



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$12/SF NNN
NNN Rate:	\$2.90/SF
Lot Size:	1.23 Acres
Building Size:	7,527 SF
1st Floor:	6,455 SF
2nd Floor:	1,072 SF
Year Built:	2006
Zoning:	CO

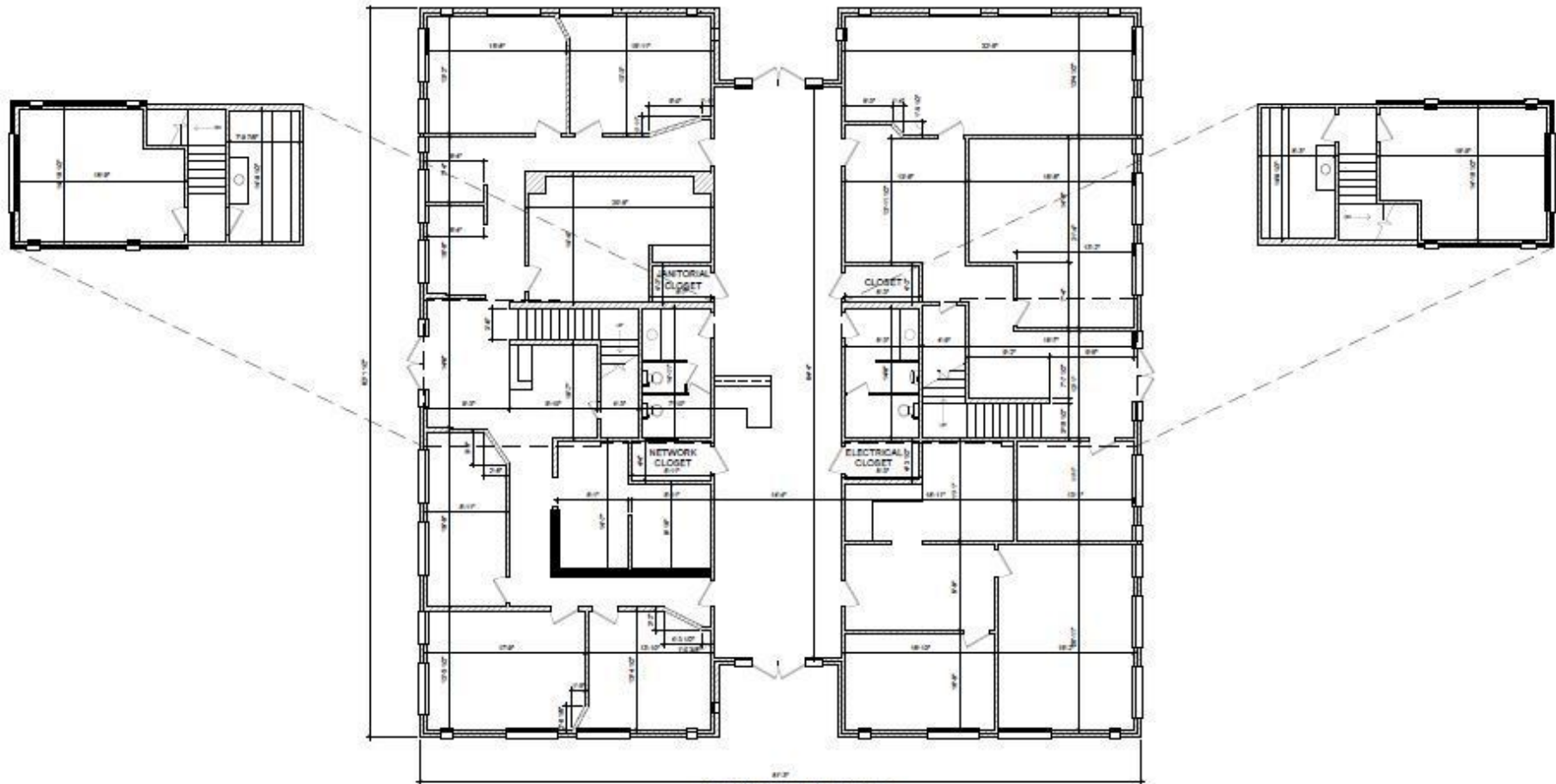
PROPERTY HIGHLIGHTS

- Office Building For Sale or Lease!
- Easy Access from Classen Blvd (Highway 77), State Highway 9 East, & 24th Ave SE
- Located in a Quiet Professional Area | Building is part of a Condo Association
- Within 1 Mile of the National Center for Employee Development, Hitachi Vantara, Armstrong Homes & more
- Adequate Parking - 74 Spaces Shared Between Two Buildings
- For Lease - Tenant Pays Utilities & Janitorial | Option to Divide Space into 2 or 4 Suites
- 2 Suite Option - (A) 3,056 SF | (B) 3,085 SF (see pg. 3)
- 4 Suite Option - (A) 1,979 SF | (B) 1,194 SF | (C) 1,076 SF | (D) 1,892 SF (see pg. 2)
- Property is Located in an OPPORTUNITY ZONE | Property is not Located in a Flood Zone

