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal
(405) 640-6167 office
(405) 640-6167 cell
jjhatfield@equityrealty.net



OFFERING SUMMARY

Lease Rate: \$13.50/SF NNN

Taxes (2025): \$316/mo.

Insurance (2025): \$282/mo.

Building Size: 2,294 SF

Lot Size: 0.32 Acres

Year Built/Renovated: 1986 / 2010 / 2025

Zoning: C-1 (Commercial)

Parking: 19 Spaces

PROPERTY HIGHLIGHTS

- Fully Furnished Medical Clinic For Lease - Located on N Main Street in Noble, OK
- Great Visibility in a High Traffic Area | Traffic Counts (vehicles/day): N Main St - 20,926
- Fully Furnished Clinic Includes: Medical Exam Tables, Blood Draw Chair, Waiting Room Furniture & TV, Break Room Furniture, Refrigerators, Executive Desk, and Provider Office Furniture
- Building Signage | Security System | Adequate Parking in Front Lot and Additional Parking in Rear (19 Total Spaces)
- Central Heat & Air (2 HVAC Units) | Utilities Provided by OG&E, ONG, and the City of Noble

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Total Households	1,793	6,423	20,960
	Total Population	4,508	15,747	55,846
	Average HH Income	\$73,155	\$83,297	\$75,883

