

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	18,702 SF
Available SF:	2,181 SF
Lot Size:	1.43 Acres
Year Built:	2001

PROPERTY OVERVIEW

Situated in the heart of Norman, OK, this 4-suite medical office center presents an exceptional opportunity for healthcare professionals seeking a well-positioned space in a vibrant and growing community. The tenant mix has been thoroughly put together to foster synergy among tenants. Each suite is thoughtfully laid out to meet the unique needs of medical practices, offering flexible floor plans that can be modified to accommodate a variety of specialties.

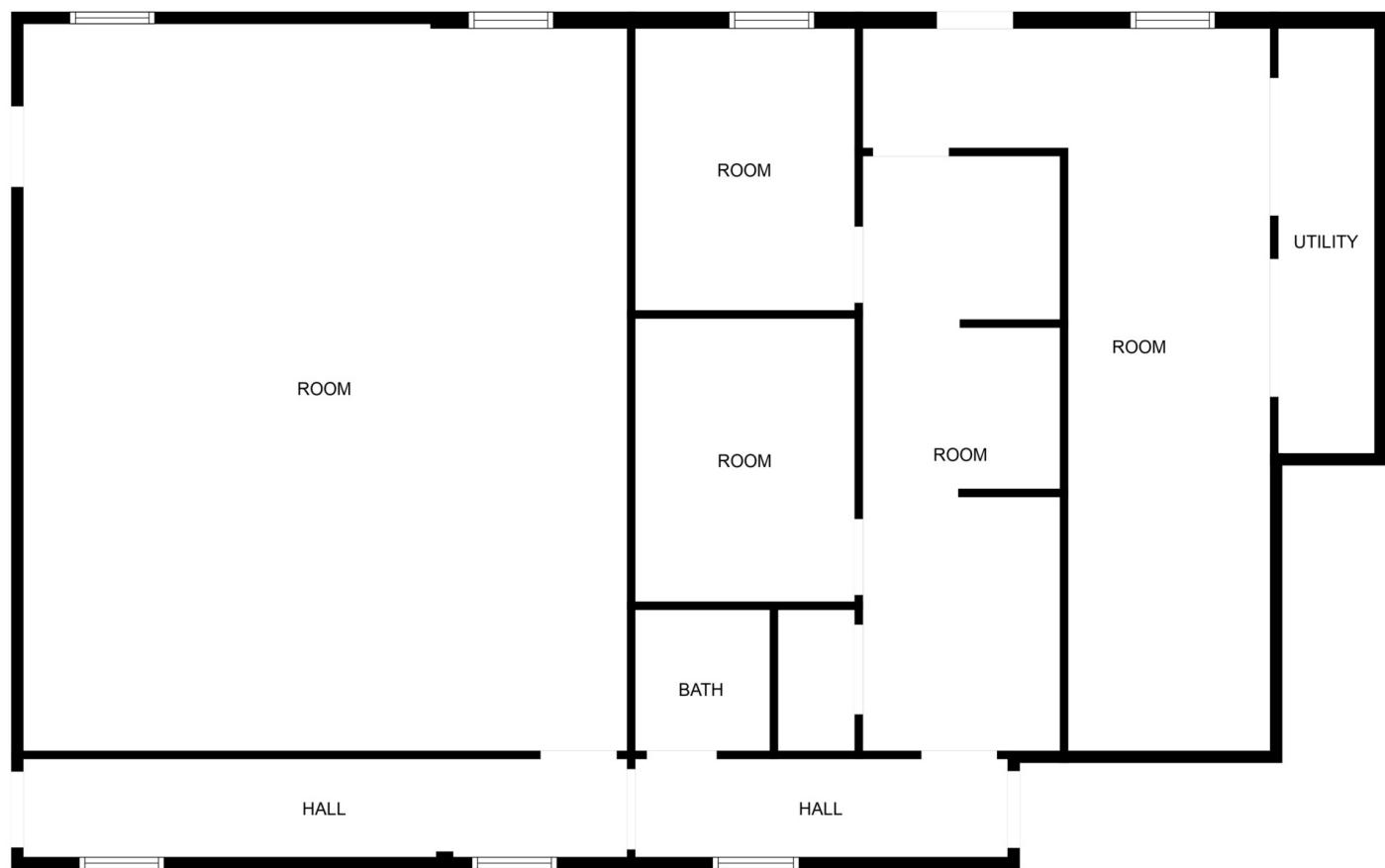
Disclosure: The leasing broker has an ownership interest in the property.

