



LEASE Opportunity
High Quality Medical Clinic Property
Ada, Oklahoma.

717 – 721 Better Now Plaza, Ada Oklahoma
Less than 1 mile to Mercy Hospital, Ada Oklahoma

Offered by Coco Properties, LLC

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TYPE OF PROPERTY:

Approximately 6000 sq. ft. Medical Office Building for Lease.

Address: 717-721 Better Now Plaza

Ada, Oklahoma, 7420

Pontotoc County, Oklahoma

Appraised Value of Property: \$ 1,950,000. (2025)

SITE AND IMPROVEMENT:

Approximately 6000 sq. ft. Medical Office building for lease. Possible option to lease existing furnishings and equipment.

This building can be used as one full medical office, OR two smaller medical offices – with adjoining doors and hallways.

Includes handicapped parking and access to sidewalks with front entry canopy.

Less than 1 mile to Mercy Hospital, Ada.

LAND AREA:

Two acres total land per assessor.

Within Better Now Plaza medical park. **Adjoining properties**

include QuickCare Urgent Care, Integris Cardiology, DLO lab, and the Nash Building, Dr. Robert, Morton Mental Health.

INGRESS AND EGRESS:

Easy Access from Arlington/Highway 1. This is a four-lane roadway with strong daily traffic.

SIGNAGE : Constructed at the entrance of Better Now Plaza off of Arlington and Highway 1, within City of Ada regulations.

VISABILITY: Very good, Arlington/Highway 1 is a 4 lane, paved roadway with strong daily traffic. Mapping attached.

PARKING: Shared parking with ample Handicapped spaces for building.

UTILITIES: Ada City Utilities including, trash, water and sewer averaging \$250/mth
PEC services the electric on this building averaging \$914/mth.

NEIGHBORHOOD: Strong medical area nearby, hospitals and clinics within a few blocks.
Arlington/ Highway 1 is a main commercial street in town. All of Ada is withing a few minute drive. Expressways are nearby. Mercy Ada is just down the street from this complex.

ROOM COUNT AND DETAIL: For Entire Building.

Business offices: 8

Exam Rooms: 17

Tele-visit Rooms: 2

Nurses Stations: 2

Receptions Areas: 2

IT Room: 1

Break Room: 1

Waiting Rooms: 2

Bathrooms: 5

Lab: 1

ACCEPTABLE USE:

Property is currently being leased by the VA Medical Clinic and a Primary Care Practice. Prohibited use for marijuana manufacturing, or sales, and pain or drug management.

An Urgent Care is prohibited. Use of property for primary tenant and any subletting tenant must be approved by Coco Properties.

