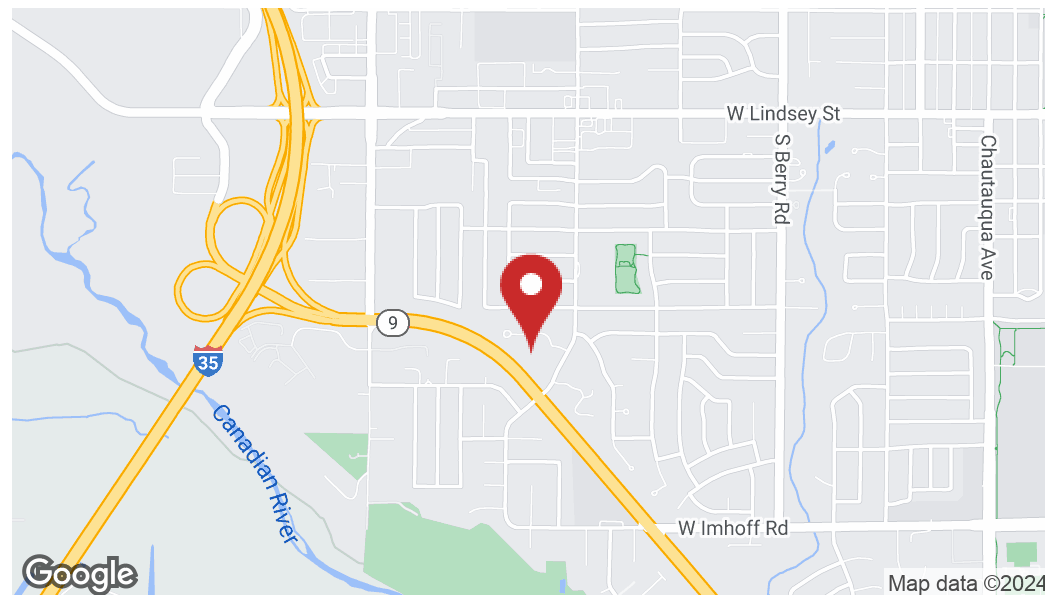




2500 McGee Drive, Norman, OK 73072



PROPERTY DESCRIPTION

This architecturally unique one story office building has many new cosmetic updates and is situated on a beautiful and quiet 3.5 acres. Located on the NW corner of McGee and Highway 9 with all utilities and janitorial included. This property has several office configurations available, including single executive suites and it is ideal for general office, dental, or medical services. Ample parking.

LOCATION DESCRIPTION

This property sits on a beautifully manicured acreage on the NW corner of McGee and Highway 9. This intersection is controlled by a light, making ingress and egress to Highway 9 very convenient and access to I-35 immediately accessible.

PROPERTY HIGHLIGHTS

- Excellent access to and from Highway 9 and I-35
- All utilities and janitorial included
- Ideal for medical services and general office
- Abundant parking available
- Single Executive Offices in Suite 123 have private access to breakroom and restroom

OFFERING SUMMARY

Lease Rate Multi-Office:	\$20.00 SF/yr
Lease Rate Single Exec:	starting at \$362.00/month
Available SF:	174 - 1,277 SF
Lot Size:	3.24 Acres
Building Size:	34,479 SF
Market:	Norman

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,343	21,539	41,265
Total Population	7,653	56,035	103,764
Average HH Income	\$69,409	\$59,053	\$60,385

