

OFFICE BUILDING FOR SALE

RIVERSIDE CENTER

2600 VAN BUREN ST, NORMAN, OK 73072



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
Founding Principal
(405) 640-6167 office
(405) 640-6167 cell
jjhatfield@equityrealty.net

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OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	29,750 SF
Lot Size:	1.23 Acres
Year Built/Renovated:	1986 / 2020
Insurance (2026):	\$20,931
Taxes (2025):	\$42,289
Parking (On-Site):	69 Spots
Zoning:	C-2 (Commercial)

PROPERTY HIGHLIGHTS

- Excellent Norman location with convenient access to I-35, Highway 9, and major area destinations
- 29,750 SF multi-tenant office building on approximately 1.23 acres
- Well-manicured, professionally landscaped property with sprinkler system
- Impressive open atrium with glass elevator, abundant natural light, and distinctive architectural design
- 69 on-site parking spaces providing convenient parking for tenants and visitors
- Strong professional tenant mix representing legal, engineering, technology, and healthcare industries
- ADT security and exterior camera system
- Judy J. Hatfield, Broker/Owner

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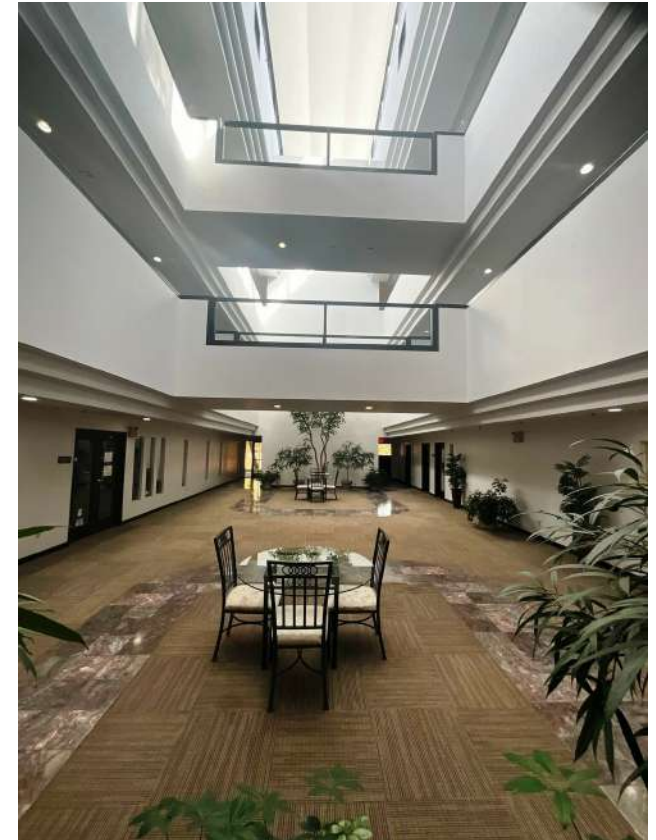
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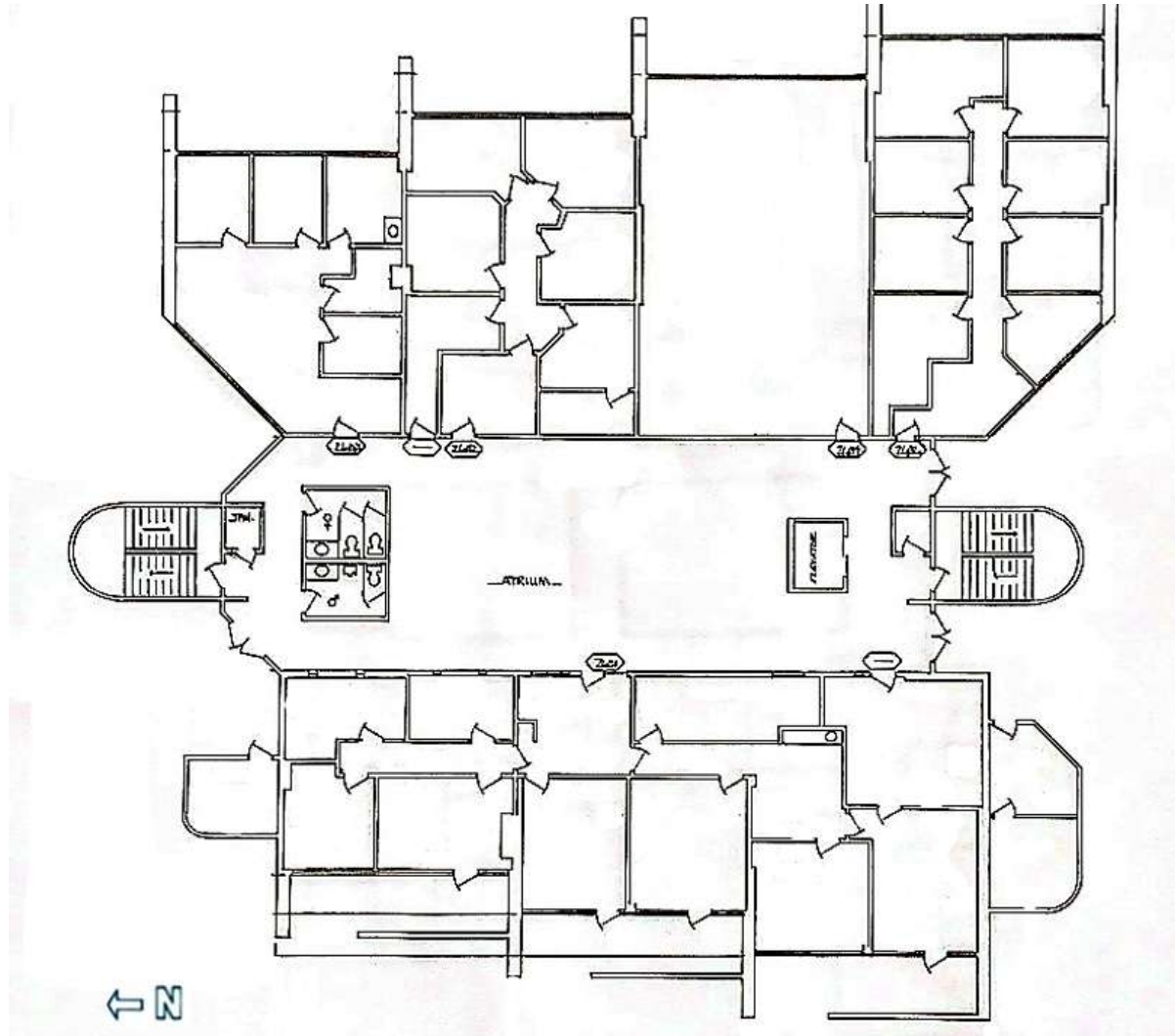
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1ST FLOOR

