

FOR LEASE

1215
CROSSROADS
BLVD

NORMAN, OK 73072



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Lease Rate: \$460.00 - 1,250.00 per month (Executive Suites Full Service) or \$22psf (Multi-Office Suites Full Service)

Building Size: 14,688 SF

Available SF: 278 - 2,616 SF

Lot Size: 36,867 SF

Year Built: 1981

Zoning: O-2

PROPERTY OVERVIEW

This property offers a variety of office configurations, including individual Executive Suites located on the fully renovated second floor, which are move-in ready. The first floor features shell space available for custom build-out to suit your business needs. Common area restrooms and elevator are ADA.

All bathrooms and common areas have been recently upgraded with elegant neutral color palettes, granite countertops, and modern lighting.

Suite 200A, Suite 200B, & Suite 200E - includes both private offices and access to shared amenities such as a welcoming lobby, coffee bar, and storage space.

PROPERTY HIGHLIGHTS

- Close to I-35
- Single room executive suites available
- Updated common area hallways and bathrooms
- Several restaurants within walking distance
- Ample parking

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1ST FLOOR - Suite 102	Available	1,133 SF	Full Service	\$12.00 SF/yr	This suite is a warm shell. Lease rate is negotiable. Will need time to build out space for tenant's use.
1ST FLOOR - Suite 104	Available	835 SF	Full Service	\$12.00 SF/yr	This suite is a warm shell. Lease rate is negotiable. Will need time to build out space for tenant's use.
1ST FLOOR - Suite 104-106	Available	2,616 SF	Full Service	\$22.00 SF/yr	6 office spaces, a break room and lobby. Plus an additional 835sf available that could be added on for a conference room or additional office spaces.
1ST FLOOR - Suite 106	Available	1,781 SF	Full Service	\$22.00 SF/yr	6-7 offices plus a lobby and breakroom
2ND FLOOR - Suite 200A	Available	434 SF	Full Service	\$850 per month	1-2 room office space with windows. Access to a shared coffee bar, lobby and storage.
2ND FLOOR - 200B	Available	615 SF	Full Service	\$1,250 per month	Large, single room office with window. Access to a shared coffee bar, lobby and storage.
2ND FLOOR - Suite 200E	Available	347 SF	Full Service	\$700 per month	Single room office with window. Access to a shared coffee bar, lobby and storage.
2ND FLOOR - Suite 206	Available	677 SF	Full Service	\$1,130 per month	Large, single room office space with windows. Built in desks and storage. Could be divided into an office with a lobby area or into 2 offices.
2ND FLOOR- Suite 208A	Available	306 SF	Full Service	\$625 per month	Single office space, clean and ready to go
2ND FLOOR - Suite 210	Available	286 SF	Full Service	\$525 per month	Single office space, clean and ready to go
2ND FLOOR - Suite 214	Available	278 SF	Full Service	\$460 per month	Single office space, clean and ready to go

