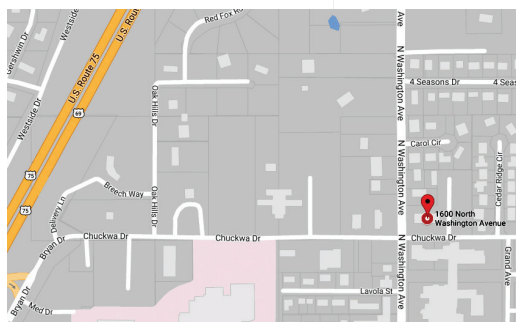




MEDICAL BUILDING FOR LEASE

Great central location for Medical or Office space in Durant! Actively under remodel to be completed late Fall 2025. Close to Highway 75 for quick access.

PROPERTY TYPE	SPACE AVAILABLE	CONTACT
Medical Building <i>Large or Combined Practice</i>	Total: 7,592 Sq. ft. <i>6,556 sq. ft. Main Floor + 1,036 sq. ft. Floored Attic Storage</i> <i>28 Parking Spaces, including Handicapped</i>	Kim Delagarza <i>580.380.8253</i>



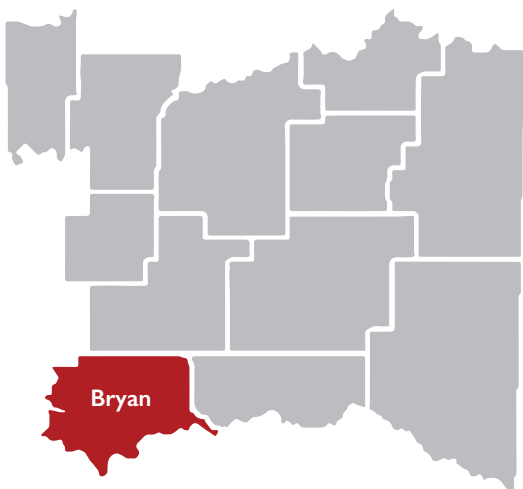
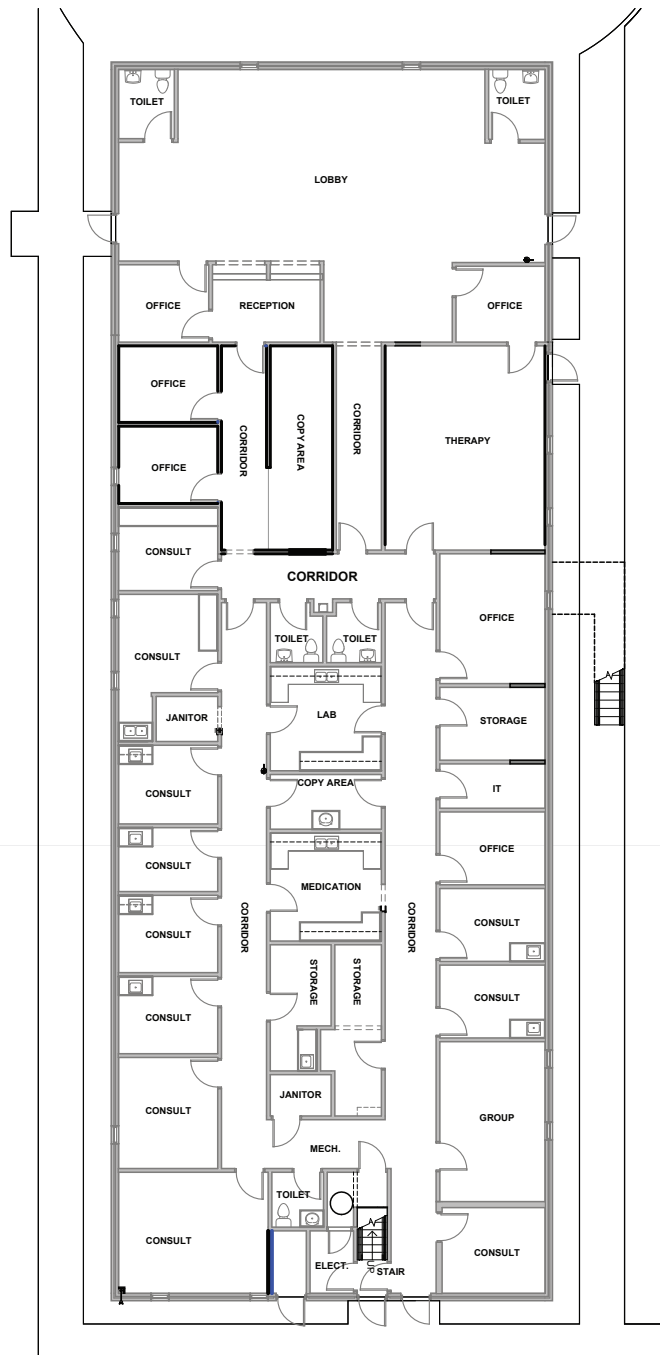
FLOOR PLAN FEATURES

Large Patient Lobby
Five Restrooms
10-12 Exam Rooms
Multipurpose Rooms
Previously used for Lab/Pharmacy
LED Sign Box

Remodel to Include:
Addition of Fire Suppression System
New Electrical
HVAC Units
Insulation
LED Lighting
New Ceilings, Flooring & Paint

DURANT LOCATION FEATURES

Part of Dallas/Fort Worth Combined Statistical Area
Population: 16,767 (2015 Census)
Nearby Attractions: Choctaw Casino & Resort, Fort Washita, Lake Texoma and Southeastern Oklahoma State University
Major Employers: The Choctaw Nation, Cardinal Glass, First United Bank, CMC Commercial Metals and Alliance Health



Choctaw Nation Commercial Leasing

Kim Delagarza

Commercial Property Manager

580.924.8280 ext. 2282 or 580.380.8253

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