

# Office for Lease

## Executive Summary

2413 Wilcox Dr.  
Norman, OK 73069



## OFFERING SUMMARY

Unit Size:	1,850 sf
Lease Rate:	\$2,300/mo.
Number of Offices:	Four (4)
Bathroom:	One (1)
Kitchen:	Yes
Yr. Built/Remodel:	1982/2017
Reception:	Yes
Fully Furnished:	Yes
Utilities:	Tenant pays
Complex Name:	Wilcox Garden Office
Market:	Norman
Office Windows:	Yes
	In Front – Very Good

Parking:

## PROPERTY OVERVIEW

**2413 Wilcox Dr.** is a beautifully remodeled, fully furnished, four (4) office suite that has 1,850 sf. The interior was tastefully redecorated in 2017 and has an open reception area with built-ins, a beautiful bathroom, a file storage/copier room and two (2) HVAC units. The suite is pre-wired for phone, tv cable, internet and alarm. This is truly a walk-in ready to go set up office space. Each office has a large picture window that allows natural light and views of beautiful landscaping providing plenty of natural shade. Desks, couches and more already there! You can't miss this opportunity if you are looking for office space to lease. 2 year term . Landlord pays water, sewer and trash.

## LOCATION OVERVIEW

**The Office** is located next to Braum's on SW 24<sup>th</sup> Ave., north of Lindsey Street and just east of Interstate 35, in southwest Norman. Very easy access to the OU Campus , I-35, restaurants and more. Great location!

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	3,424	16,000	40,982
Total Population	8,796	39,504	104,977
Average HH Income	\$133,464	\$96,925	
	\$80,842		

## CONTACT:

Scott Heiple, CCIM – Owner – Managing Broker

HCB Commercial Real Estate Co., LLC

P.O. Box 639, Norman, Ok 73070

(405) 473-7653 (direct)

