

MEDICAL MULTI-TENANT OFFICE

For Sale

200 N Bryant Ave, Edmond, OK



100% Occupied | Reputable and Stable Tenant Mix | Remodeled in 2019

TRIC

EXCLUSIVELY LISTED BY

Jonathan Thompson

Partner

(405) 406-4045

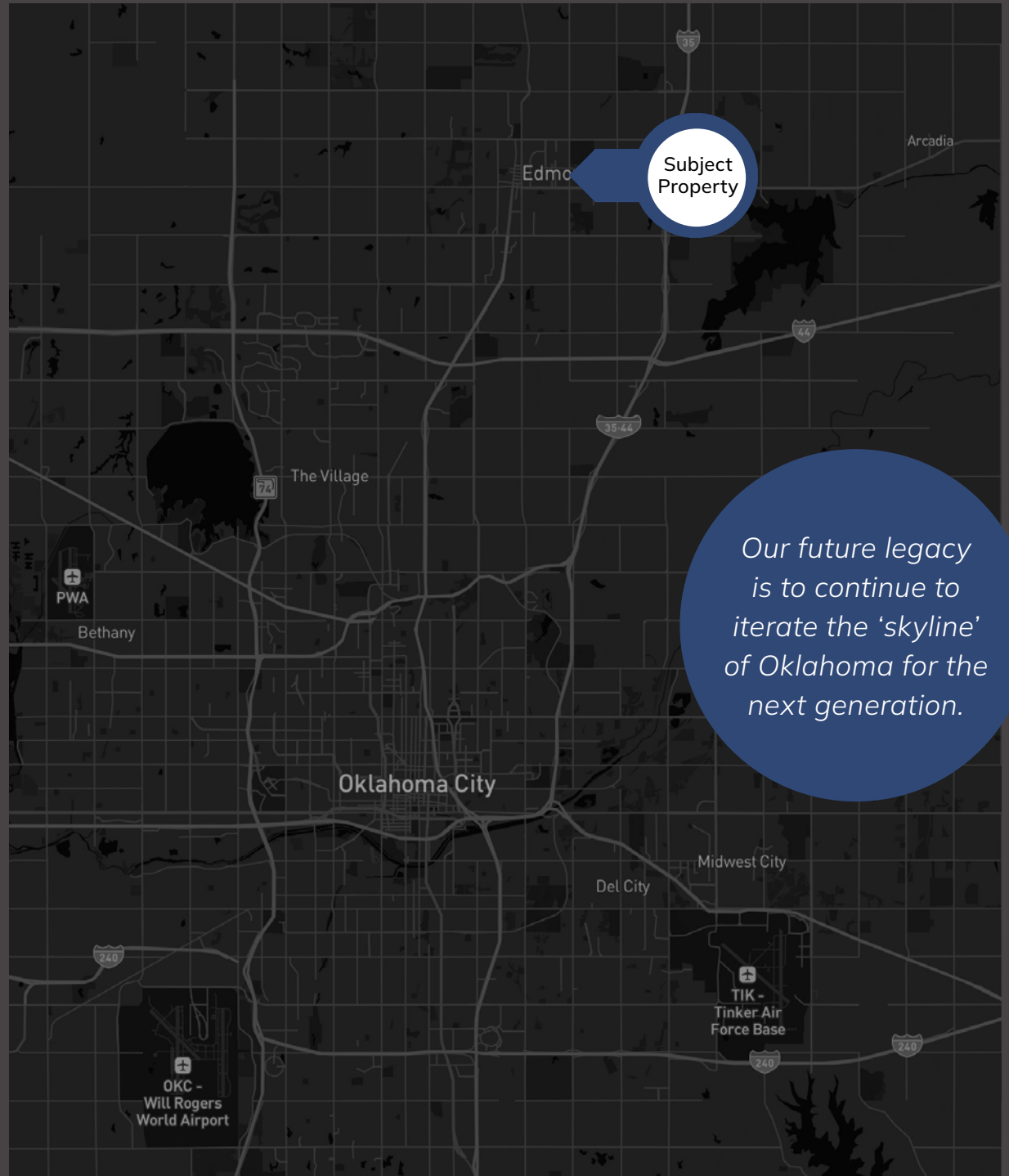
JThompson@TrioCRE.com

OK Lic #170776



3856 S. Boulevard, Suite 240
Edmond, OK 73013

www.TrioCRE.com



*Our future legacy
is to continue to
iterate the 'skyline'
of Oklahoma for the
next generation.*

