

PROPERTY SUMMARY

FOR LEASE



PROPERTY DESCRIPTION

Discover this ideal property that offers updated amenities, flexible floor plans, and ample parking, ensuring maximum convenience for tenants and visitors alike. The property currently has multiple healthcare and professional tenants, providing great synergy. Multiple suites currently built out as move in ready medical space. Other suites are built out general office and some as shell, providing flexibility with design. The great location allows for excellent visibility and accessibility, making it a prime choice for businesses looking to establish a prominent presence in the Norman area. Elevate your business with this exceptional leasing opportunity.

LOCATION DESCRIPTION

Multitenant Office building at 900 N. Porter Avenue in the center of Norman, directly across from Norman Regional Hospital.

PROPERTY HIGHLIGHTS

- Recently remodeled
- Updated Amenities
- Move in ready Medical Space
- Move in ready Pharmacy Space with Drive Thru
- Ample parking
- Great location and visibility
- Flexible floor plans
- Great tenant mix

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (Full Service)
Available SF:	547 - 7,350 SF

chase@creekcre.com
405.570.3606
CHASE ANDERSON

corry@creekcre.com
405.845.5101
CORRY MAZZA

LEASE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	547 - 7,350 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

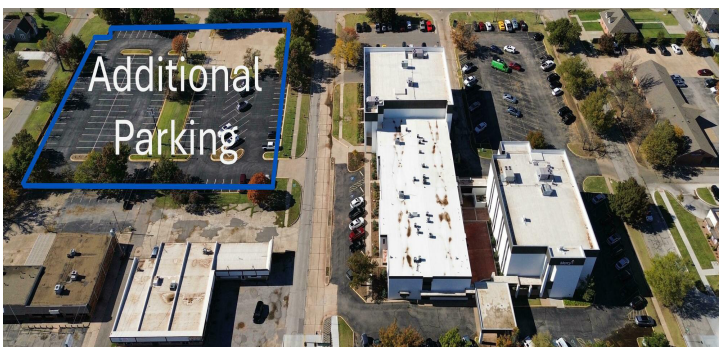
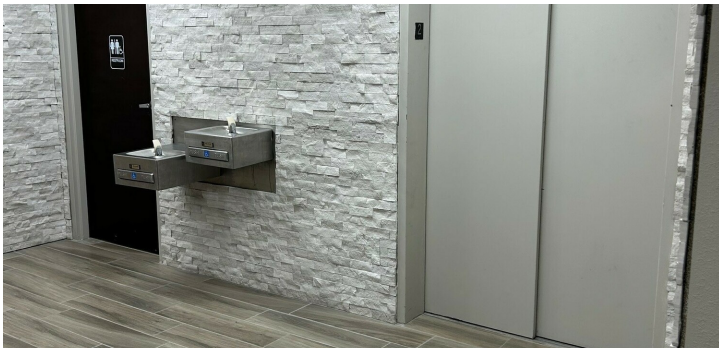
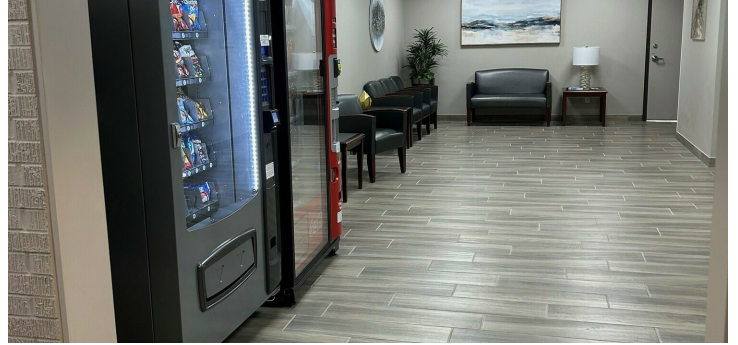
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	1,020 SF	Full Service	\$16.00 SF/yr	-
Suite 101	1,492 SF	Full Service	\$16.00 SF/yr	Built out as a pharmacy with drive thru window, retail, pharmacy counter, and pharmacy shelving.
Suite 102	1,165 SF	Full Service	\$16.00 SF/yr	-
Suite 103	1,436 - 4,611 SF	Full Service	\$16.00 SF/yr	-
Suite 104	1,236 SF	Full Service	\$16.00 SF/yr	Two offices, bathroom, conference room and break room
Suite 105	1,585 - 4,611 SF	Full Service	\$16.00 SF/yr	Direct access to suite from outside.
Suite 106	1,380 - 2,711 SF	Full Service	\$16.00 SF/yr	-
Suite 107	1,590 - 4,611 SF	Full Service	\$16.00 SF/yr	Direct access to suite from outside.
Suite 108	1,331 - 2,711 SF	Full Service	\$16.00 SF/yr	-
Suite 200	2,688 SF	Full Service	\$16.00 SF/yr	-
Suite 201	4,418 SF	Full Service	\$18.00 SF/yr	Fully built out medical clinic with exam rooms, large waiting area and reception. Very recently remodeled with great amenities.
Suite 202	1,165 - 4,900 SF	Full Service	\$16.00 SF/yr	-
Suite 204	1,213 - 4,900 SF	Full Service	\$16.00 SF/yr	-
Suite 206	1,411 - 4,900 SF	Full Service	\$16.00 SF/yr	-
Suite 208	547 - 4,900 SF	Full Service	\$16.00 SF/yr	-
Suite 210	564 - 4,900 SF	Full Service	\$16.00 SF/yr	-
Suite 310	3,400 - 7,350 SF	Full Service	\$16.00 SF/yr	Second generation medical clinic. 14 Exam Rooms, 6 private offices, break room, 6 nurses stations, large waiting area, direct elevator access. Can be demised into two spaces.