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$10.00 SF/yr	2,181 SF

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

FLOOR PLAS

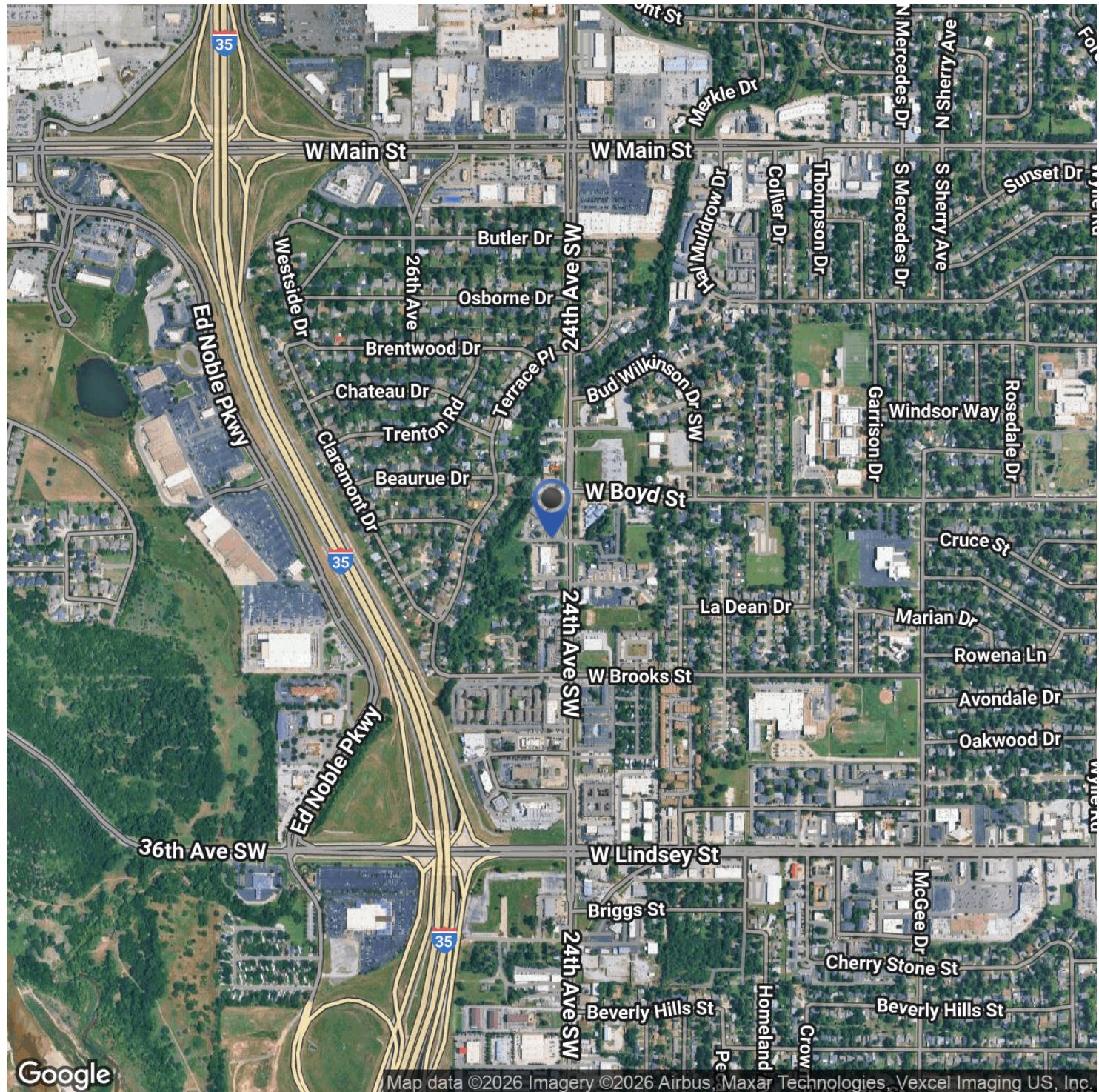


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 200

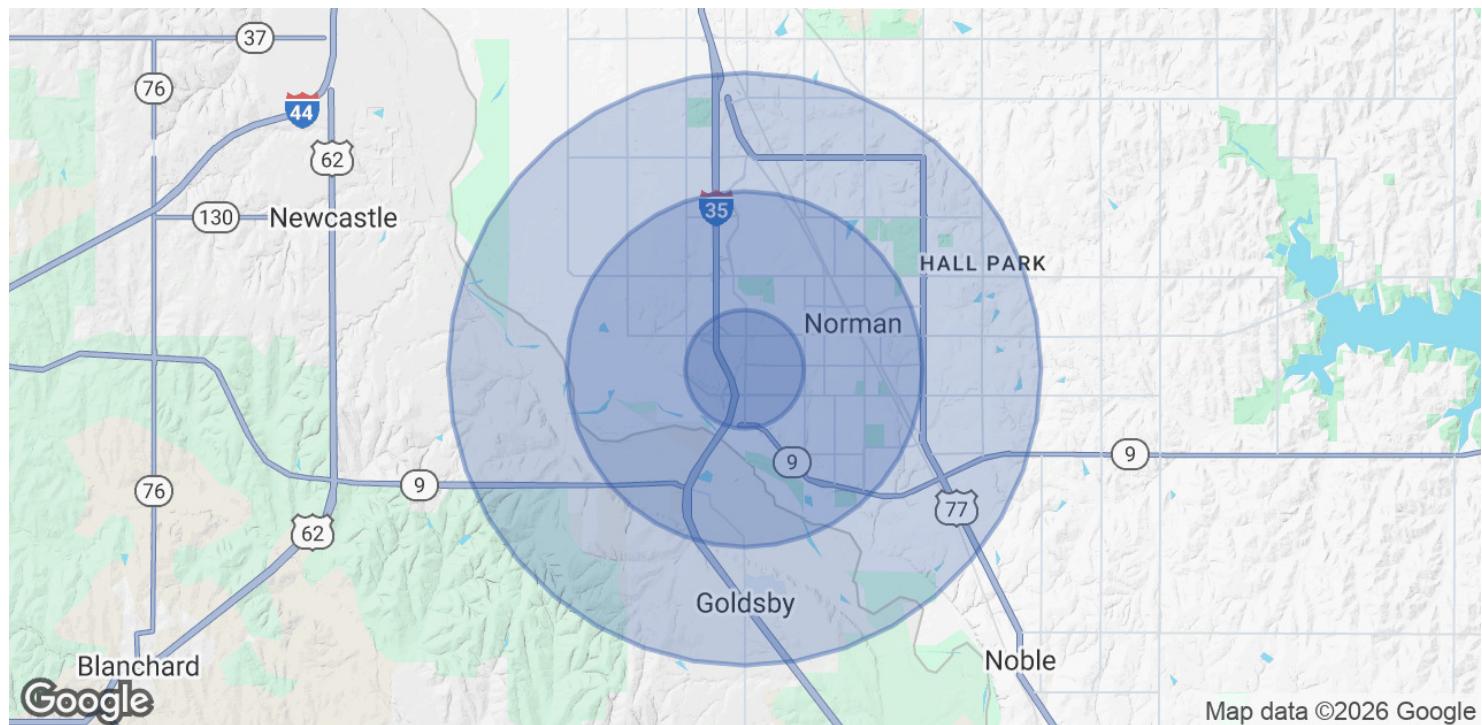
TYLER HUXLEY
405.973.8435
tyler@creekcre.com

LOCATION MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,637	61,521	122,266
Average Age	39	37	37
Average Age (Male)	37	36	35
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,778	24,164	48,373
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$70,007	\$81,909	\$86,938
Average House Value	\$255,889	\$300,840	\$315,118

Demographics data derived from AlphaMap

TYLER HUXLEY

405.973.8435

tyler@creekcre.com