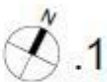
JUDY J. HATFIELD, CCIM

Equity Commercial Realty II, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



OVERALL SQUARE FOOTAGE
 FIRST FLOOR 6,482 SQ FT
 SECOND FLOOR 1,072 SQ FT
 TOTAL 7,554 SQ FT



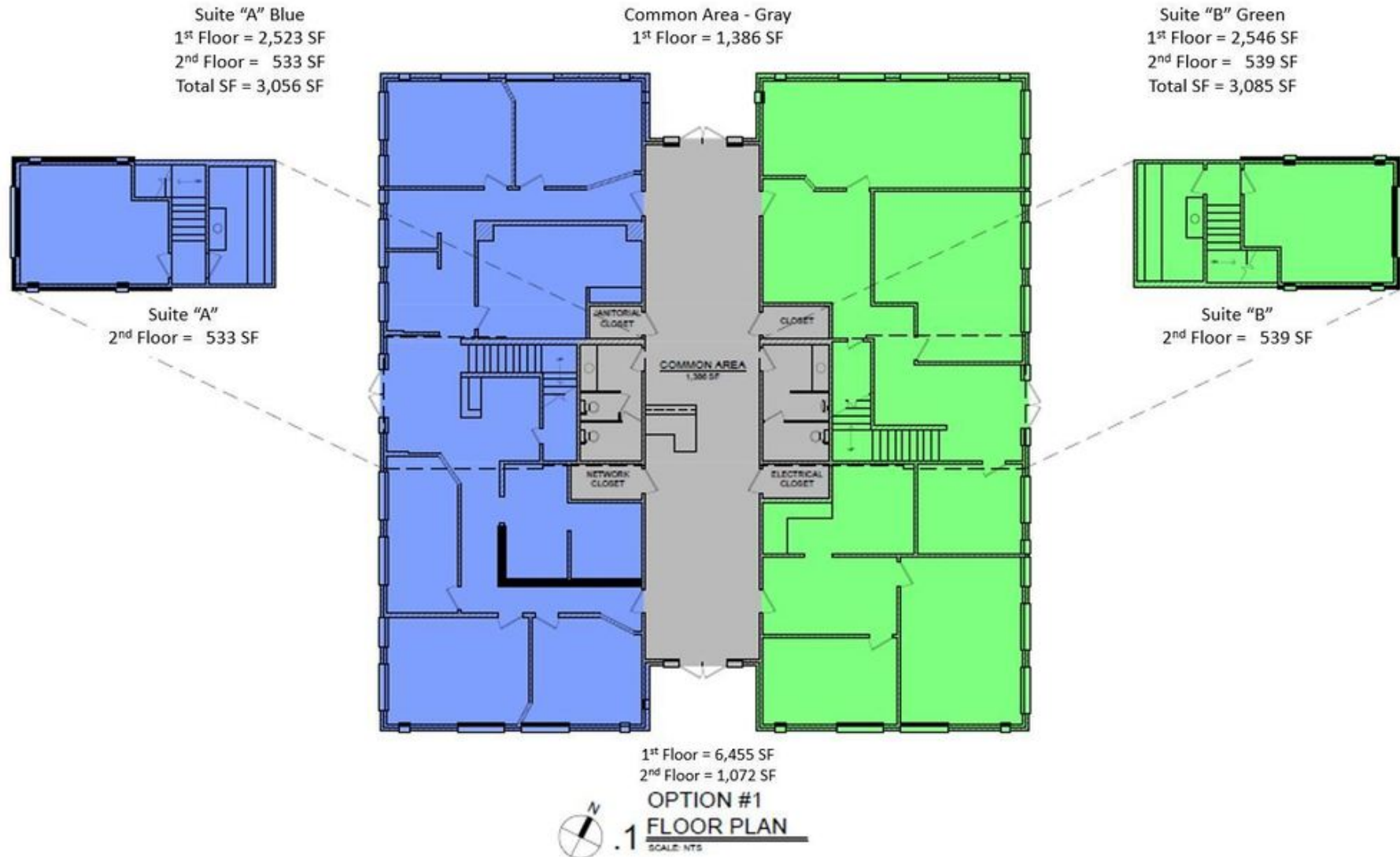