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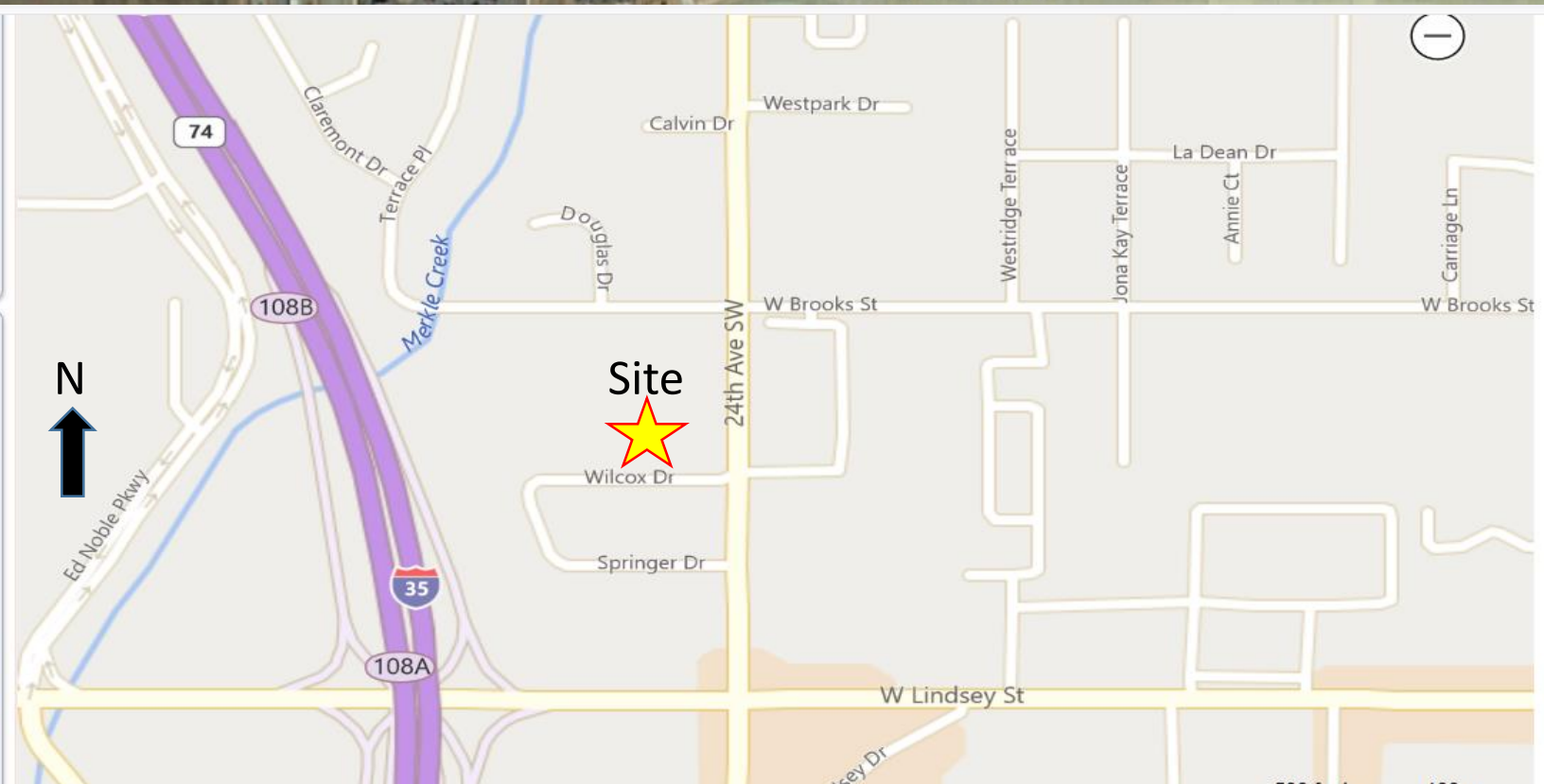
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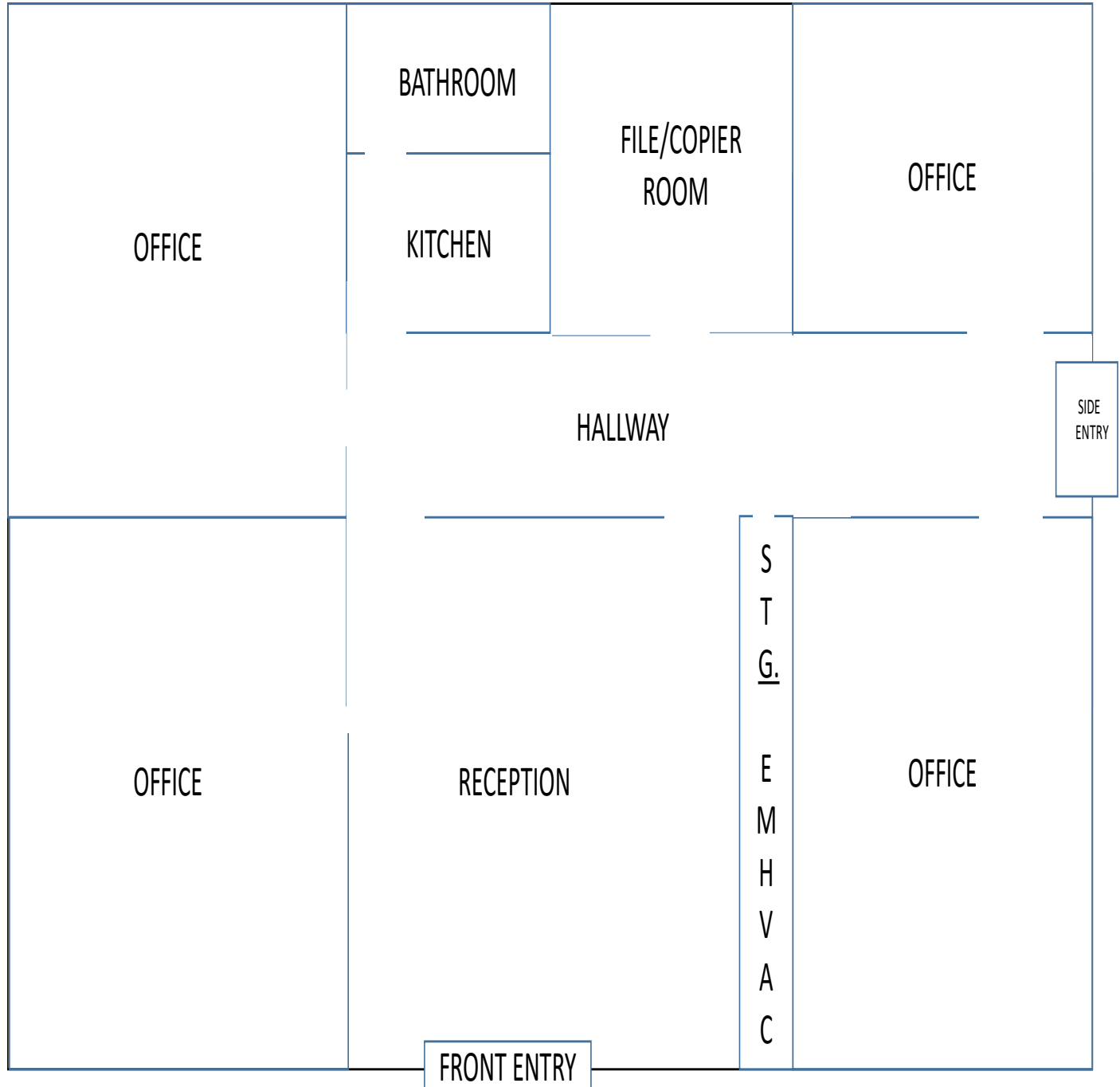
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# Office for Lease

2413 Wilcox Dr.  
Fully furnished office



## Floorplan



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## Pictures



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## Pictures

*fully furnished*



*fully furnished*



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## *Pictures*



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