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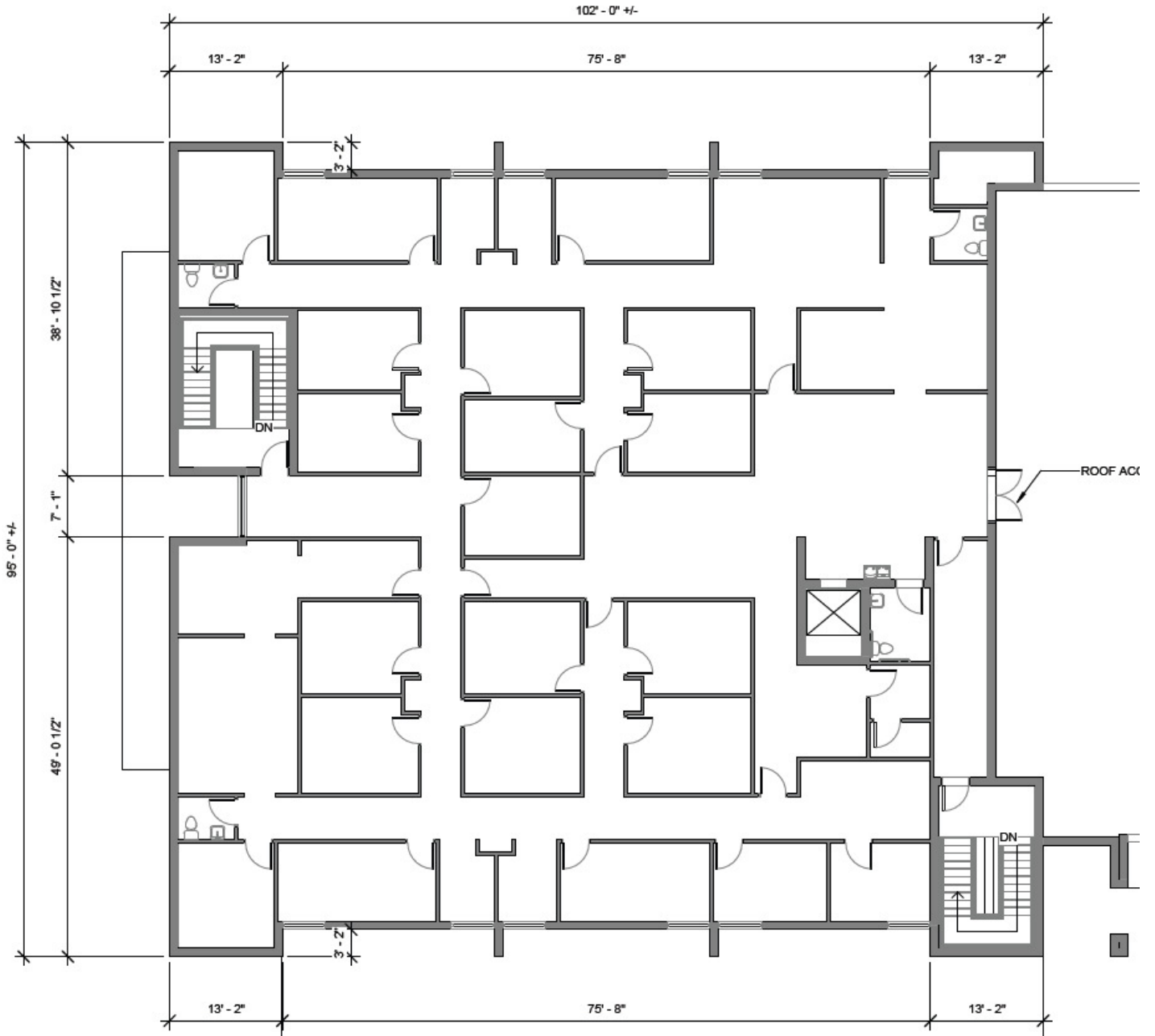
PROPERTY PHOTOS



