



OFFERING SUMMARY

Available SF:	5,125 SF
Lease Rate:	\$26.00 SF/yr (NNN)
Lot Size:	0.46 Acres
Year Built:	1983
Building Size:	5,125
Renovated:	2021
Market:	Norman
Submarket:	Oklahoma City

LOCATION OVERVIEW

Discover the ideal location for your medical office at 3209 N Flood Ave, Norman, OK, 73069. Situated in north Norman, Oklahoma and offers a dynamic blend of business and leisure. Enjoy easy access to many dining options, including local favorites like The Mont, The Winston, Redrock, Charleston's, Benvenuties, and Scratch Kitchen & Cocktails. With nearby attractions such as Downtown Norman, the University of Oklahoma, the Fred Jones Jr. Museum of Art, and the Sam Noble Oklahoma Museum of Natural History, your team will have abundant opportunities for cultural enrichment. The location boasts convenient access to major highways such as I-35 and public transportation, making your commute a breeze. Elevate your medical office experience in this prime location.



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Property Type	Office
Property Subtype	Medical
APN	NC29NTRP2 3 4A001
Building Size	5,125 SF
Lot Size	19,890 SF
Building Class	B
Year Built	1983
Year Last Renovated	2021
Number of Floors	1
Number of Buildings	1

Experience the epitome of a modern medical office at 3209 N Flood Ave, Norman, OK, 73069. This stunning property offers a fresh and contemporary environment, featuring an expansive reception area with two ADA restrooms; plenty of parking, easy access, 7 exam rooms, an x-ray room, a large nurses station, private offices, a breakroom, an open PT area with two ADA restrooms and much more. The space is designed to fit many types of medical office use with an emphasis on physical therapy with sleek finishes, ample natural light, and dedicated parking. With its strategic location and impressive features, this property is the optimal choice if seeking a professional and polished medical office setting.

Norman is home to the University of Oklahoma; Norman Regional Hospital; National Weather Service; Westheimer Airport; Trey Young Athletic Center; A vibrant downtown; University North Park, Champions Parkway; Sooner Mall, Campus Corner, and a multitude of restaurants and local shopping.



- - Modern and contemporary medical office space design with a large PT room.
- - Seven spacious exams with built-in cabinets.
- - Abundant natural light and sleek finishes.
- - X-ray room and Breakroom.
- - Dedicated parking
- - Inviting and welcoming lobby and waiting room.
- - Carefully curated details for an enhanced nurses station.
- - Strategic location for optimal convenience with easy access from Central Norman and I-35.
- Pole Signage