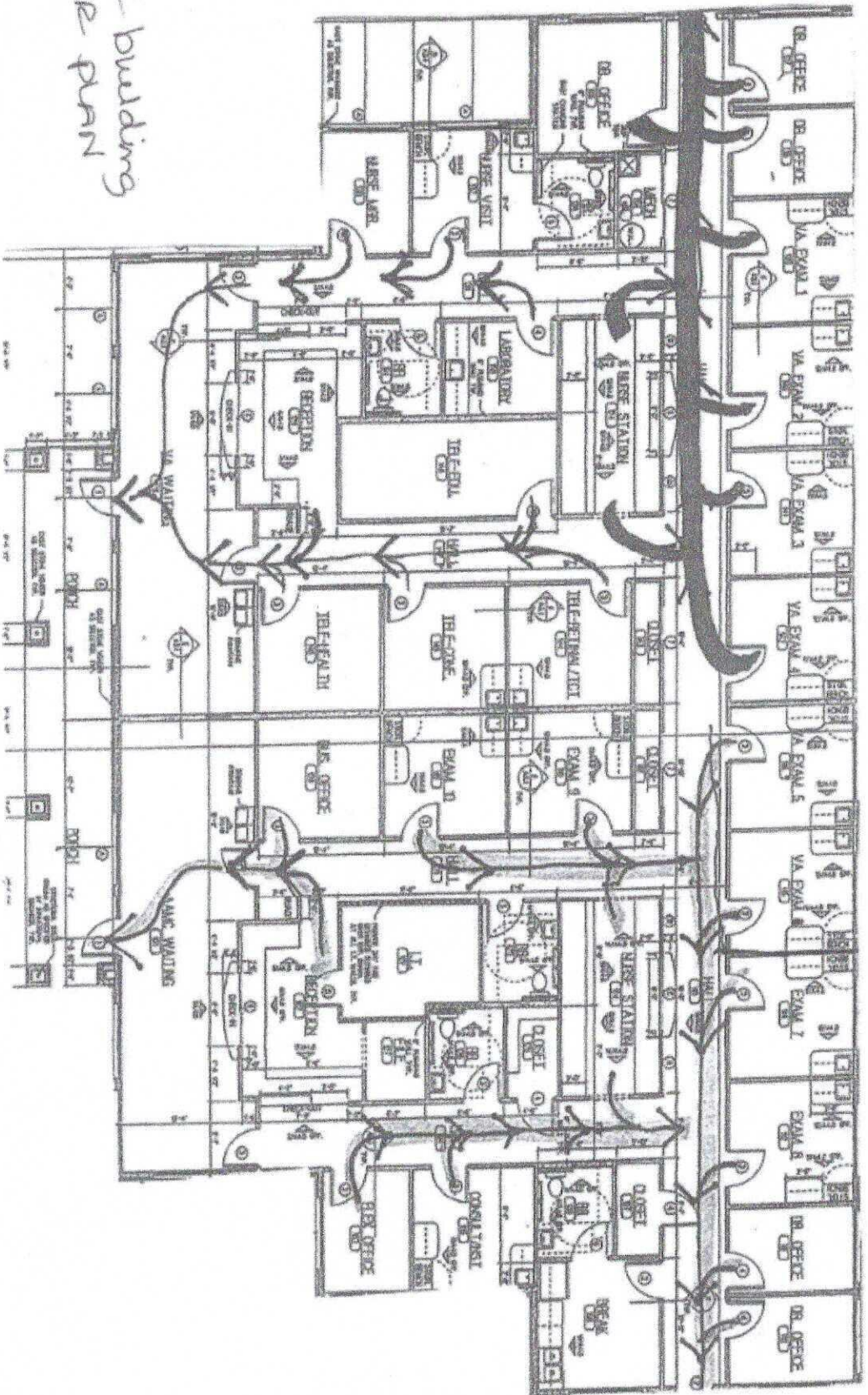
TERM:

Two year term lease, option to renew with 6 month notice.

MONTHLY BASE LEASE: \$16,500.

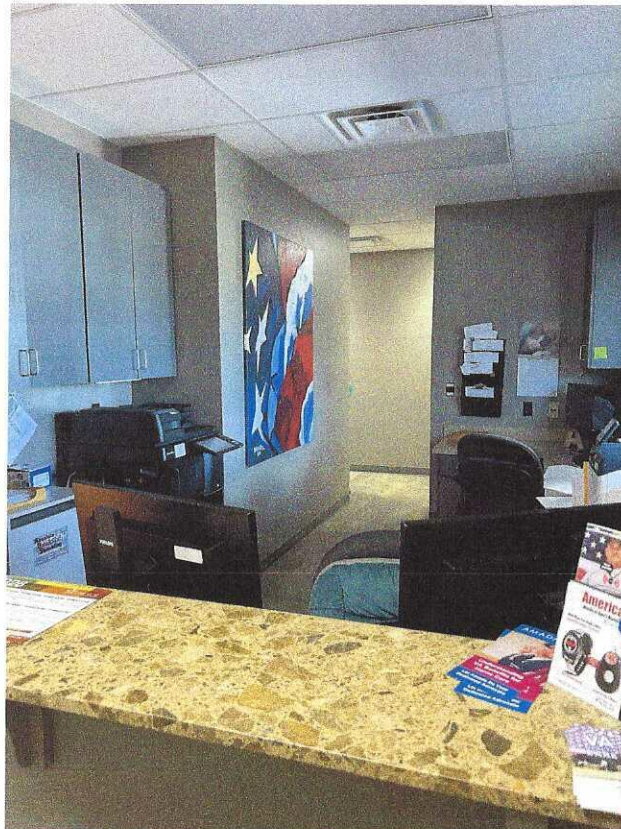
If lease holder is able to have Real Estate taxes waived due to a tax exempt organization a lower monthly lease can be negotiated.

