

AN OFFICE LEASE OPPORTUNITY

2421-23 WILCOX DR

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

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OFFERING SUMMARY

Available SF:	2,250 SF
Lease Rate:	\$13.50/SF NNN
NNN Rate:	\$4.00/SF
Building Size:	18,000 SF
Lot Size:	0.28 Acres
Year Built/Renovated:	1990 / 2011
Zoning:	C-2 (Commercial)
Parking Spaces:	30 (Surface)

PROPERTY HIGHLIGHTS

- Office Space for Lease in Wilcox Gardens - Located off 24th Ave SW and W Lindsey Street
- Less than 1 Minute from I-35 and Near the University of Oklahoma Campus
- Traffic Counts (vehicles/day): 24th Ave SW - 18,443 | W Lindsey St - 23,615 | I-35 - 111,000
- Layout (2,250 SF): Lobby/Waiting Area, 6 Offices, Large Conference Room, Storage Room, 2 ADA Restrooms
- Building Exterior Recently Updated (Roof Replaced 2018) | Neatly Manicured Landscaping by the Owner's Association
- NNN Includes Insurance, Taxes, and Landscaping - Tenant Responsible for Utilities and Janitorial
- Building and Directory Signage Available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,703	24,271	48,548
Total Population	8,453	61,555	121,552
Average HH Income	\$73,090	\$79,837	\$82,890

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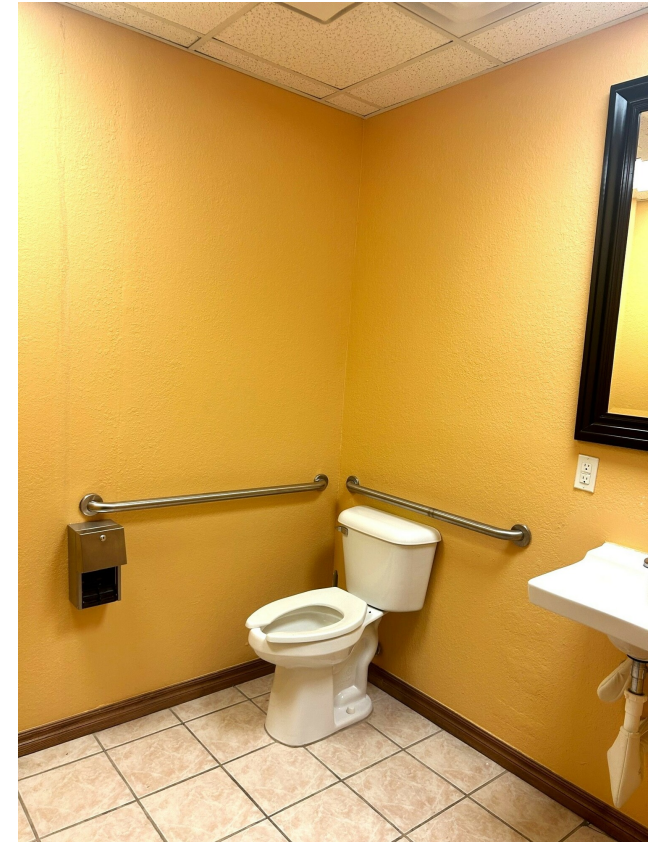
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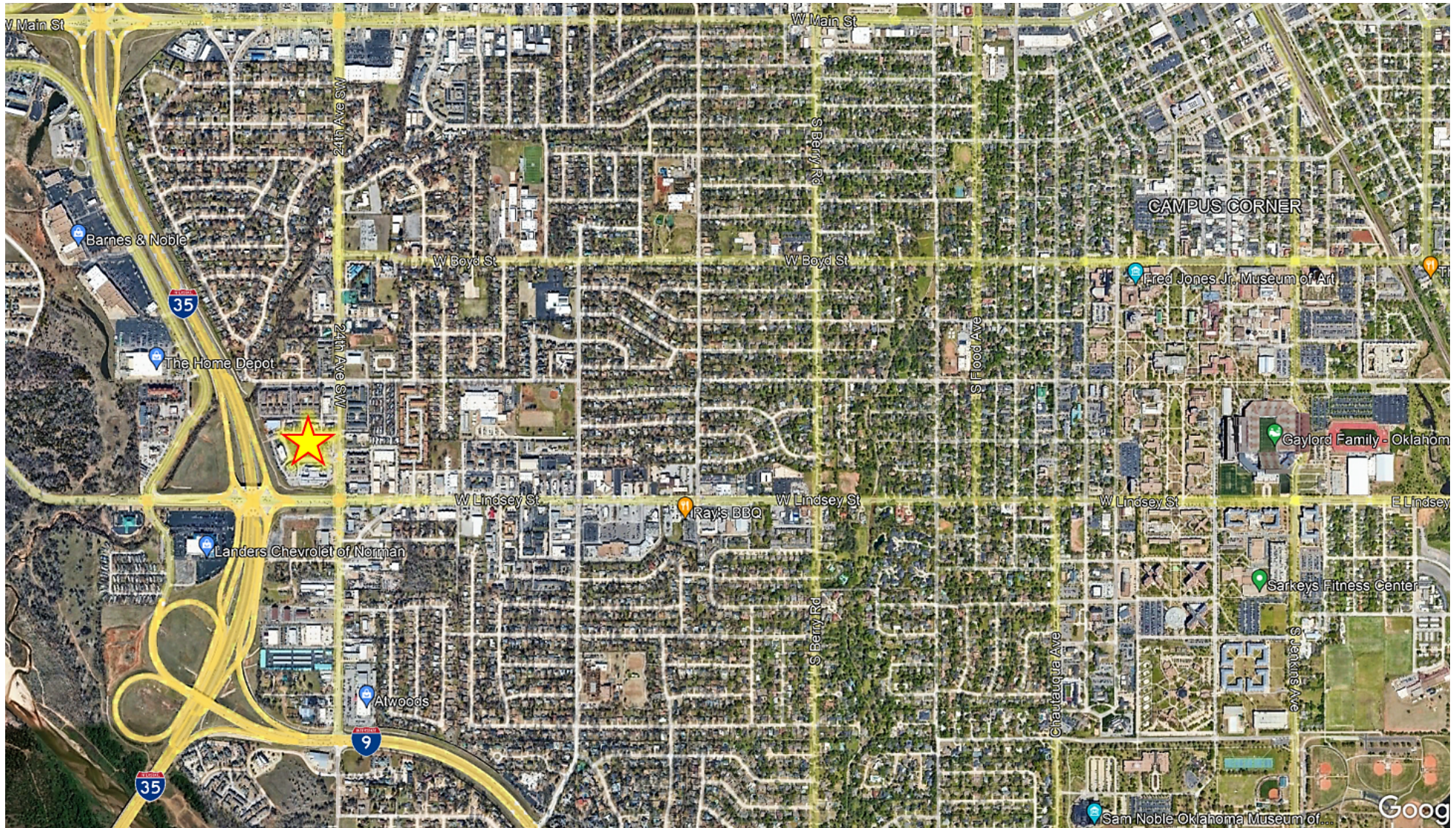
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