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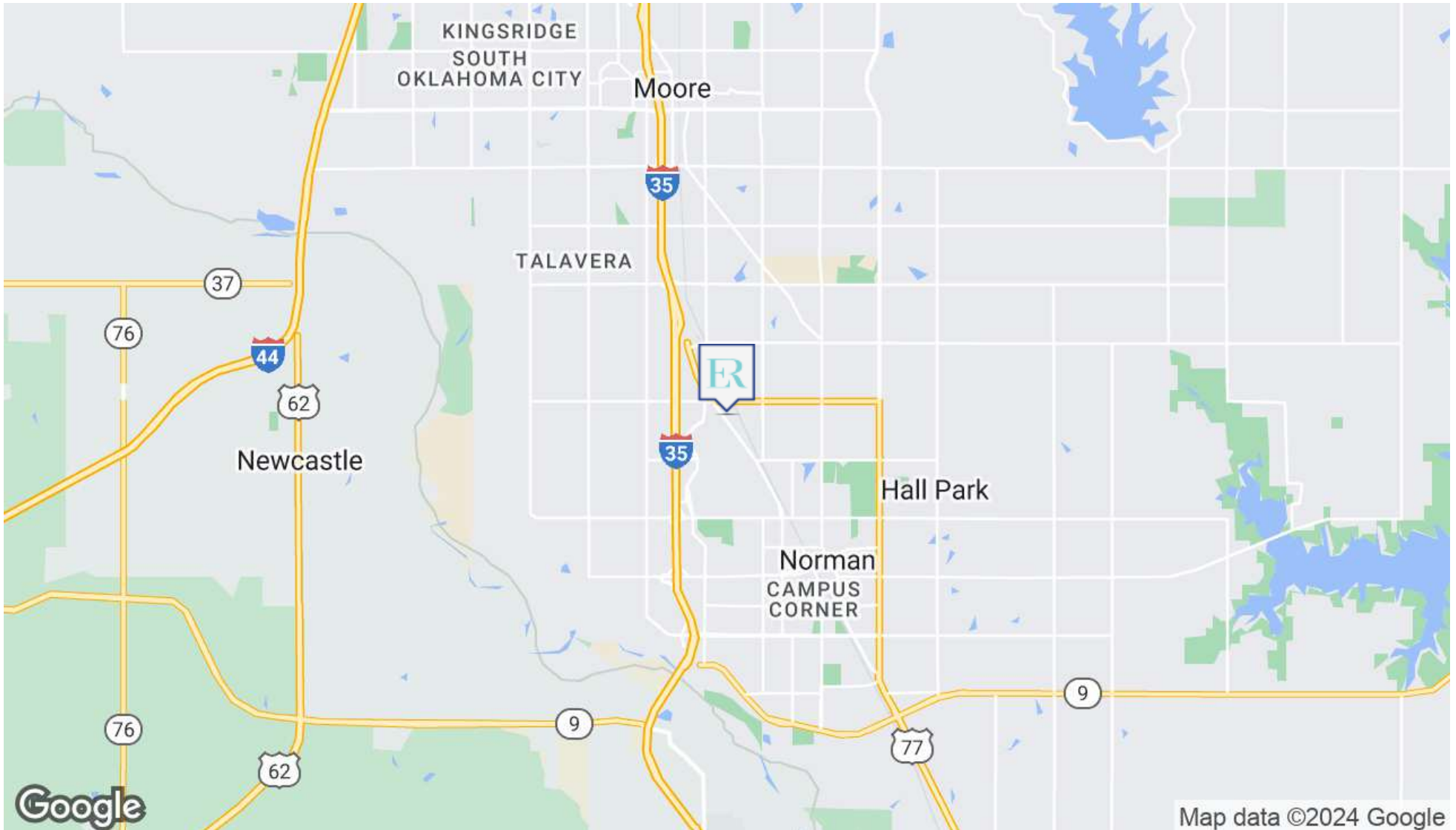
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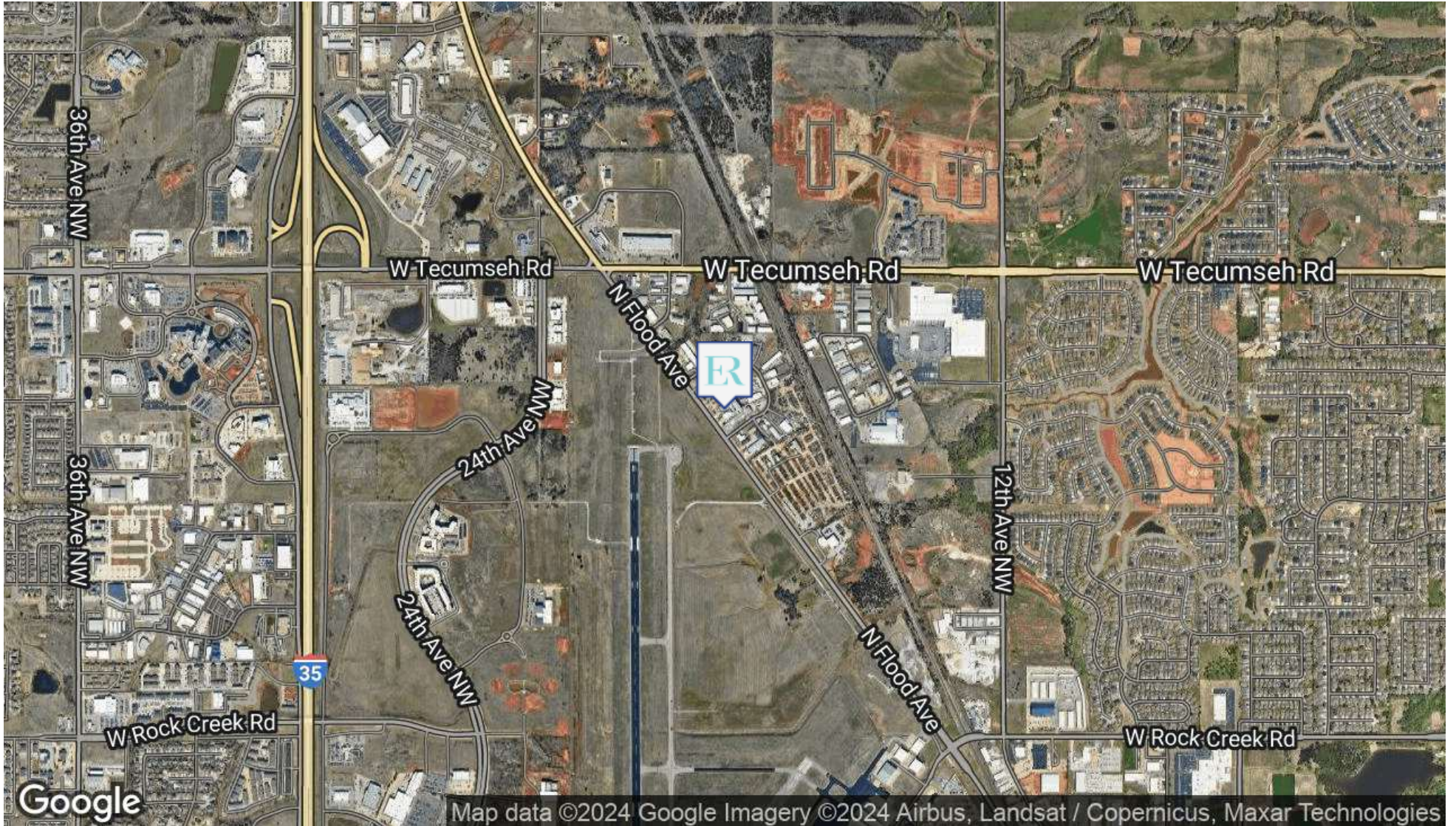