X Entire building
Floor plan

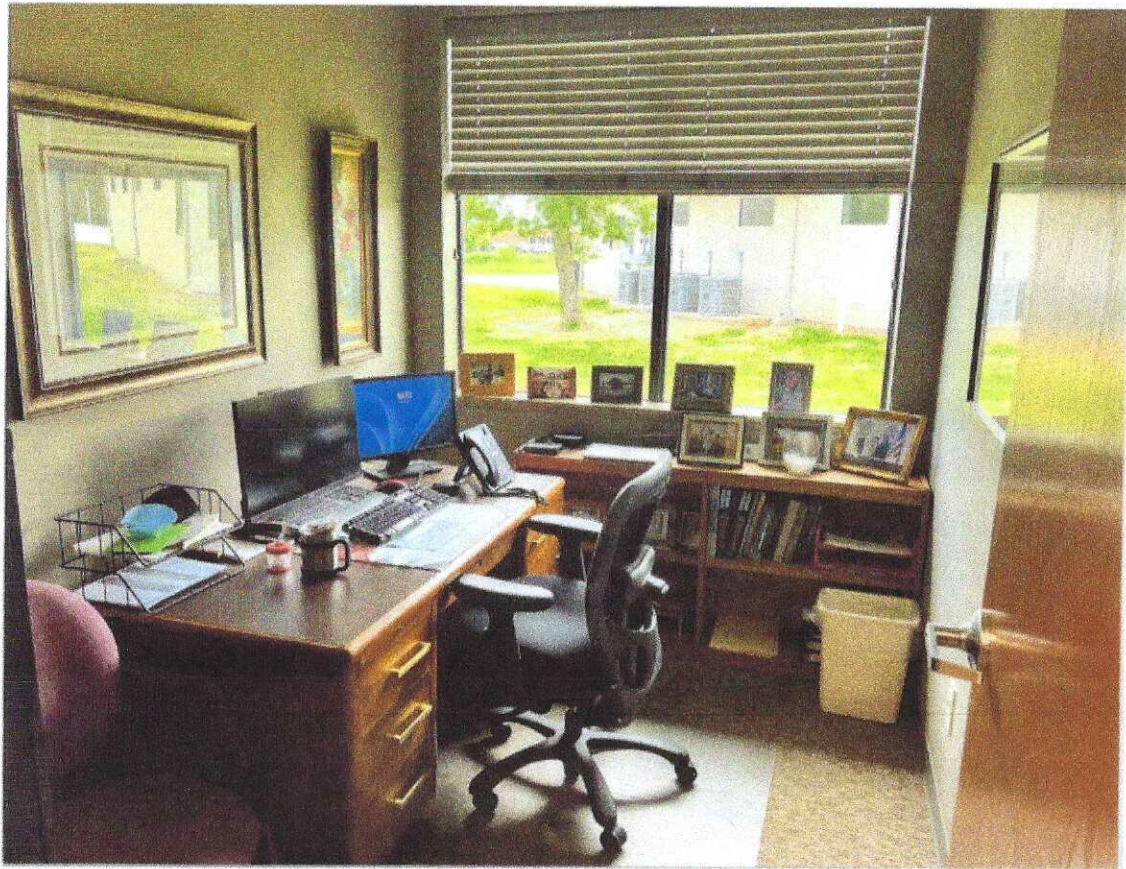