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FIRST FLOOR LAYOUT

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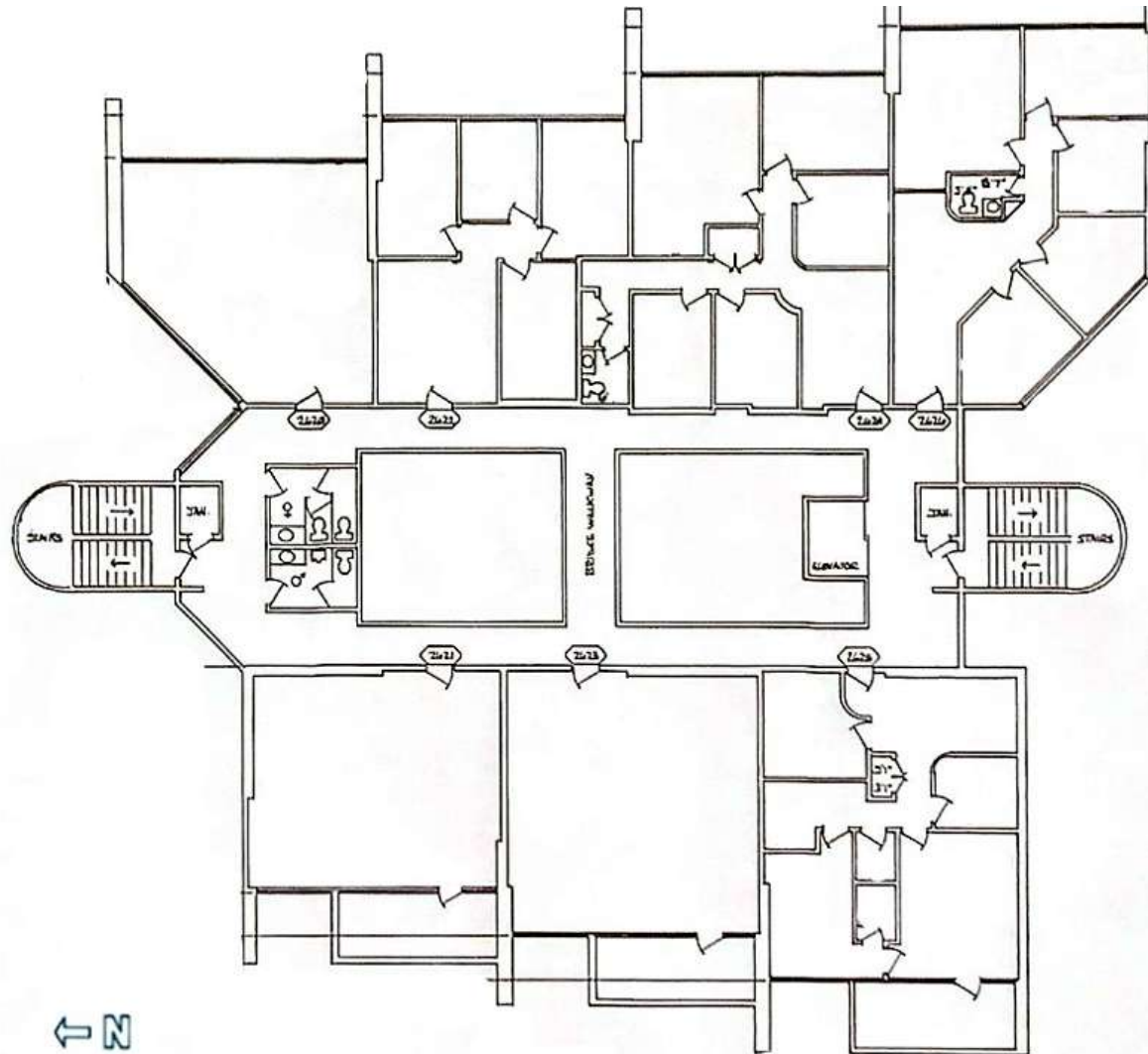
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2ND FLOOR