PROPERTY HIGHLIGHTS

200 N Bryant Ave
Edmond, OK 73034

Subject
Property

Purchase Price
\$9,100,000

Cap Rate
6.60%

The Property is a fully tenanted 41,178 SF office building, completely renovated in 2019 with Class A finishes throughout, totaling \$6.5 million in improvements.

Premium Location

The Property is located near the main thoroughfare in Edmond just off U.S. Route 66, neighboring the Edmond Cancer Center and OU Health Edmond Medical Center. Positioned strategically to serve the Edmond community while being easily accessible from the Oklahoma City metro area, the location expands reach and has significant growth potential.

Diverse Tenant Mix

Featuring high quality, stable medical office tenants such as Grifols/ Biomat Plasma, Resolv Healthcare, Remedy Health, and 360 Physical Therapy, 200 Bryant is poised for stable cash flow. Grifols/Biomat occupies nearly 40% of the Property and accounts for almost 40% of the annual rent.

Recently Remodeled

Remodeled in 2019 and considered one of the nicest office buildings in Edmond. Improvements include new HVAC, new roof, custom staircase, all new architectural glass, among others, totaling \$6.5 million.

Ample Parking

Generous on-site parking ensures convenience for patients and staff, enhancing the overall experience.

Local In-Place Management Option

The current management team is local to the area and operates with incredible efficiency; they are willing to continue oversight for the new Landlord if desired.

PROPERTY OVERVIEW

Address	200 N Bryant Ave, Edmond, OK
Property Type	Multi-Tenant Medical Office Building
Land Size	3.47 Acres
Building Size	41,178 SF
Year Built Reno	1992 2019
Parking	193 Surface Parking Spaces



AERIAL MAP

The Subject Property boasts state-of-the-art amenities and comprehensive building systems that prioritize comfort and efficiency. Positioned near major routes, it provides quick access to the surrounding Edmond and Oklahoma City metro areas, fostering an expanded client reach. Edmond, one of the fastest-growing cities in Oklahoma, is an ideal location for high-end medical use. The city's thriving economy, coupled with its strong healthcare infrastructure, makes it a prime market for medical providers seeking to expand their footprint. just minutes from top medical centers like OU Medical Center, Integris Hospital, and Mercy Hospital.