Sydney Fikes

Sales Associate

405.701.3505 x218

sydney@fleskeholding.com



Nick Tyler

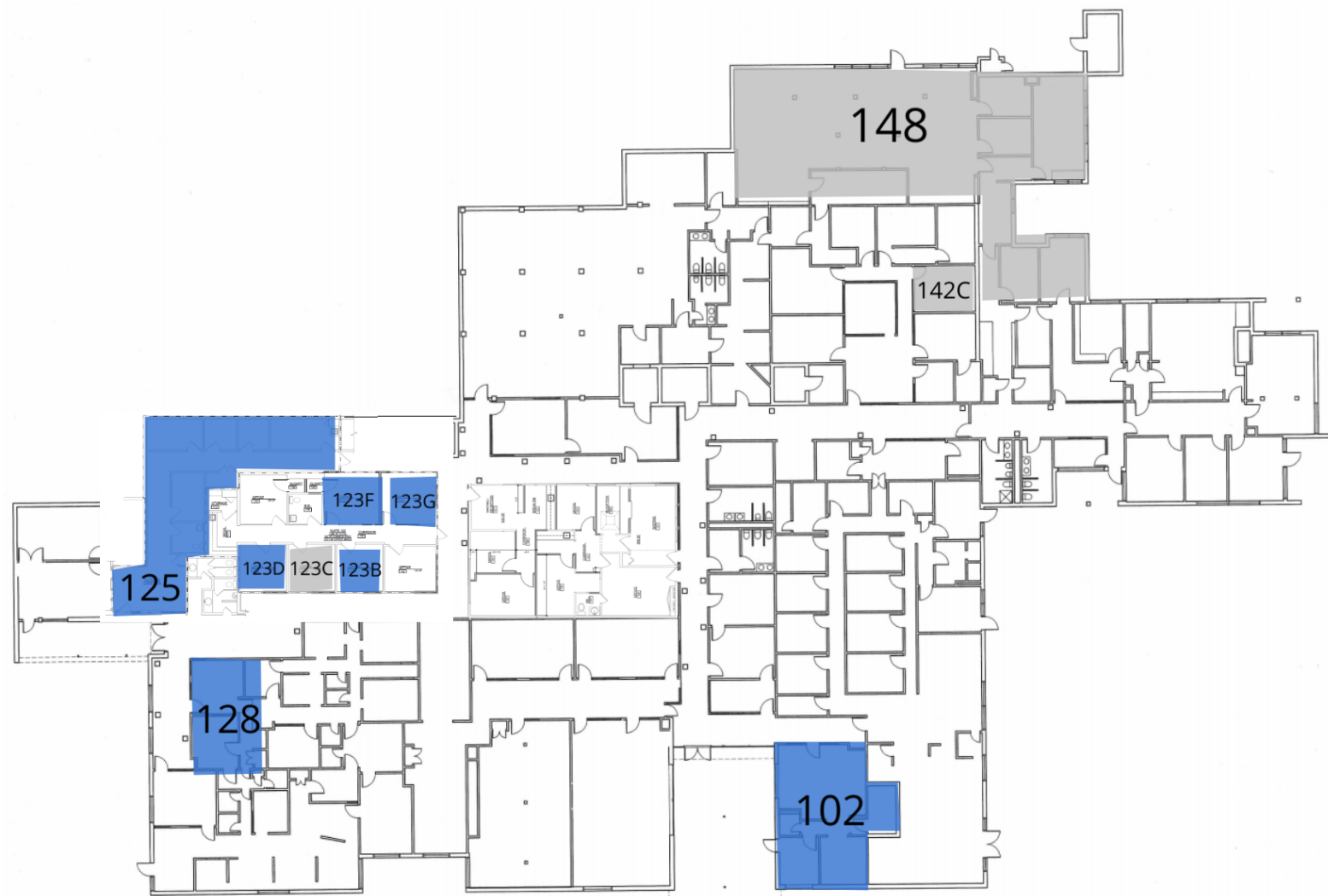
Sales Associate

405.397.3228

nick@fleskeholding.com



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	174 - 1,277 SF	Lease Rate:	\$362.00 - \$2,128.33 per month