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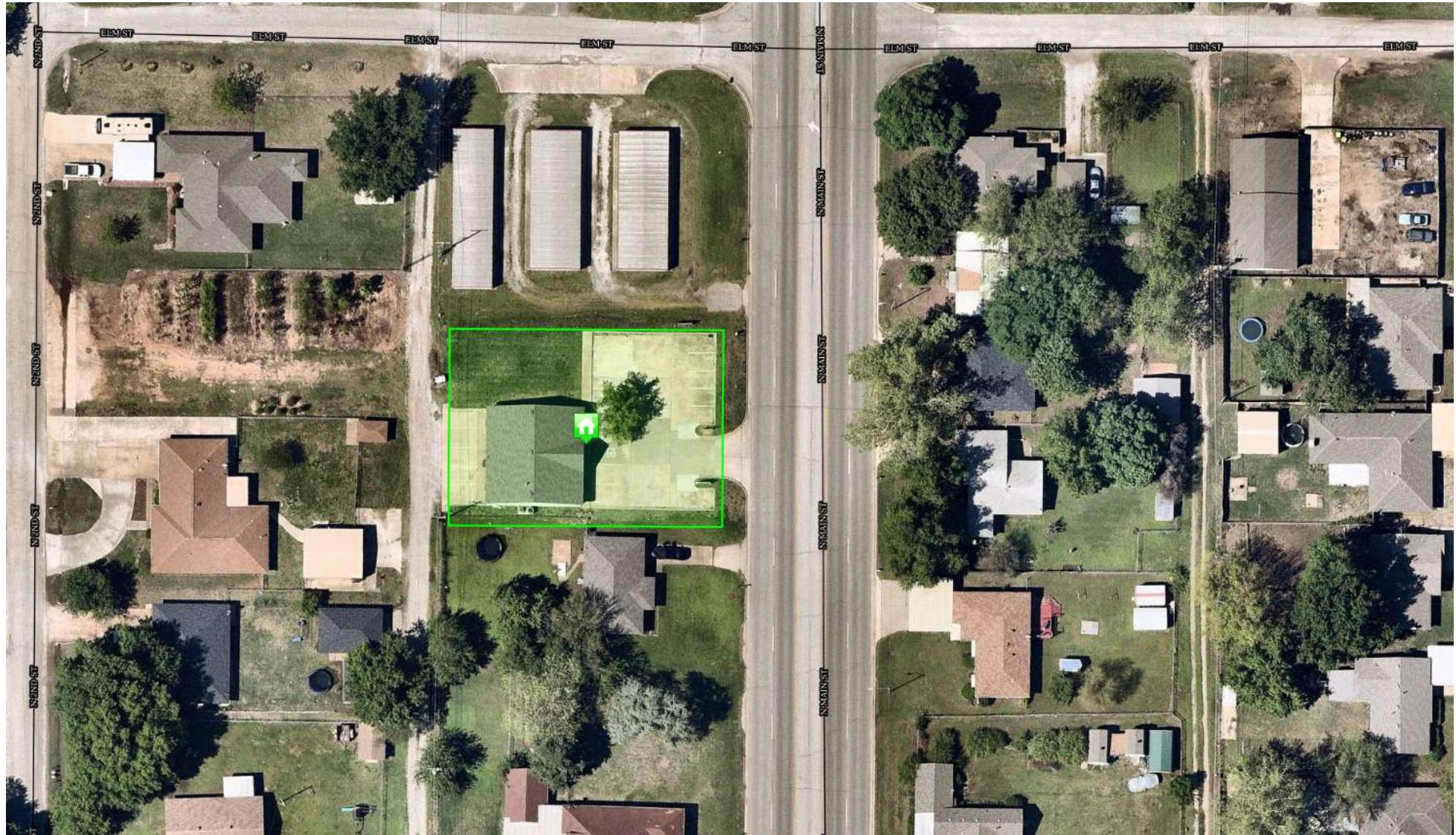
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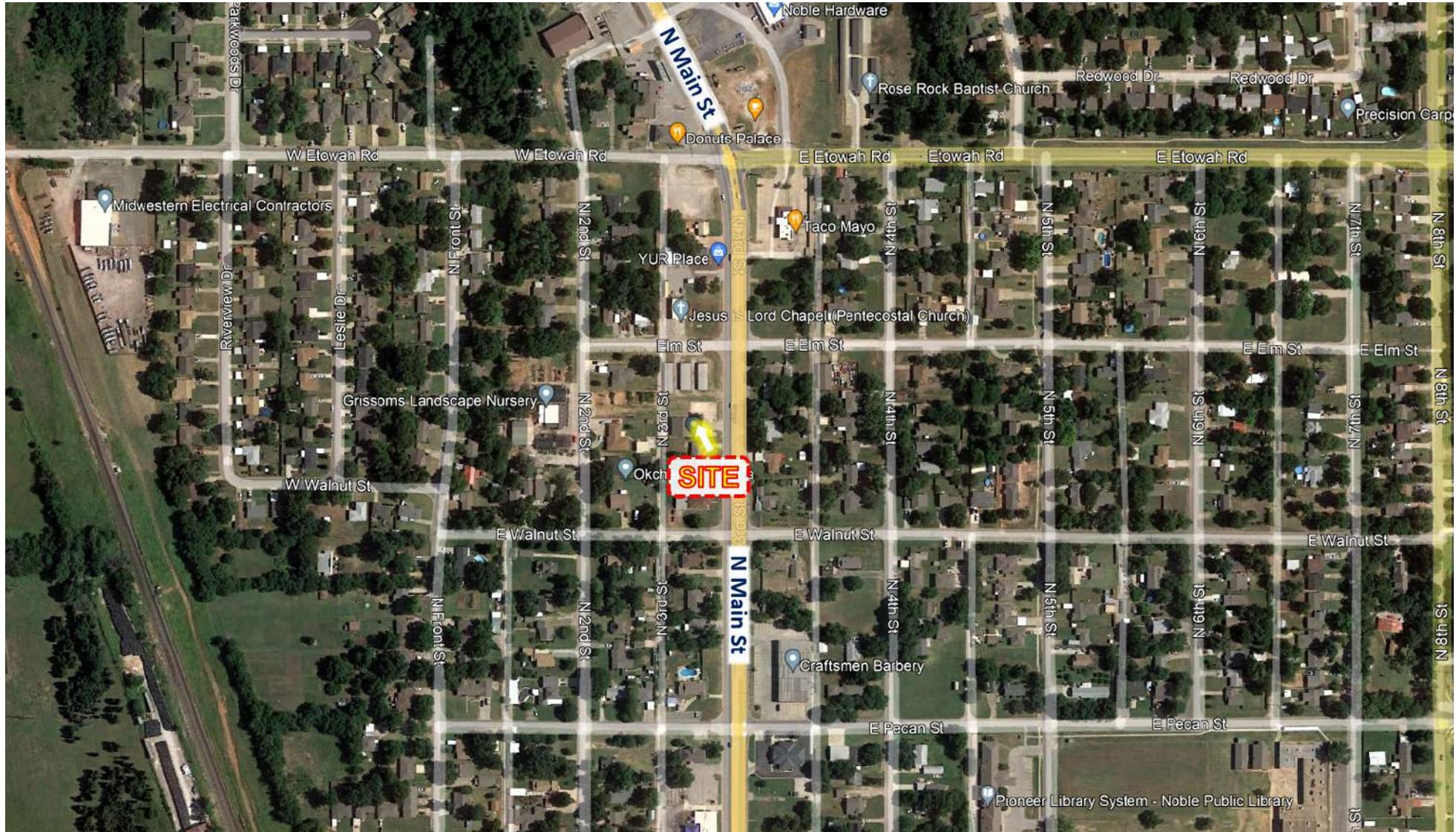
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