RENT ROLL

41,178 SF
BUILDING AREA

100%
OCCUPIED SF

\$599,026
NOI

4.78 Years
WALT

Unit	Lease	Start Date	End Date	Initial Lease Term	SF	Prorated Share	Current Monthly	Annual Rent	Rent/SF	Deposits	LTR	Option Periods Remaining	Base Year (for expense reimbursement)	Rent Increases
10	Resolv Healthcare	3/1/2020	3/1/2030	10.00	7,696	18.69%	\$13,940	\$167,282	\$21.74	\$15,833	4.63	1 x 3 years	2022	10.5% increase at Year 6
20	Grifols / Biomat	1/1/2022	12/31/2031	10.00	16,106	39.11%	\$30,057	\$360,687	\$22.39	\$0	6.46	3 x 5 years	2022	~2.50% annual increases
25	Private	4/5/2024	10/5/2025	1.50	1,304	3.17%	\$1,000	\$12,000	\$9.20	\$1,000	0.23	n/a	n/a	n/a
100	Remedy Health	5/19/2025	9/18/2032	7.33	2,942	7.14%	\$4,995	\$59,940	\$20.37	\$0	7.18	n/a	2025	4.2% avg annual increase
105	Edmond Primary Care	4/1/2024	3/31/2029	5.00	2,189	5.32%	\$4,588	\$55,056	\$25.15	\$4,378	3.71	n/a	2024	3.00% annual increases
110	360 Physical Therapy	4/1/2019	3/31/2027	8.00	3,476	8.44%	\$7,455	\$89,461	\$25.74	\$6,713	1.71	n/a	2022	n/a
120	Metabolic Center of Oklahoma	9/1/2023	8/31/2028	5.00	3,560	8.65%	\$6,615	\$79,383	\$22.30	\$6,413	3.13	n/a	2023	n/a
130	Ramona Hanson	8/1/2025	7/31/2030	5.00	1,825	4.43%	\$3,390	\$40,680	\$22.29	\$5,000	5.05	n/a	2025	n/a
160	Economy Hearing	10/1/2020	9/30/2025	5.00	1,200	2.91%	\$2,574	\$30,884	\$25.74	\$2,500	0.21	1 x 5 years	2022	n/a
170	Waterstone Mortgage	8/15/2023	8/14/2027	4.00	440	1.07%	\$1,050	\$12,600	\$28.64	\$750	2.08	n/a	n/a	3.00% annual increases
175	A-tech, Inc.	1/10/2024	12/31/2025	1.98	440	1.07%	\$850	\$10,200	\$23.18	\$750	0.46	n/a	n/a	n/a
Total/Avg					41,178	100%	\$76,514	\$918,172	\$22.30	\$43,338	4.78			

2024 OPERATING EXPENSES



Account, Legal & Professional	\$7,772
Bldg Management Fee	\$24,980
Fire Protection	\$1,652
Insurance - Bldg	\$32,671
Janitorial Supplies	\$4,915
Janitorial Services	\$26,984
Maint - Elec	\$4,007
Maint - Grounds	\$13,755
Maint - HVAC	\$14,635
Maint - Plumbing	\$2,637
Property Taxes	\$58,483
Property Upkeep	\$5,820
Utilities - Elec	\$86,696
Utilities - Natural Gas	\$10,059
Utilities - Water	\$24,080
SUBTOTAL	\$319,146
GROSS INCOME	\$918,172
NOI	\$599,026

IMPROVEMENTS

- HVAC – New Chiller Upstairs and State-of-the-Art VRF System Downstairs
- New Architectural Glass in Corridors
- Trespa Exterior Cladding
- Custom Designed/Built Monument Staircase
- Whole Building Secured Server Closet
- Great Parking Ratios
- Low Maintenance Landscaping
- New TPO Roof in 2021
- Two New Thyssenkrupp Elevators (2021 & 2022)
- Covered Porte Cochère
- Standard Building Design for All Finishes (Doors, Hardware, Glass, etc.)



41,178 SF
BUILDING AREA

3.47
TOTAL ACRES

2019
YR RENOVATED



TENANT OVERVIEWS

Biomat USA (Grifols)

SUITES 20 & 150 · 16,106 SF EACH

Grifols (BME: GRF), a \$6 billion global biotech company, operates 390+ U.S. plasma centers under the Biomat USA banner, supplying raw material for life-saving immunoglobulin and coagulation therapies. In March 2025, the company acquired 14 more U.S. centers for \$135 million, underscoring an aggressive expansion pipeline and deep balance-sheet commitment.

The Edmond facility runs two shifts, averages 800 weekly donations, and was upgraded in 2024 with FDA-compliant HVAC and backup-power redundancy, investments that cement site permanence because moving centers triggers costly new FDA approvals. This location has proven to be a top-performer for them, according to local staff, and currently operates 7 days a week.

www.grifolsplasma.com

Remedy Health (DPC)

SUITE 100 · 2,942 SF

Remedy Health pioneered Oklahoma's fastest-growing direct-primary-care (DPC) network, offering unlimited visits, virtual consults, and in-home care for a flat monthly fee. The six-clinic system posts 91% patient-retention rates, and its Edmond flagship location doubled membership in the past 18 months after adding women's health and sports-medicine lines.