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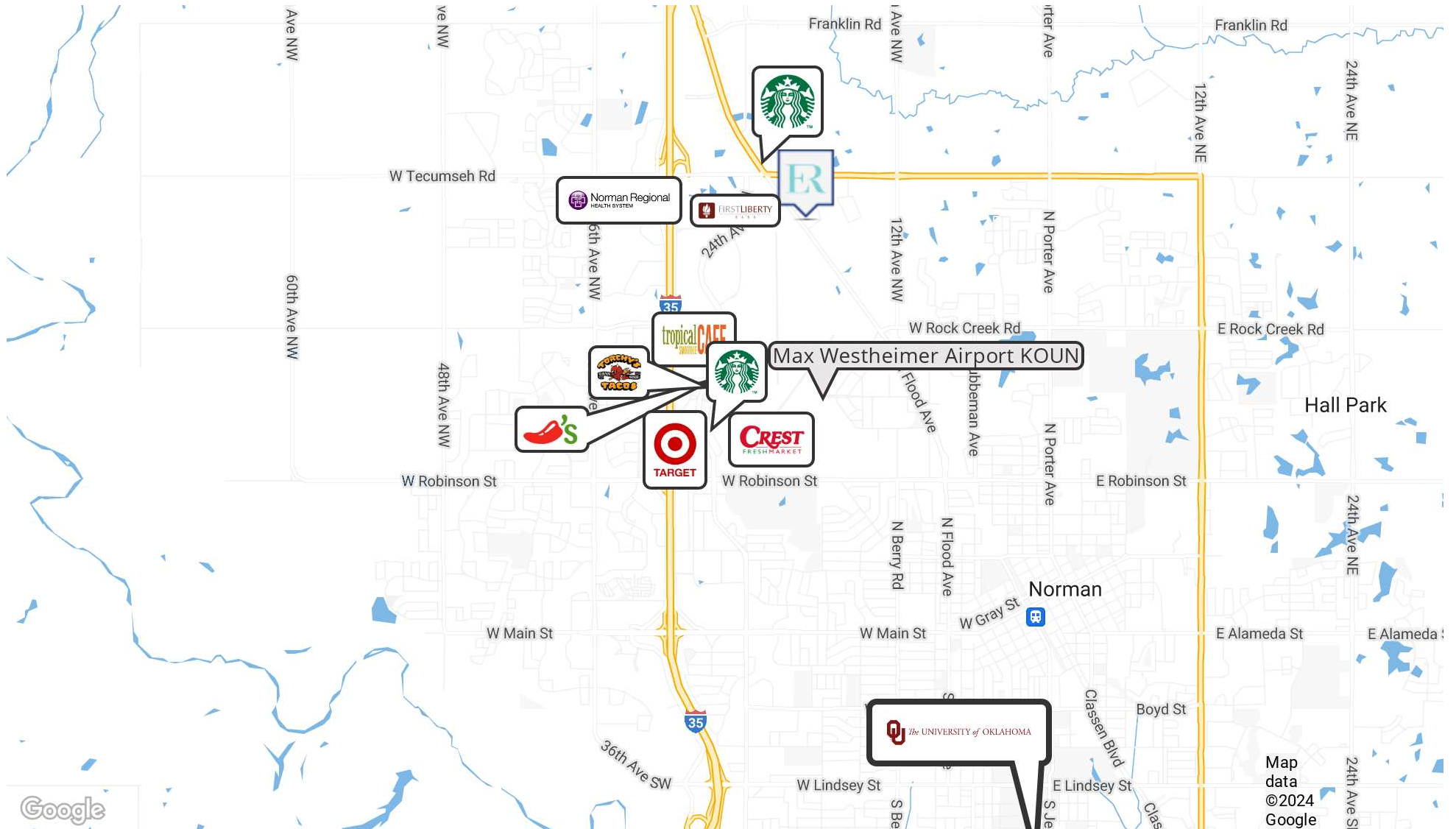
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3209 N FLOOD AVE

