

AN OFFICE LEASE OPPORTUNITY

408 N MAIN ST

NOBLE, OK 73068





OFFERING SUMMARY

Building Size: 2,315 SF

Lease Rate: \$15.00/SF NNN

Taxes (2023): \$296/mo.

Insurance (2023): \$124/mo.

Lot Size: 0.32 Acres

Year Built/Renovated: 1986 / 2010

Zoning: C-1 (Commercial)

Parking: 19 Spaces

PROPERTY HIGHLIGHTS

- Fully Furnished Medical Clinic Located on N Main Street in Noble, OK
- Great Visibility in a High Traffic Area | Traffic Counts (vehicles/day): N Main St - 20,926
- Main Street is Noble's Primary Access Point from Highway 9, where Classen Blvd in Norman Connects to Main Street in Noble
- Fully Furnished Clinic Includes: Medical Exam Tables, Blood Draw Chair, Waiting Room Furniture & TV, Break Room Furniture, Refrigerators, Executive Desk, and Provider Office Furniture
- Building Signage | Security System | Adequate Parking in Front Lot and Additional Parking in Rear (19 Spaces)
- Central Heat & Air (2 HVAC Units) | Utilities Provided by OG&E, ONG, and the City of Noble

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,859	6,539	20,780
Total Population	4,696	16,108	55,653
Average HH Income	\$75,403	\$75,912	\$70,140

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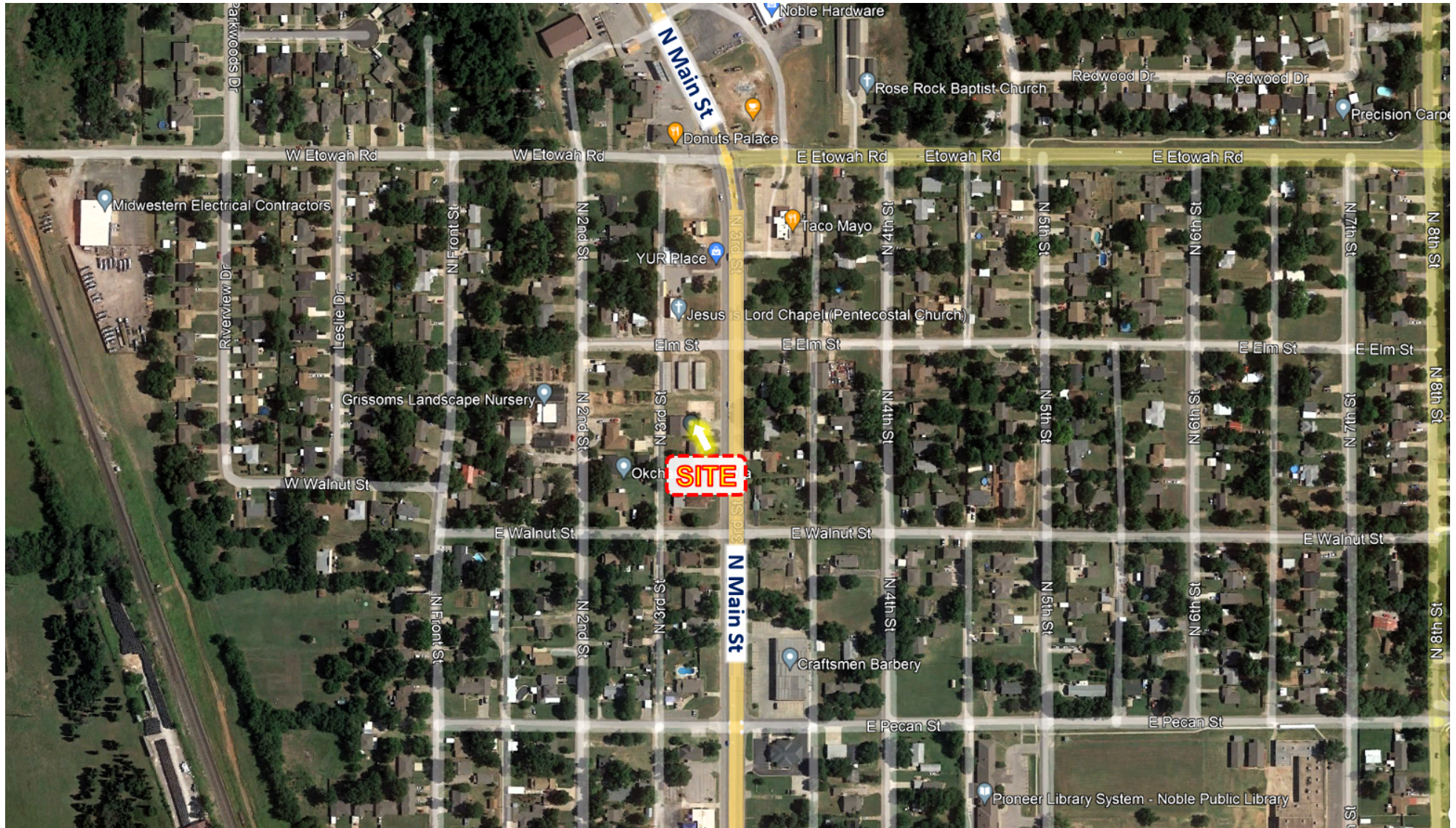
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