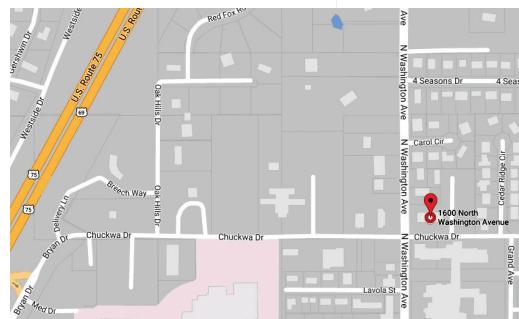




## MEDICAL BUILDING FOR LEASE

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



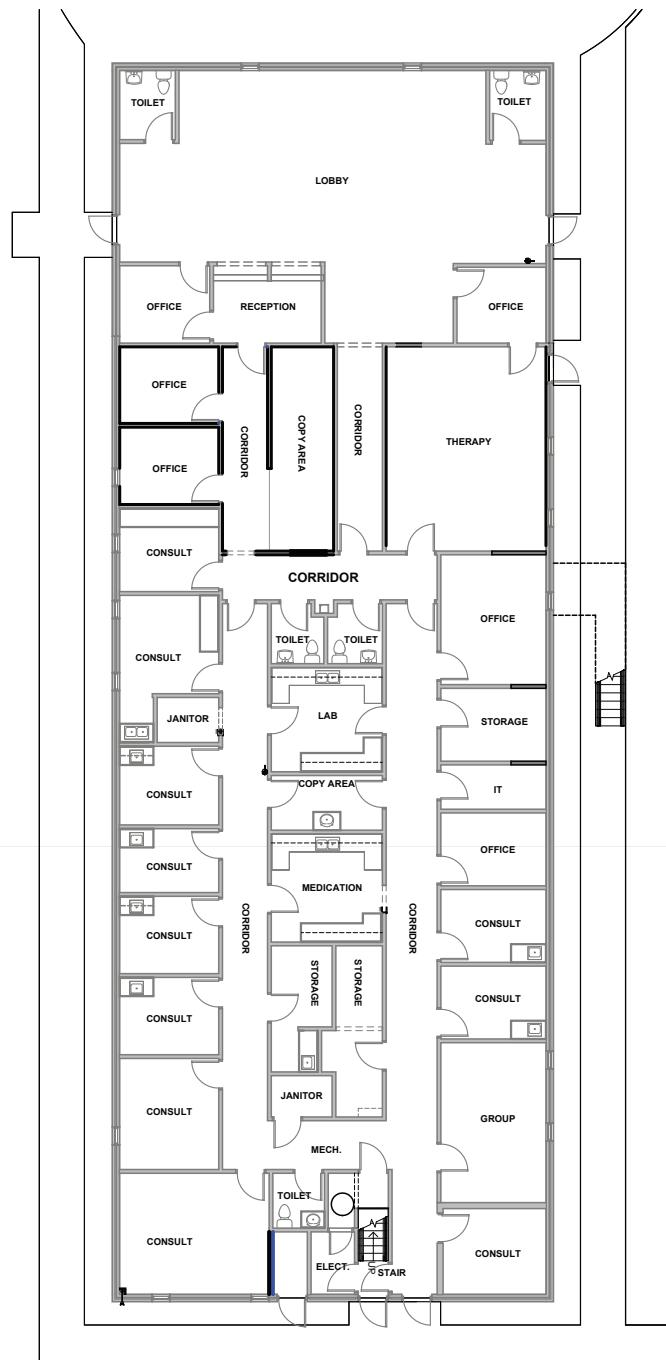
### FLOOR PLAN FEATURES

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*

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