

OFFICE BUILDING FOR LEASE

408 N MAIN ST

NOBLE, OK 73068



**JUDY J. HATFIELD, CCIM**

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

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## 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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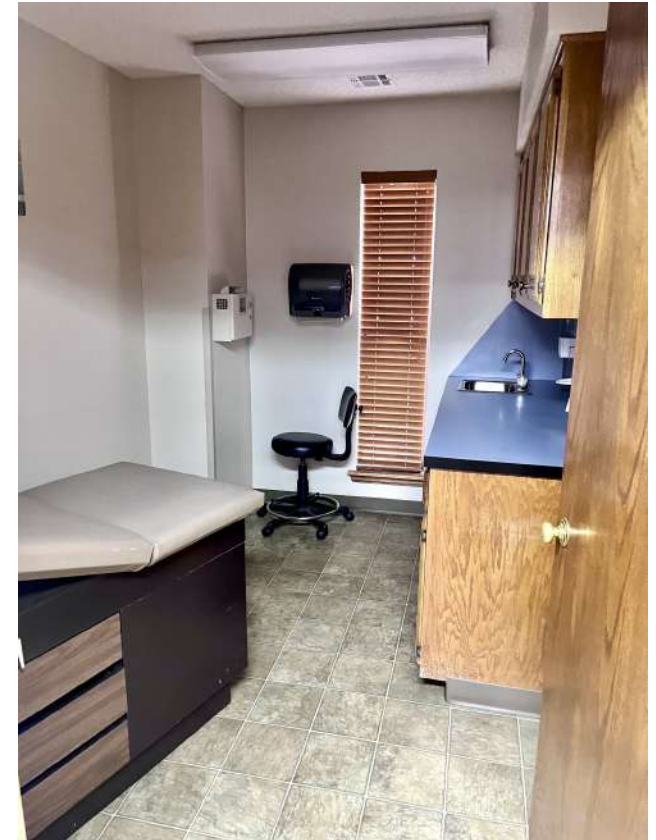


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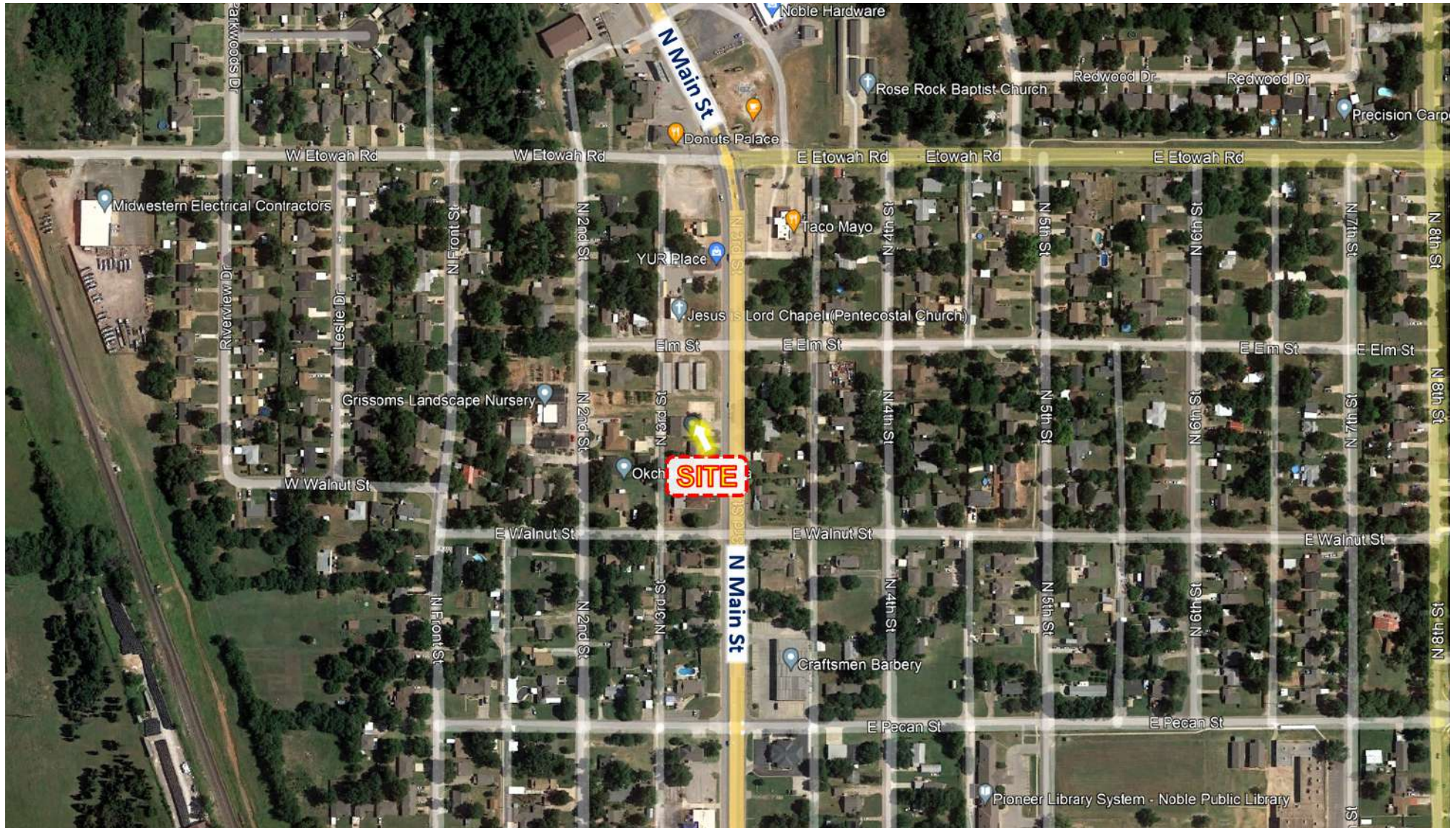
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