

Sales Price: \$4,800,000 (\$70.10/SF)
Lease Price: \$20.00/SF Full Service



900 N. Porter Avenue
Norman, Oklahoma 73071

PROPERTY HIGHLIGHTS

- 7.83% Cap Rate
- 64% Occupied
- Value-Add Opportunity
- Newly Renovated Common Area
- High Credit Tenants (Mercy, Redrock BHS)

SUITES AVAILABLE FOR LEASE

- S310: 5,934 RSF MOL

LOCATION HIGHLIGHTS

- Directly Across from Norman Regional Hospital
- Near Oceans' Behavioral Health Center Development
- 1.5 Miles from University of Oklahoma Campus



TOTAL SF	68,472 RSF on 3.8 Acres MOL
BUILT	1985 / Renovated in 2021
ZONED	C-3, C-2, CO

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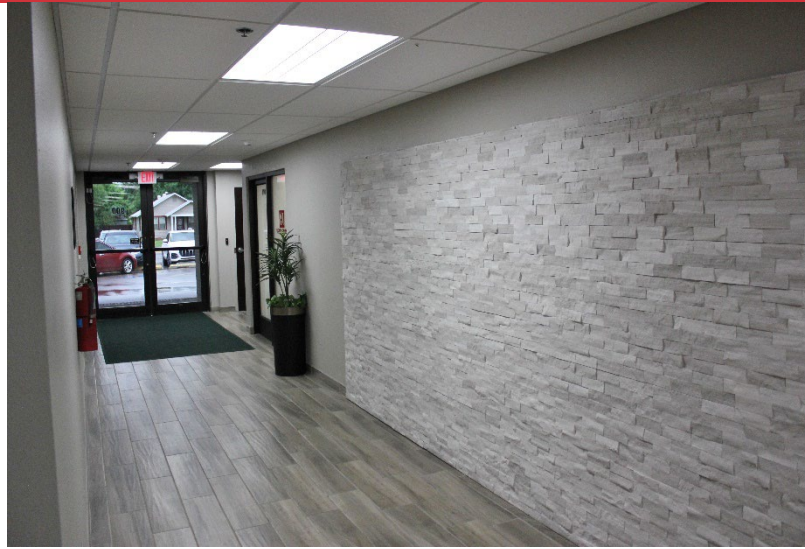
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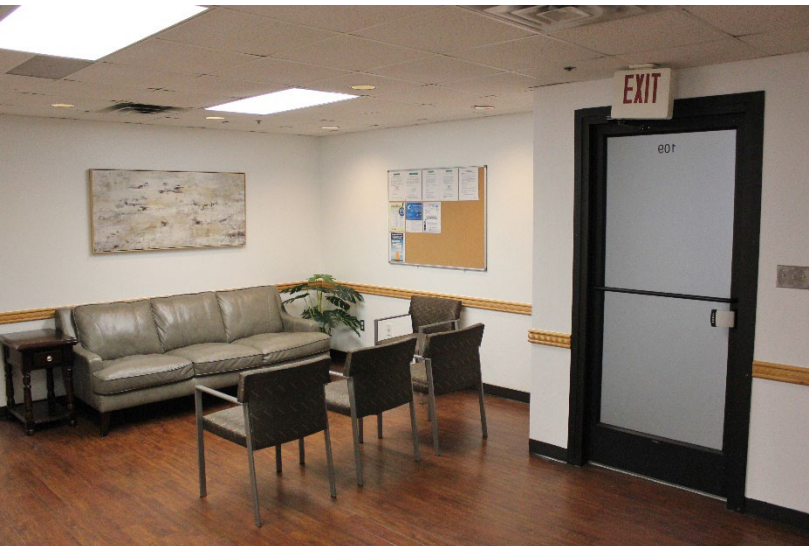
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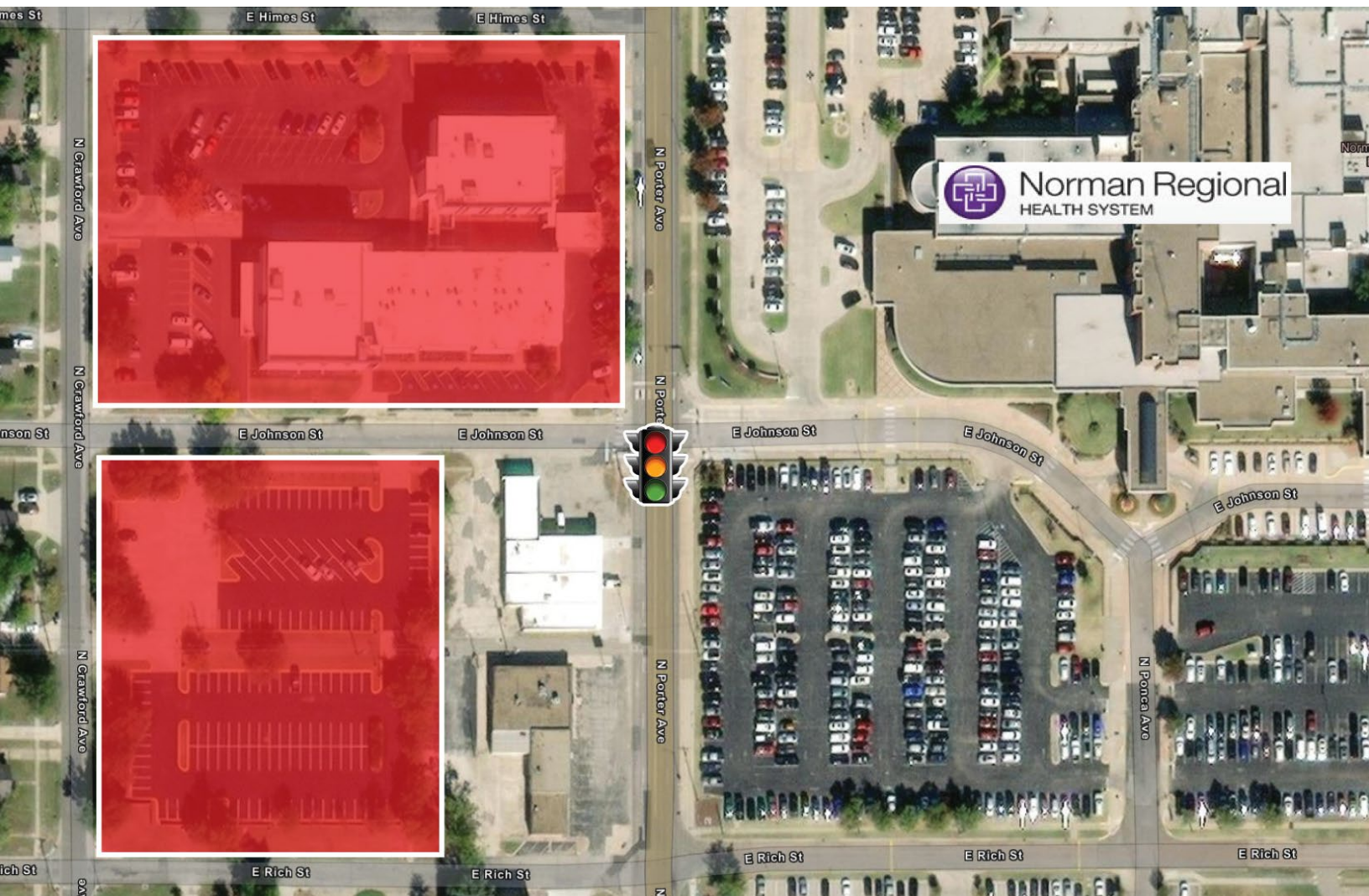