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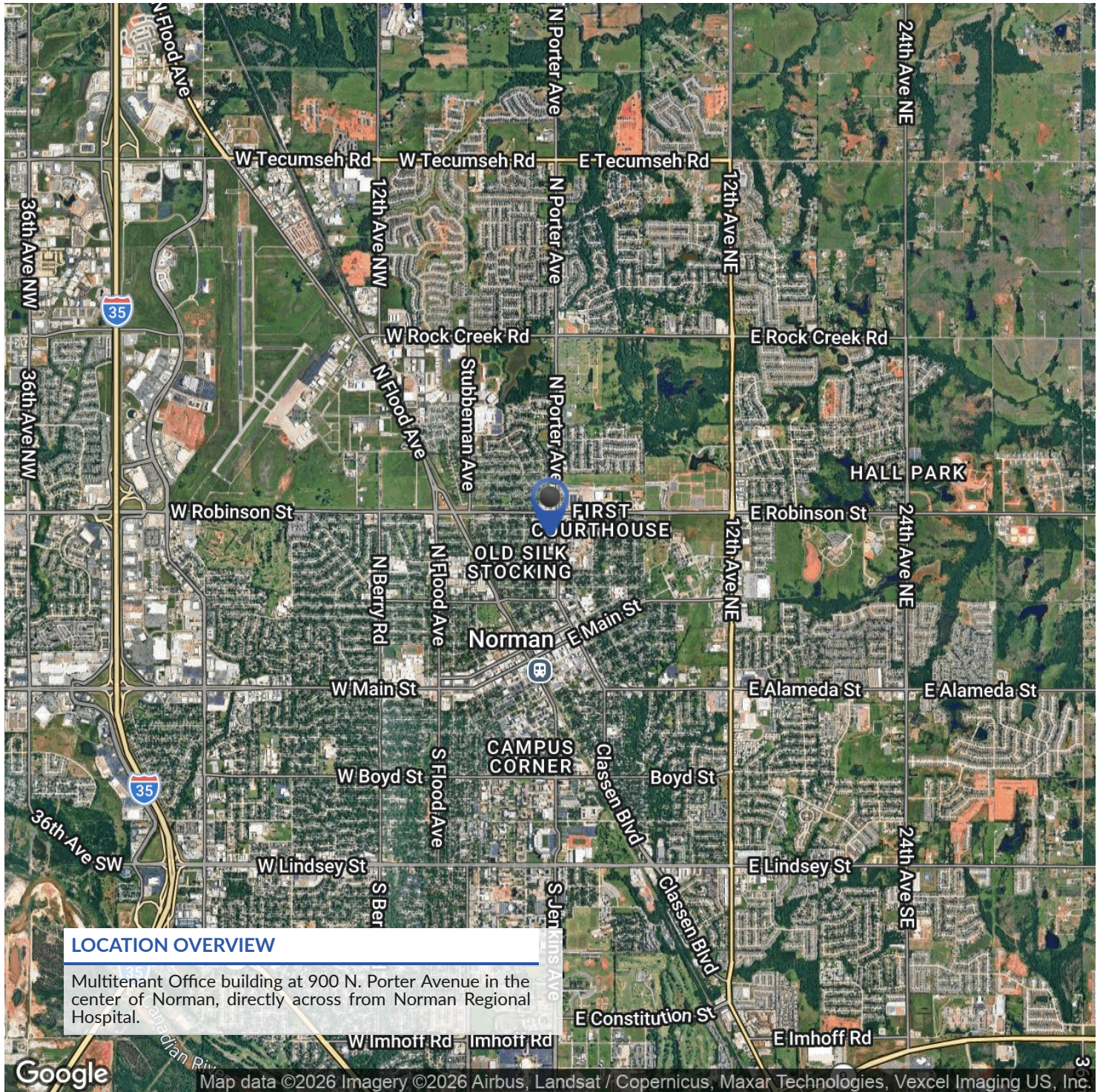
FLOOR PLANS-THIRD FLOOR-SUITE 310



