



RETAIL

# RATCLIFFE'S MEDICAL | FOR LEASE

400 NE 10TH ST., OKLAHOMA CITY, OK

THE  
RETAIL  
GROUP



## PROPERTY DETAILS

<b>Please Do Not Disturb Tenant</b>	Contact Broker for Tour
<b>Building Size</b>	6,081 SF
<b>Land Size</b>	1.28 Acres
<b>Asking Base Rent</b>	\$25/SF NNN
<b>Additional Rent</b>	Contact Broker for Details

## PROPERTY HIGHLIGHTS

Situated in the OU Health Sciences Center and the Innovation District. Seven health professional colleges with approx. 4,000 students

Ample parking, which is hard to come by in the nearby Central Business District

Ideal medical office or retail location

Next to site of Convergence, a \$177.5M development to bring laboratory and office space and will be home to the MAPS 4 Innovation Hall

## SNAPSHOT



**Estimated Vehicles/Day**  
NE 10th Street  
11,556 VPD



**Total Businesses**  
2-mi Radius  
4,546



**Daytime Population**  
2-mi Radius  
87,281



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204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at  
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

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TINKER  
AIR FORCE BASE



18,361 CPD



LINCOLN BLVD



SITE



11,556 CPD  
NE 10TH ST

FUTURE SITE OF CONVERGENCE  
\$177.5M PROJECT ON 2.7 ACRES INCLUDING  
LABORATORY AND OFFICE SPACE, A HOTEL,  
AND MAPS 4 INNOVATION HALL



AERIAL  
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