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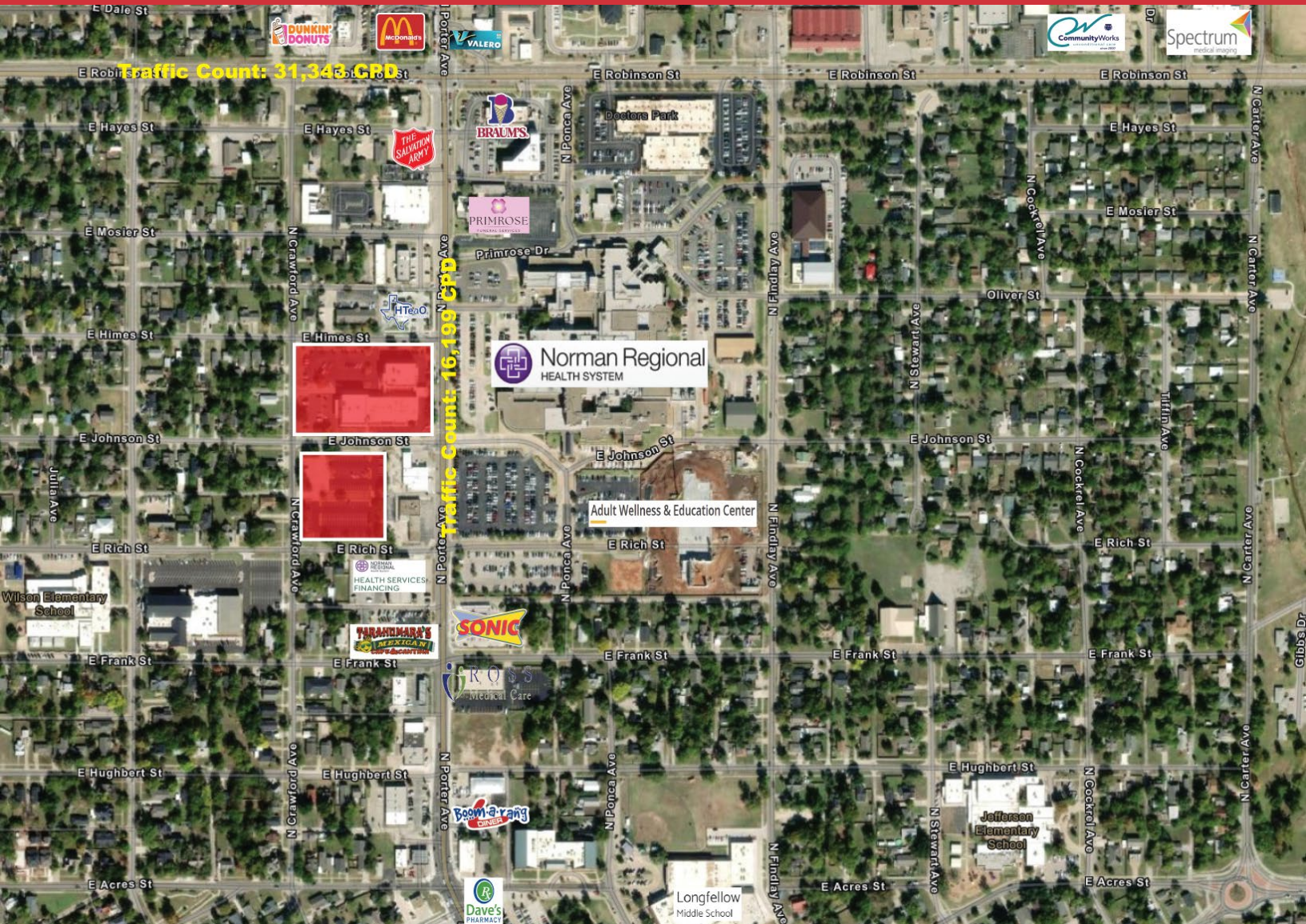
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Population	1 Mile: 9,936	3 Miles: 79,726	5 Miles: 120,495
Average Household Income	1 Mile: \$54,538	3 Miles: \$69,807	5 Miles: \$80,878
Total Households	1 Mile: 4,035	3 Miles: 32,146	5 Miles: 48,880

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