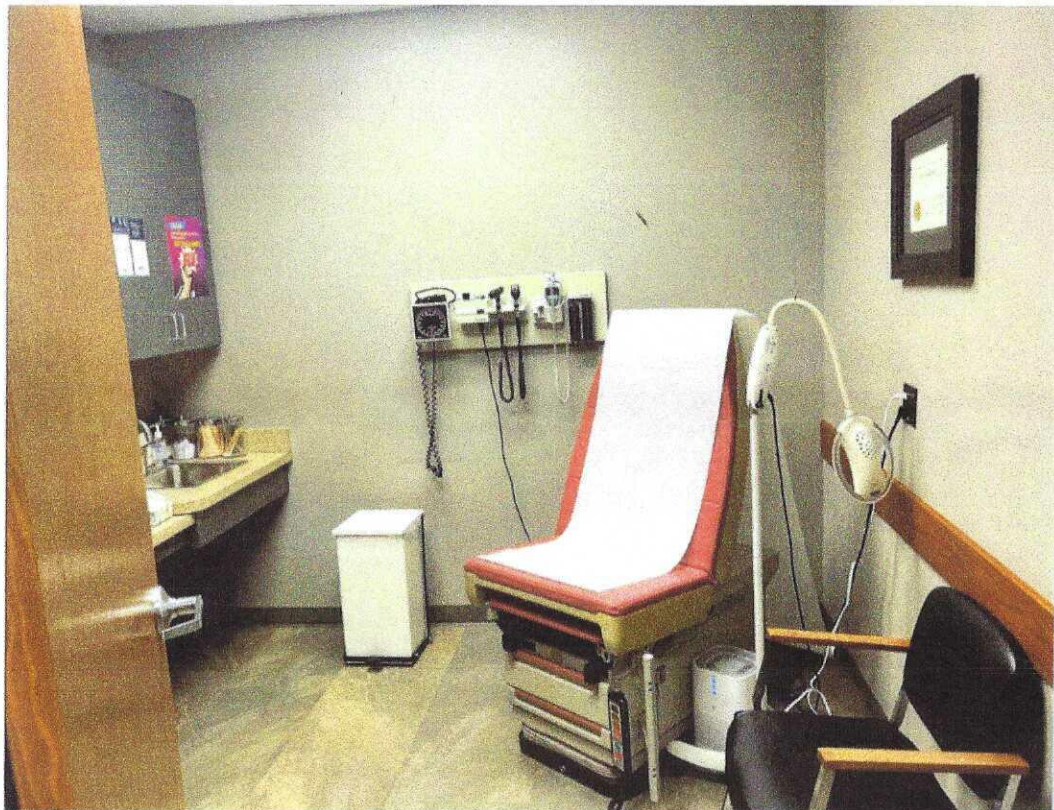
ENTRANCE
711 BETTERBUD PLAZA and 700 BETTERBUD PLAZA

