

FOR LEASE



vanguard  
DEVELOPMENT

## Medical Office Building

**2400 Palmer Circle  
Norman, OK 73069**

**Building Size: 2,228 sf**

**Rental Rate: \$3,500/mo. (\$18.85/sf. MG)**



Steven E. Cottom, CCIM  
Direct: 405-562-7493  
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11600 Broadway Extension  
Suite 250  
Oklahoma City, OK 73114

Phone: 405-840-5081  
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[www.vanguarddevelopment.com](http://www.vanguarddevelopment.com)

- Available sf: 2,228 sf±
- Improvements Include:
  - 6 Exam Rooms & X-Ray Room
  - Receptionist & Waiting Area
  - Nurses Station
  - 3 private Offices
  - File/Records Room
  - Utility room, w/ shower
  - Washer/Dryer
  - Garage
- Security System

- Move-in Ready, w/ Medical Improvements in Place
- Located off 24th Ave. NW, north of Robinson