With a Remedy Health membership, patients have the flexibility to visit any Remedy clinic across Oklahoma with on-site labs, X-ray, and pharmacy, and can choose any doctor from Remedy Health's team of leading primary health care experts. With a focus on holistic care, doctors at Remedy Health focus on prevention rather than solely addressing symptoms.

www.remedyhealth.care

Resolv Healthcare (Harris Computer)

SUITE 10 · 7,696 SF

Founded in 1996 as Innovative Healthcare Systems and acquired in 2021 by Harris Computer, a Constellation Software (TSX: CSU) operating group, Resolv Healthcare delivers end-to-end revenue-cycle, coding, and patient-engagement solutions to hospitals and large physician groups nationwide. The platform's credentialing engine, analytics dashboard, and payer-portal integrations automate more than 32 million claim transactions annually, driving average client net-reimbursement lifts of 6-10 percent.

The Edmond office, staffed by 52 analysts and medical coders, anchors Resolv's Midwest operations and houses the firm's national call-center hub, tying the tenancy directly to head-office decision-makers and reinforcing long-term "stickiness." Continuous hiring, plus a shift to hybrid work, required a 2024 suite re-stack that added collaboration zones without reducing rentable area.

www.resolvhealthcare.com

Ramona S. Hanson, P.C.

SUITE 130 · 2,425 SF

For 36 years, attorney Ramona Hanson has specialized in Social Security disability and workers'-comp claims, winning benefits for more than 4,000 Oklahomans statewide. The practice relies on HIPAA-compliant tele-intake and centralized document storage, both requiring robust, climate-controlled office space, making relocation operationally disruptive and unlikely.

TENANT OVERVIEWS

Edmond Primary Care

SUITE 105 · 2,189 SF

Locally owned by Amanda Bodine, PA, and situated within walking distance of the University of Central Oklahoma, Edmond Primary Care captures both student and family demographics, delivering same-day visits, on-site labs, and chronic-disease management. The clinic's "UCO Preferred Provider" status funnels an average 300 new patients per semester, reducing rollover risk.

Services at Edmond Primary Care include annual physical exams, sick visits and testing, pain relief injections, minor injury care, IV hydration therapy, women's healthcare services, weight management, allergy relief, mental health services and more. With broad insurance coverage, the office location strives to make healthcare accessible to as many people as possible.

www.edmondprimarycare.com

360 Physical Therapy (PRN)

SUITE 110 · 3,476 SF

Part of Physical Rehabilitation Network's 250-clinic platform, 360 Physical Therapy spans 20+ Arizona and Oklahoma sites and focuses on evidence-based orthopedics, aquatic therapy, and chronic-pain programs. The Edmond facility delivers 60-minute evaluations and maintains the network's top Net Promoter Score, driving insurer "center-of-excellence" referrals and above-market visit volumes.

360 Physical Therapy treats a variety of injuries resulting from sports, work, or medical procedures, as well as chronic pain issues and disease management. After a thorough assessment, a trained physical therapy specialist will provide a custom treatment plan in a compassionate, supportive environment.

www.360physicaltherapy.com

Metabolic Center of Oklahoma

SUITE 120 · 2,960 SF

With a physician-led team specializing in hormone-replacement, weight-loss, and metabolic-syndrome care, Metabolic Center leverages EvexiPEL bio-identical pellet therapy and DEXA scanning for recurring-revenue treatment plans. Patient waitlists prompted a 2025 expansion of adjacent space for body-composition testing, signaling ongoing space demand.