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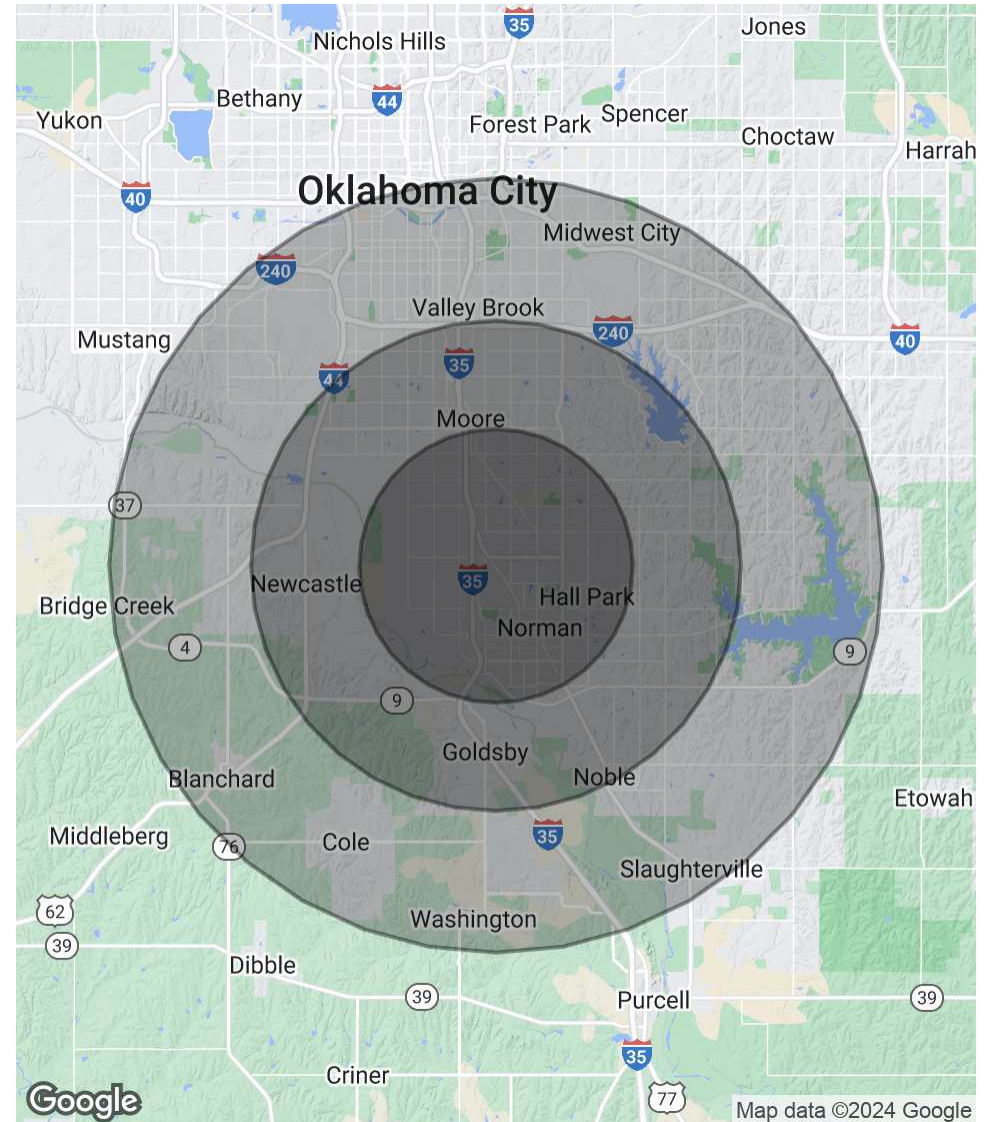
POPULATION

	5.3 MILES	9.5 MILES	15 MILES
Total Population	133,770	298,400	514,256
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME

	5.3 MILES	9.5 MILES	15 MILES
Total Households	51,619	115,527	194,748
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$91,473	\$91,289	\$84,512
Average House Value	\$296,524	\$278,362	\$243,045

Demographics data derived from AlphaMap



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