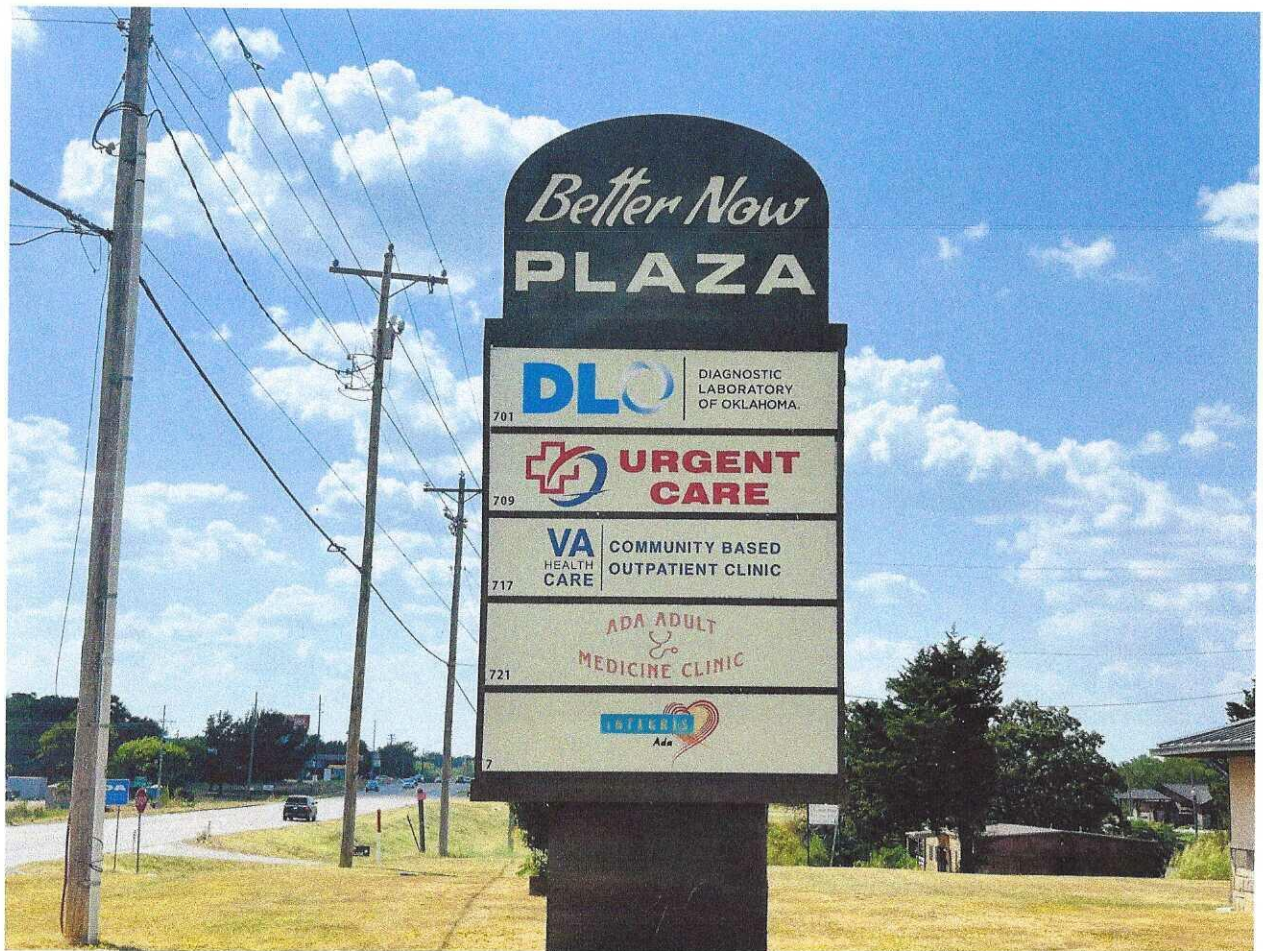














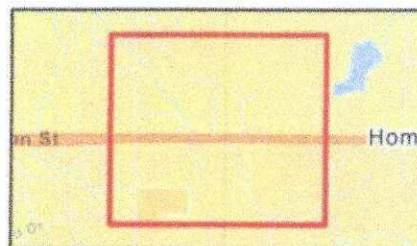