.1
 DIMENSIONED
 FLOOR PLAN

SCALE: NTS

JUDY J. HATFIELD, CCIM

Equity Commercial Realty II, LLC
 jjhatfield@ccim.net

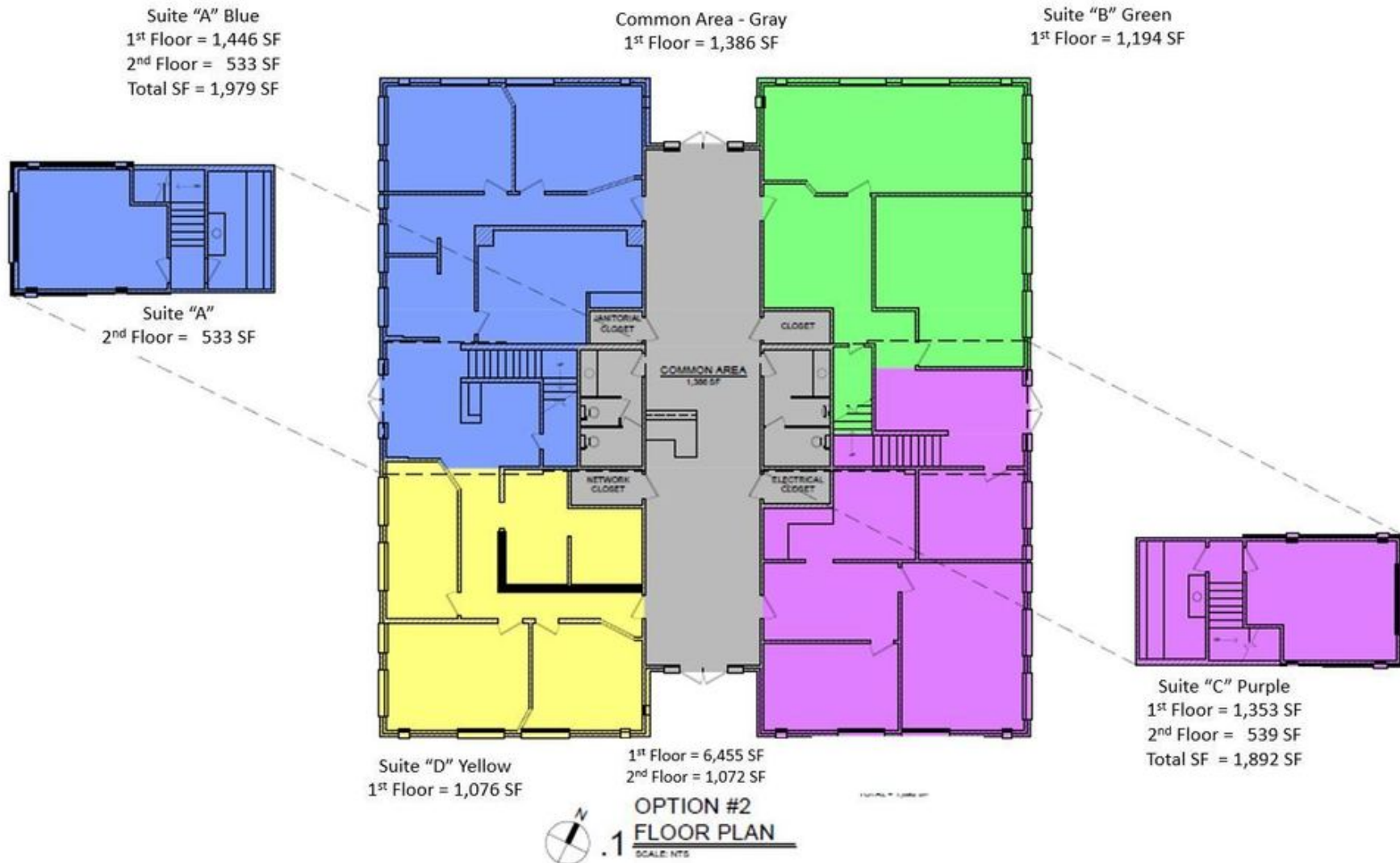
(405) 640- 6167 cell
 (405) 364- 5300 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty II, LLC
jjhatfield@ccim.net