Comprehensive patient-centered healthcare, bariatric medicine, post-surgery plans, osteoporosis treatment, IV therapy and hormone replacement are just a few of the services offered in the Edmond location. A leading clinical practice with over 30 years of combined experience, Metabolic Center of Oklahoma provides exceptional healthcare services to the community.

www.metaboliccenterok.com



Representative Photo

TENANT OVERVIEWS

Waterstone Mortgage (NASDAQ: WSBF)

SUITE 170 · 440 SF

Waterstone Mortgage, a wholly owned subsidiary of WaterStone Bank, funds more than \$4 billion in home loans annually and lends in 48 states. The Edmond micro-branch employs in-house underwriters, enabling 15-day average closings and a 98% customer-satisfaction score, metrics that support franchise longevity despite the suite's compact footprint.

Waterstone Mortgage has a long history of working with people across the nation to help them achieve their homeownership dreams, assisting more than 19,000 families and individuals each year. While the current headquarters is located in Brookfield, Wisconsin, Waterstone has employees and offices across the nation.

www.waterstonemortgage.com

Economy Hearing (“Total Hearing”)

SUITE 160 · 1,200 SF

Family-owned since 1959 and now Oklahoma's largest independent hearing-aid network, Economy Hearing operates six clinics and maintains exclusive distribution of Audibel technology. Services include diagnostics, device fitting, and lifetime maintenance, creating annuity-like cash flow that supports steady rent coverage, even in downturns.

Economy Hearing will determine a patient's level of hearing loss and ability to understand speech through comprehensive evaluations, followed by a discussion on solutions. Outstanding professional expertise and state-of-the-art hearing instruments, combined with unmatched technology and repair services, have proven to create an unsurpassed level of care.

www.economyhearing.com

A-Tech, Inc.

SUITE 175 · 440 SF

Since 1977, Tulsa-based A-Tech has distributed heaters, sensors, controls, and instrumentation from 50+ manufacturers to aerospace, food-processing, and chemicals clients across the Mid-South. The Edmond sales office expands same-day delivery coverage for central Oklahoma and includes a demo lab showcasing automation solutions – capital put-in that discourages near-term relocation.

The company makes 23,500 shipments annually from their modern facilities and has more than \$1 million in on-site inventory. They also host helpful training events to share the latest automation innovations and trends.

<https://atech-inc.com>



Representative Photo

LOCATION OVERVIEW

Edmond is located in Oklahoma County, Oklahoma, and is a part of the Oklahoma City (OKC) metro area in the central part of the state. The population of Edmond was 98,103 in 2023, making it the fifth-largest city in Oklahoma, while the larger OKC metro area has an estimated population of more than 1.4 million.

With low business costs, a strong workforce, and affordable property, Edmond offers numerous resources to help businesses stay competitive. More than 55% of residents have at least a bachelor's degree, giving Edmond one of the most educated workforces in the state. Within a commute time of 20 minutes, employers have access to more than 680,000 workers and another 100,000 students attending area colleges and universities. Some of the largest employers in Edmond include the University of Central Oklahoma, Integris Health, Mercy Edmond, OU Medical Center, and Crest Foods.

See which two Oklahoma cities *Southern Living* called 'Best Cities On The Rise' >>



Residents of Edmond enjoy a cost of living well below the national average in a city rich with culture, entertainment and art. The city also has a thriving healthcare industry that includes major providers like Integris Health, Mercy, OU Health, SSM Health and Summit Medical Center.

Home to two major universities and a nationally recognized technology center, Edmond is a city rich in education and training. The University of Central Oklahoma (UCO) has an enrollment of approximately 12,600 and offers 123 undergraduate areas of study and 82 graduate majors, while Oklahoma Christian University enrolls around 2,500 students each year, focusing on 65 undergraduate programs. UCO is one of the state's oldest public institutions of higher learning and a key contributor to workforce and community development in Oklahoma. In addition, Francis Tuttle Technology Center partners with Edmond Public Schools and area businesses to serve the community with workforce development programs and services. Francis Tuttle's Edmond location, the Danforth Campus, opened in August 2021, and houses career training programs, multiple college-prep academies, AXIS (business incubator), design thinking studios, and a product realization lab.