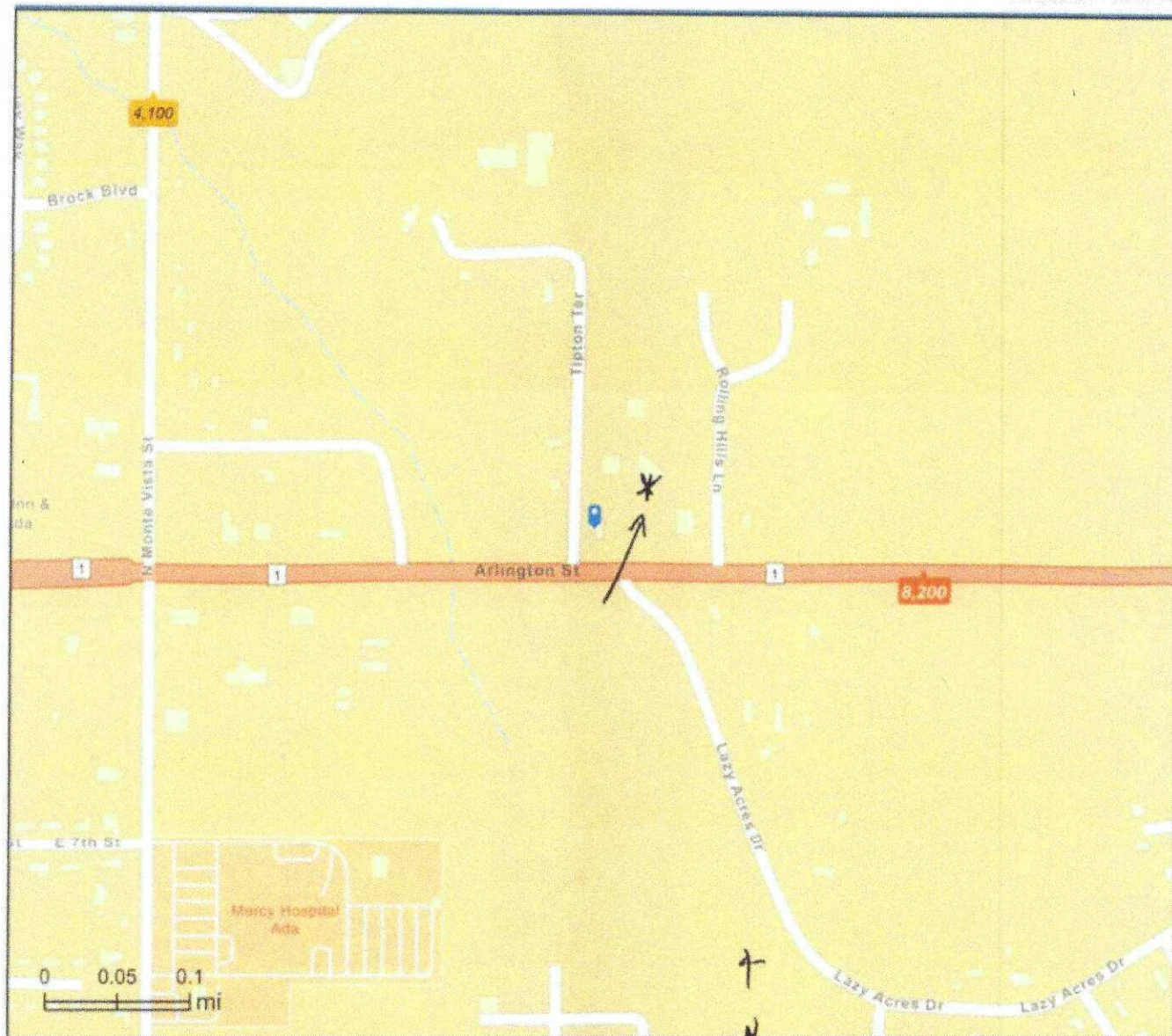
Traffic Count Map - Close Up