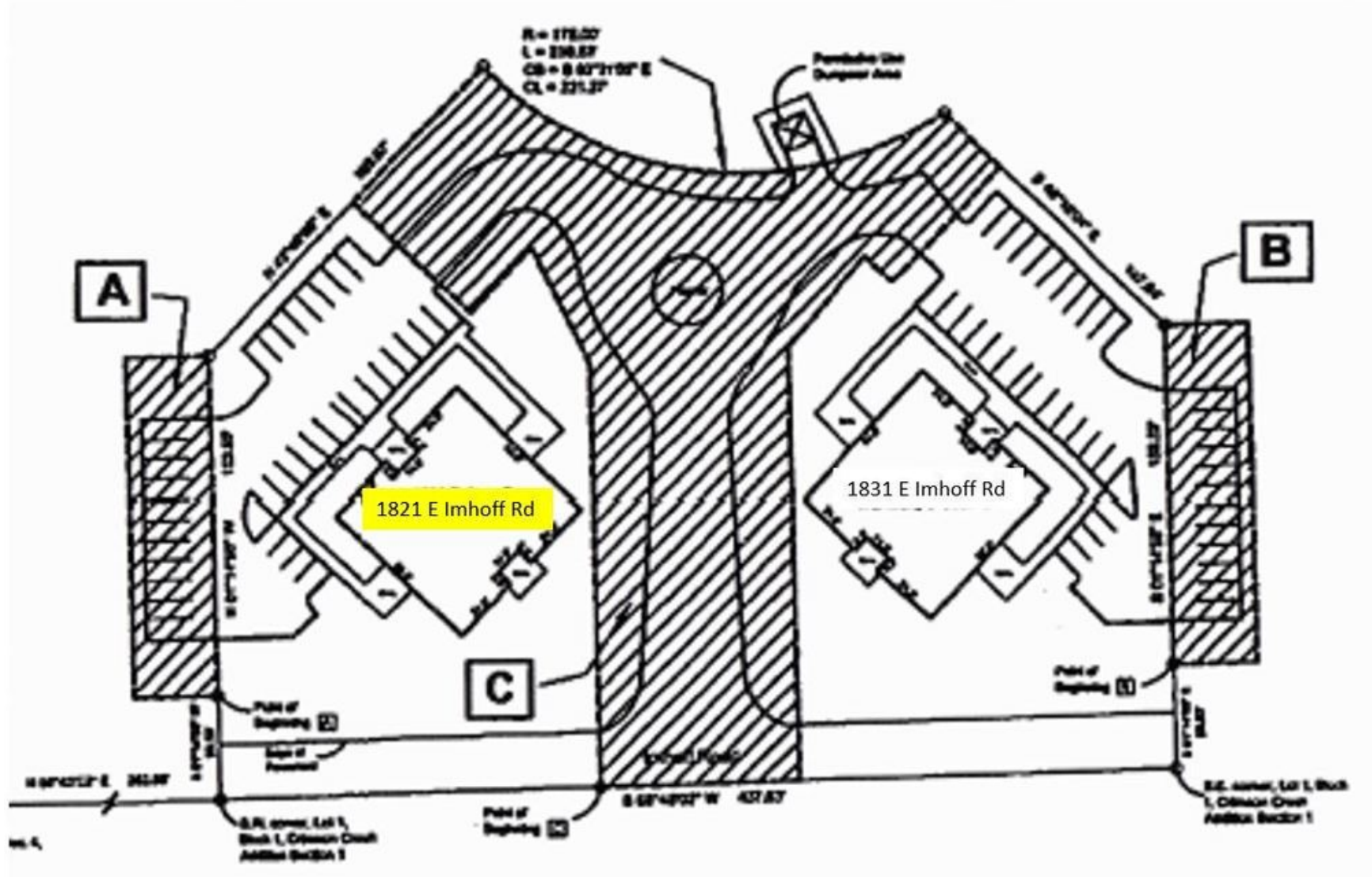
(405) 640- 6167 cell
(405) 364- 5300 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty II, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



JUDY J. HATFIELD, CCIM

Equity Commercial Realty II, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office



1821 East Imhoff Road, Norman is located North of State Highway 9 E and East of Classen Blvd., Norman

JUDY J. HATFIELD, CCIM

Equity Commercial Realty II, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office