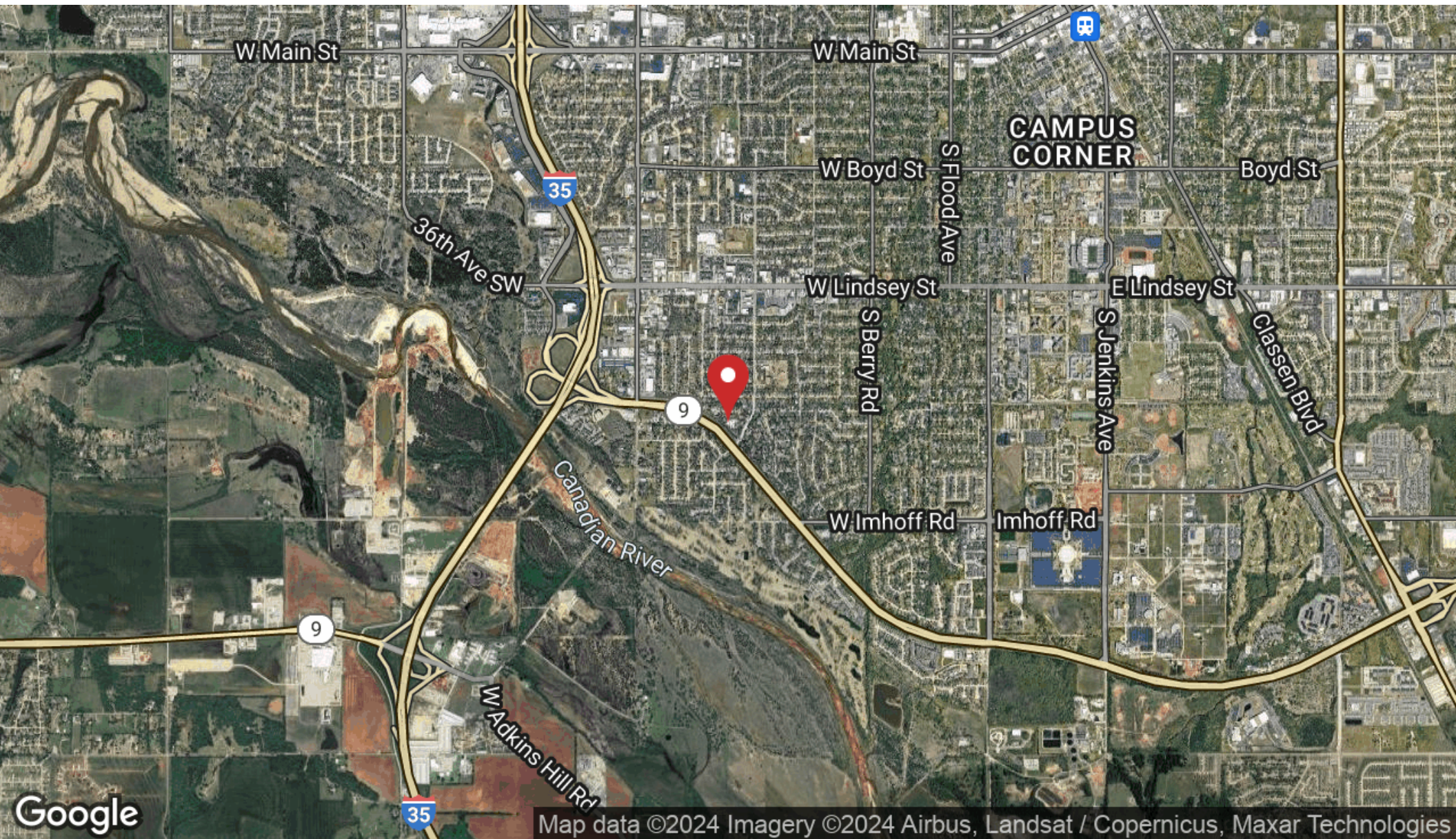
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	872 SF	Full Service	\$20.00 SF/yr	Single Executive Office Suite
123B	Available	174 SF	Full Service	\$362 per month	Single Executive Office Suite
123D	Available	177 SF	Full Service	\$368 per month	Single Executive Office Suite
123F	Available	249 SF	Full Service	\$518 per month	Single Executive Office Suite
123G	Available	222 SF	Full Service	\$463 per month	Single Executive Office Suite
125	Available	1,116 SF	Full Service	\$20.00 SF/yr	Multi-Office
128	Available	1,277 SF	Full Service	\$20.00 SF/yr	Multi-Office





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