3408 E Arlington St, Ada, Oklahoma, 74820
Rings: 1, 3, 5 mile radii

Prepared by Esri

Last date: 04/28/2022

Longitude: -96.62943



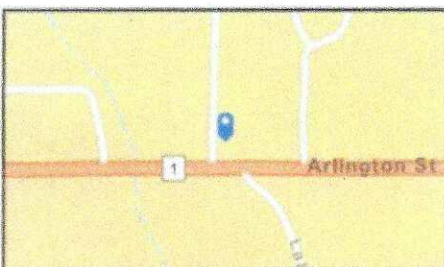
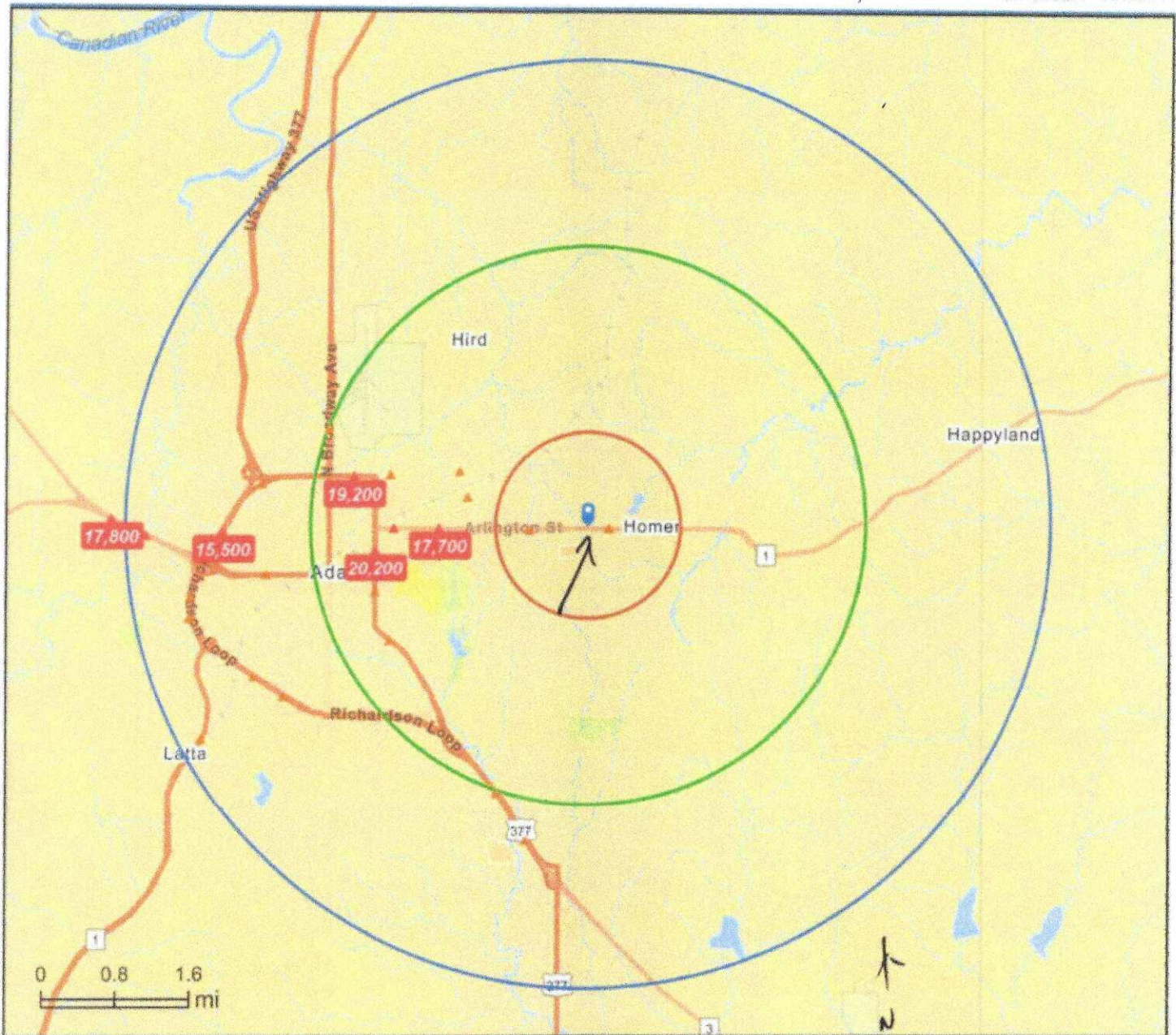
Source: ©2025 Kalibrate Technologies (Q1 2025).

August 06, 2025

Traffic Count Map

3408 E Arlington St, Ada, Oklahoma, 74820
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.78202
Longitude: -95.62049



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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