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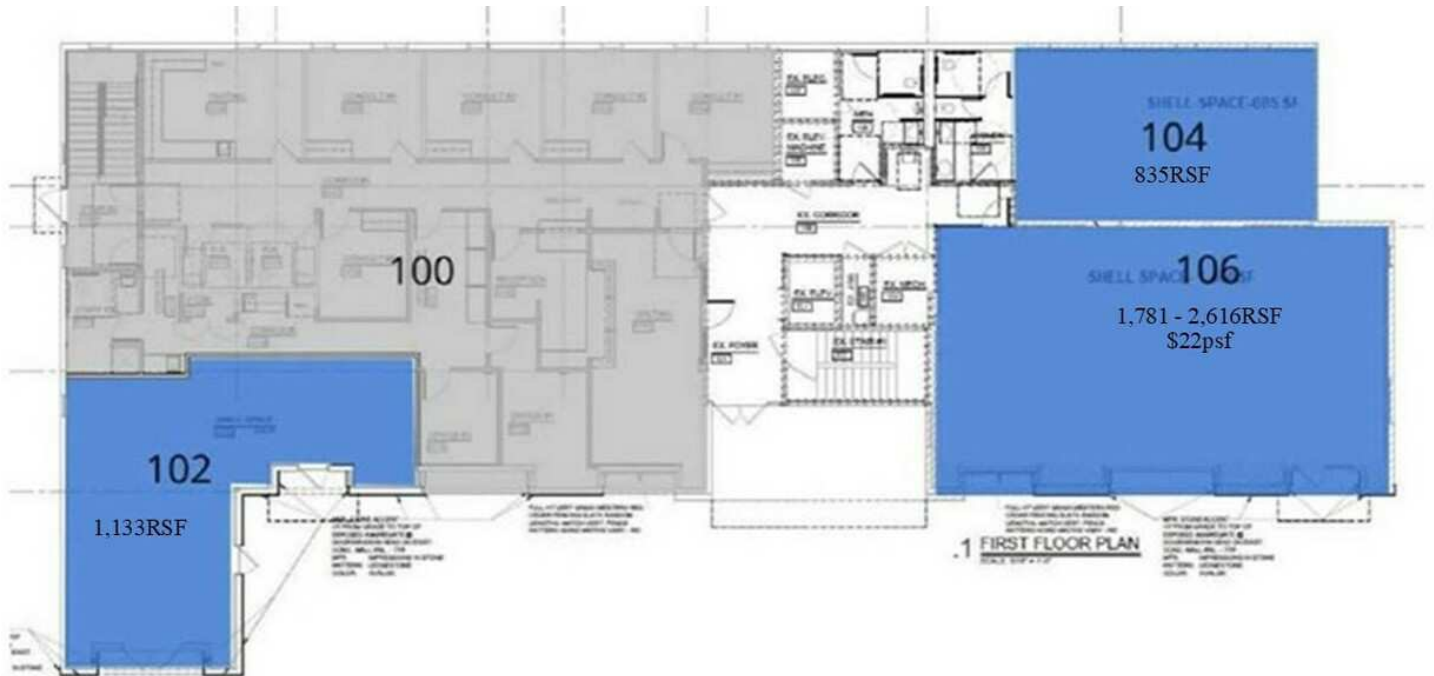
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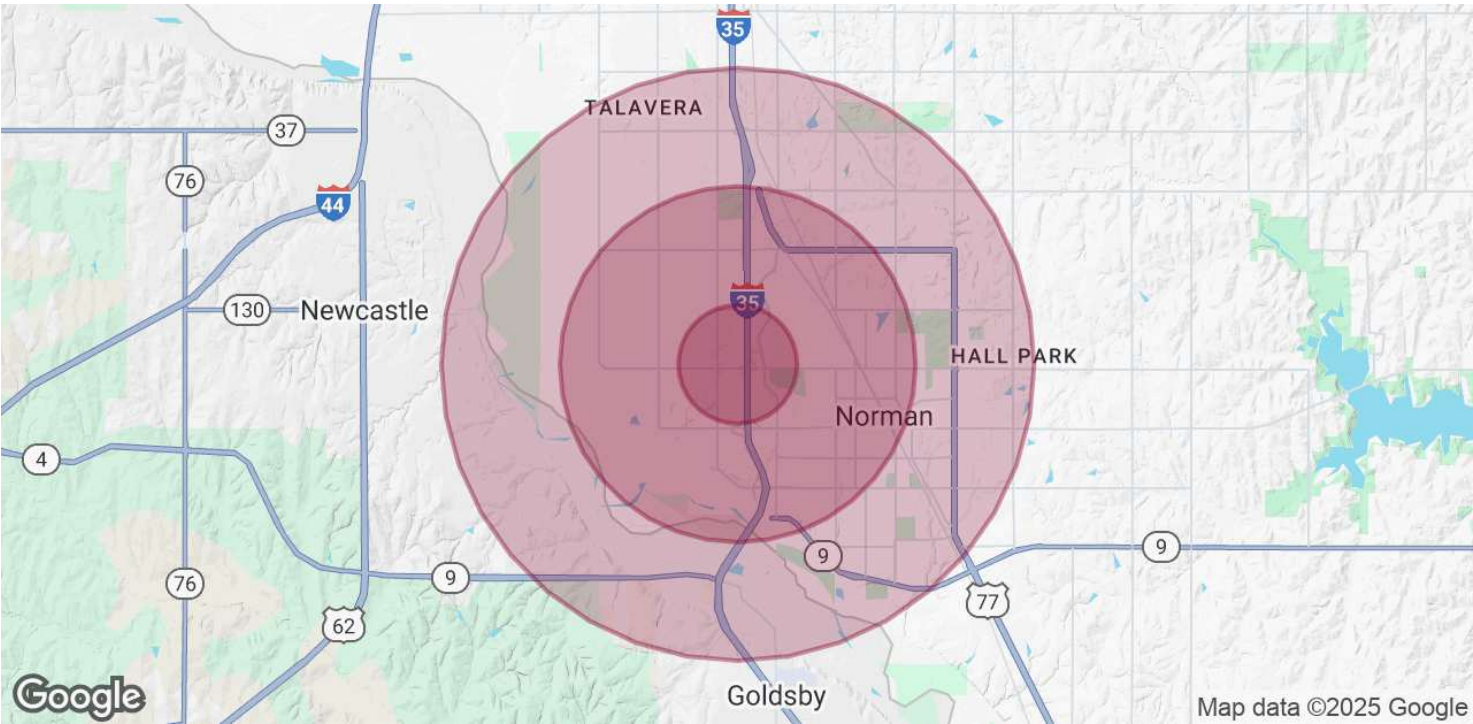
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,717	52,389	104,950
Average Age	45	40	37
Average Age (Male)	43	38	36
Average Age (Female)	46	41	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,861	21,917	41,268
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$109,873	\$96,331	\$89,907
Average House Value	\$355,841	\$320,130	\$317,320

Demographics data derived from AlphaMap