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SECOND FLOOR LAYOUT

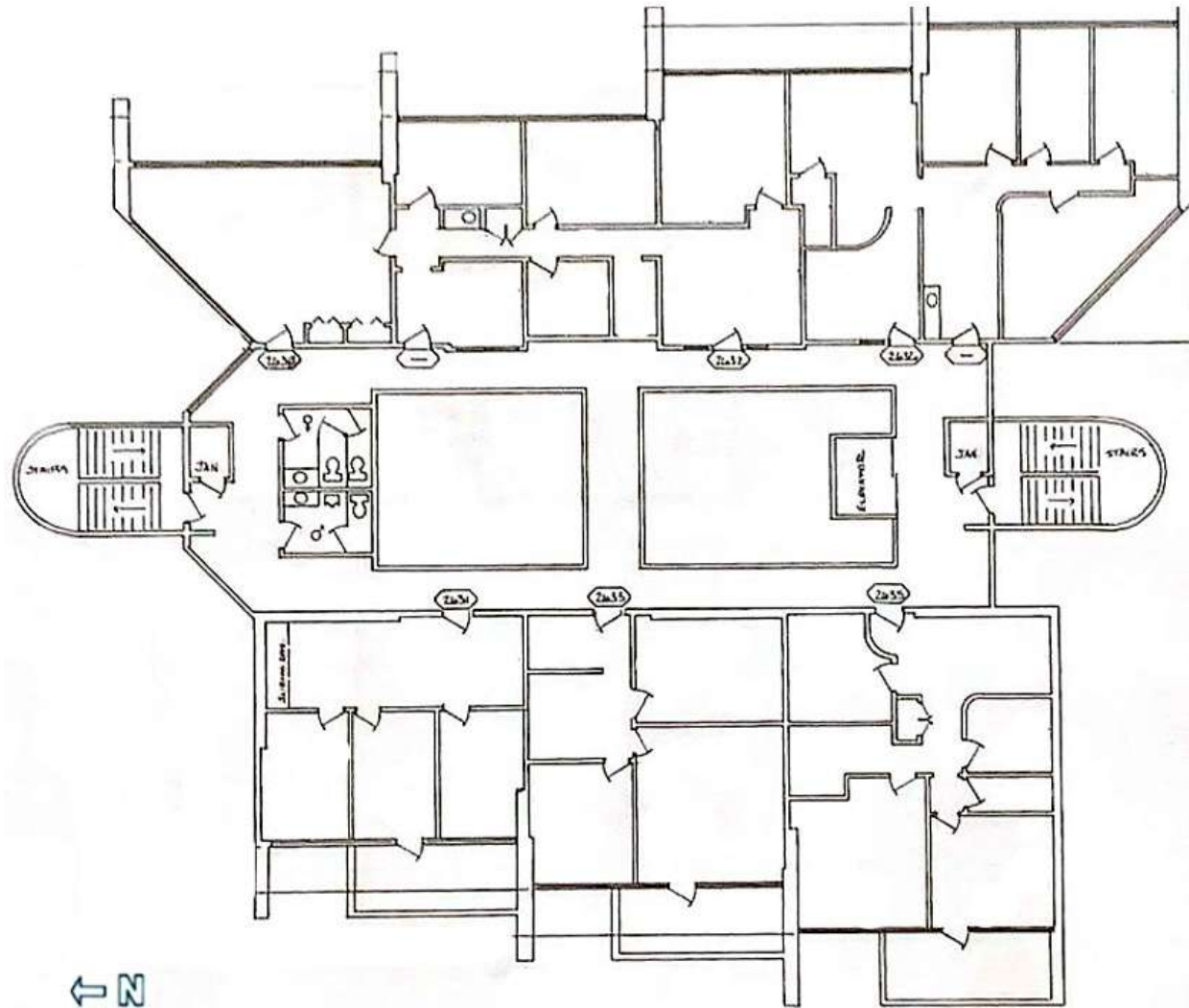
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3RD FLOOR

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THIRD FLOOR LAYOUT

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STRATEGICALLY LOCATED

2600 VAN BUREN
NORMAN, OK 73072

1 OKLAHOMA CITY



PROXIMITY: Approximately 20 miles north.

2 NATIONAL WEATHER CENTER



PROXIMITY: Approximately 3 miles east.

3 OU RESEARCH CAMPUS



PROXIMITY: Approximately 3 miles east.

4 CLEVELAND COUNTY COURTHOUSE



PROXIMITY: Approximately 3 miles northeast.

5 NORMAN REGIONAL WEST CAMPUS



PROXIMITY: Approximately 3 miles northwest.

6 UNIVERSITY NORTH PARK



PROXIMITY: Approximately 5 miles north.

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