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LOCATION MAP



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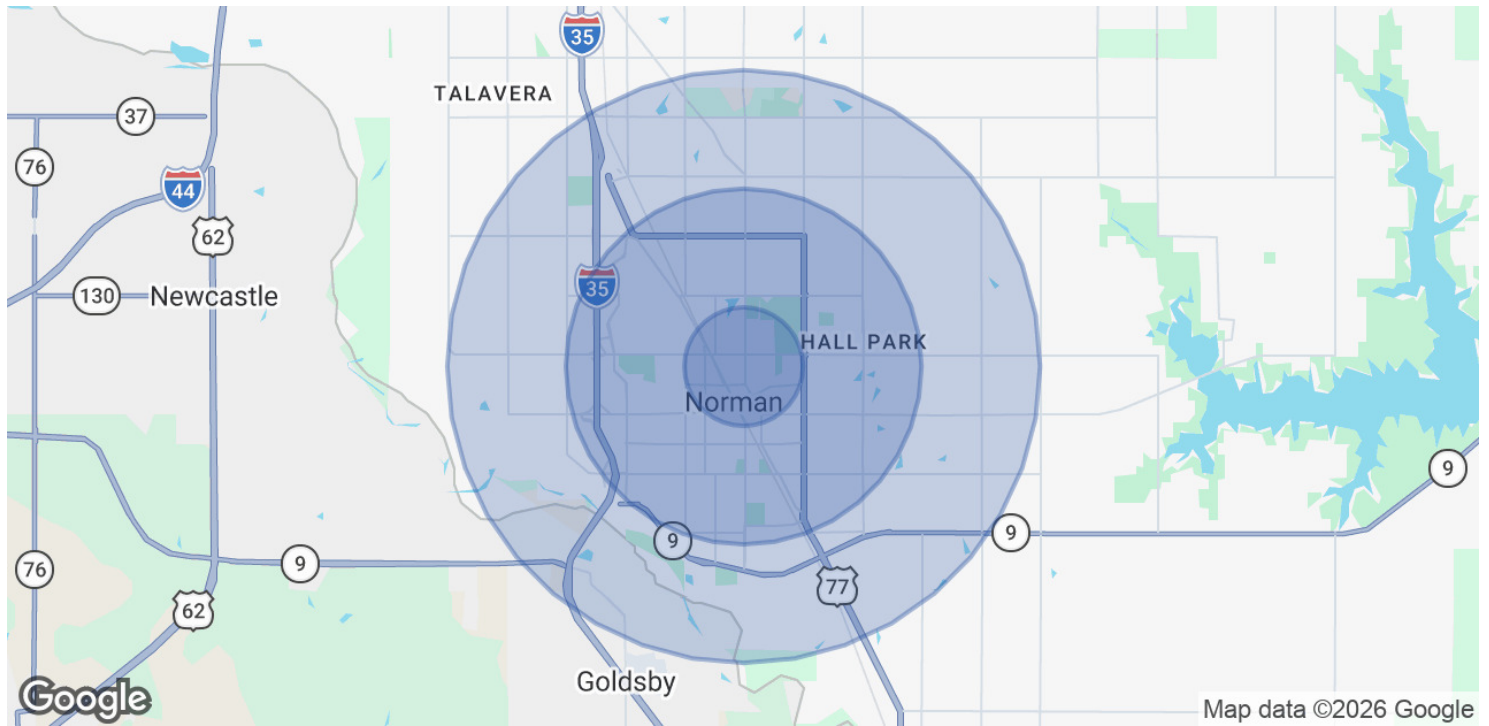
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,999	81,514	123,781
Average Age	37	35	37
Average Age (Male)	36	34	35
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,407	31,783	48,937
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$63,260	\$76,126	\$86,751
Average House Value	\$204,172	\$275,605	\$316,870

TRAFFIC COUNTS	
Porter and Robinson	16,000/day

Demographics data derived from AlphaMap

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