### AN OFFICE LEASE OPPORTUNITY

# 2421-23 WILCOX DR

NORMAN, OK 73069





#### JUDY J. HATFIELD, CCIM

(405) 640- 6167 cell

#### TYLER STEER

(405) 642- 4335 cell

EQUITY COMMERCIAL REALTY ADVISORS, LLC

jj<u>hatfield@ccim.net</u>

EQUITY COMMERCIAL REALTY ADVISORS, LLC tsteer@equityrealty.net



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#### **OFFERING SUMMARY**

JUDY J. HATFIELD, CCIM	(405) 640 616
Parking Spaces:	30 (Surface)
Zoning:	C-2 (Commercial)
Year Built/Renovated:	1990 / 2011
Lot Size:	0.28 Acres
Building Size:	18,000 SF
NNN Rate:	\$4.00/SF
Lease Rate:	\$13.50/SF NNN
Available SF:	2,250 SF

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ity Commercial Realty Advisors, LLC	(405) 640- 6167 cell	Equity Commercial Realty Advisors, LLC	(405) 642- 4335 cell	
a Lie	(405) 364- 5300 office	Equity Commercial Reality Advisors, EC	(405) 364- 5300 office	

	•	• Less than 1 Minute from I-35 and Near the University of Oklahoma Campus
<b>D</b>		

• Traffic Counts (vehicles/day): 24th Ave SW - 18,443 | W Lindsey St - 23,615 | 1-35 - 111,000

Office Space for Lease in Wilcox Gardens - Located off 24th Ave SW and W Lindsey Street

- 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**

**PROPERTY HIGHLIGHTS** 

1990 / 2011		1 MILE	3 MILES	5 MILES
C-2 (Commercial)	Total Households	3,703	24,271	48,548
30 (Surface)	Total Population	8,453	61,555	121,552
	Average HH Income	\$73,090	\$79,837	\$82,890

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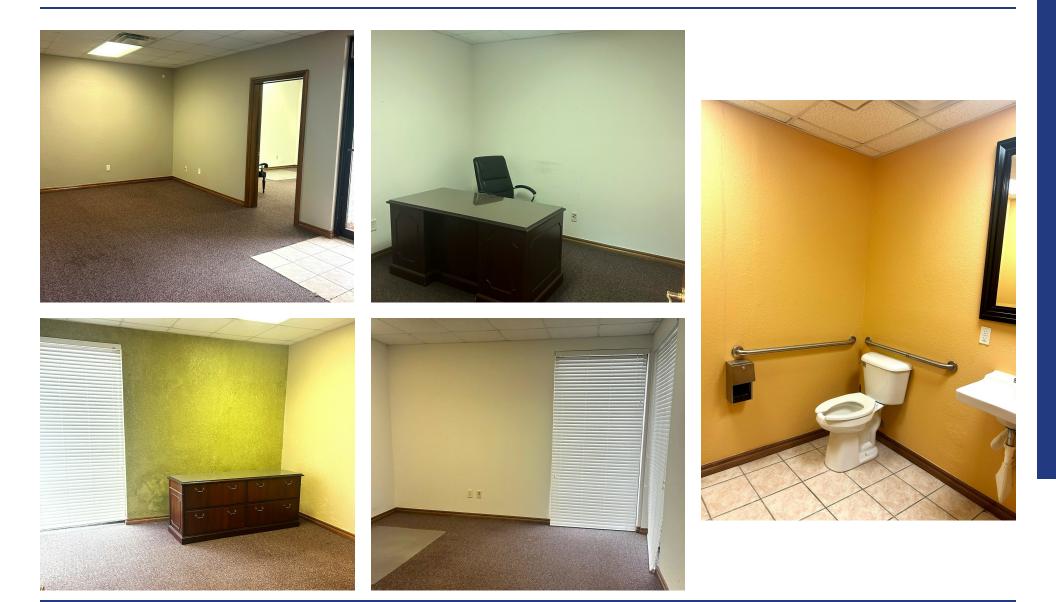
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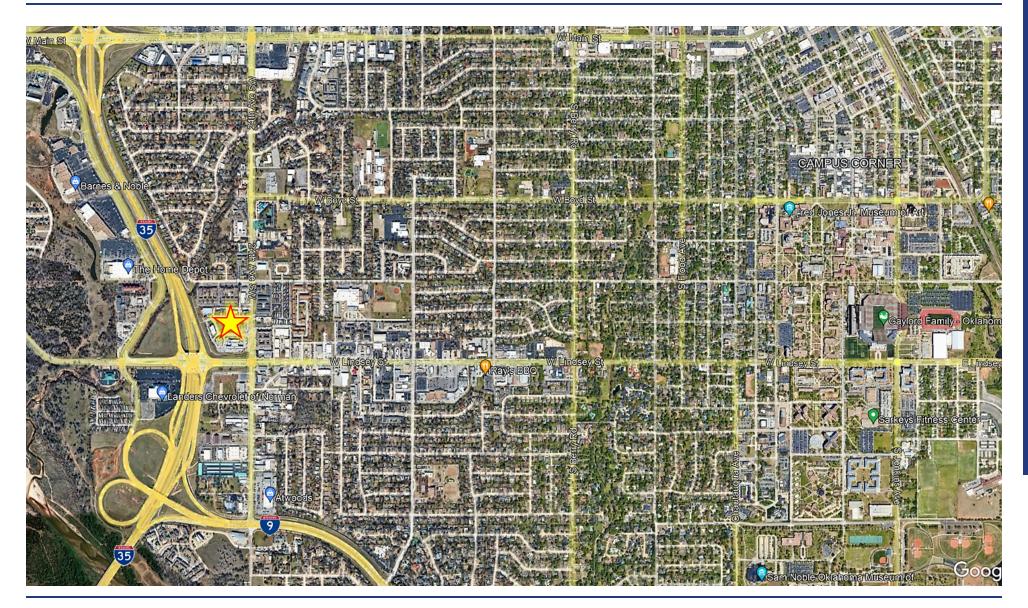
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