Edmond is also home to the state's third-largest school district. From a 1970 population of 4,000 students, they have grown to serve over 25,000. The district is also the state's most honored public school district, with 11 nationally recognized Blue Ribbon Schools and all three high schools listed among America's Best High Schools by Newsweek.

OKLAHOMA CITY MARKET

Long-Term Growth Prospects

Oklahoma City has emerged as one of the fastest-growing metropolitan areas in the United States, blending a strong cultural identity with a dynamic, diversified economy. Once best known for its energy sector, the city has broadened its economic base to include aerospace, biotechnology, logistics, and professional services, fueling steady job creation and population growth. With its central location, business-friendly climate, and continued investment in infrastructure and innovation, Oklahoma City stands out as a hub of opportunity in the heart of the country.

Employer	Employees
State of Oklahoma	37,600
Tinker Air Force Base	26,000
Oklahoma State University - Stillwater	13,940
University of Oklahoma - Norman	11,530
INTEGRIS Health	11,000
Amazon	8,000
Hobby Lobby Stores Inc	6,500
Mercy Hospital	6,500
SSM Health Care of Oklahoma, Inc.	5,600
FAA Mike Monroney Aeronautical Center	5,150
OU Health Sciences Center	5,000
City of Oklahoma	4,500
OU Medical Center	4,360
Paycom	4,200
The Boeing Company	3,740

Oklahoma City Metro

\$84B
Regional GDP

1.49M
Population

3.3%
Unemployment

770K
Employment



OKLAHOMA CITY MARKET

Biotech

- 36,000 workers with a 20% employment growth since 2017
- 563 established businesses with \$84k average wages
- \$316M in annual bioscience-related university/biomedical institution R&D expenditures
- A \$35-million grant will help launch six core biotech projects in Oklahoma City
- The Oklahoma City Innovation District is a thriving ecosystem of collaboration, innovation and economic growth located in Northeast Oklahoma City, surrounded by internationally acclaimed organizations spanning healthcare, bioscience, aerospace, specialized manufacturing, academia, technology and energy.

[Read More >>](#)



University of Oklahoma

- Founded in 1890, the University of Oklahoma (OU) is the state's flagship university located in Norman, Oklahoma
- In Fall 2023, the university had 32,676 students enrolled across campuses in Norman, Tulsa, and Oklahoma City
- OU has more than 2,600 full-time faculty members and an annual operating budget of approximately \$2.4 billion
- OU Medical Center in Oklahoma City is the only comprehensive academic hospital in the state, and serves as Oklahoma's only Level I trauma center; a new adult patient tower opened in 2020, offering an additional 144 beds and 32 new operating rooms.

OKLAHOMA CITY MARKET



Will Rogers World Airport

The hub of Oklahoma City's aviation industry is Will Rogers World Airport (WRWA) with approximately 10,000 employees and 67 tenants, including the Federal Transfer Center, ARINC, Metro Tech Aviation Career Center and Southwest Airlines Reservation Center – as well as Oklahoma City's Foreign Trade Zone (FTZ). A recent \$110 million renovation nearly doubled the size of the terminal, expanding and updating amenities to make traveling as effortless and enjoyable as possible for the 3.7 million passengers it serves every year.

Oklahoma City Sees Record Growth in Air Travel at Will Rogers International Airport

January 2025 – 2024 was a record-breaking year for Oklahoma City, marked by growth across various sectors, including air travel. Will Rogers International Airport saw its highest-ever passenger traffic, with over 4.6 million passengers traveling through the facility... [read more >>](#)

Development News

Oklahoma City Holds Top Spot as Most Affordable Large City in 2024

February 2025 – Oklahoma City is holding steady as the most affordable large city in the U.S., according to the 2024 annual Cost of Living Index (COLI)... [read more >>](#)

Oklahoma ranks 11th in U-Haul's 2024 Growth Index

January 2025 – Oklahoma has emerged as the 11th fastest-growing state in 2024, according to the U-Haul Growth Index data that analyzed one-way customer transactions during the past year. Oklahoma moved up 30 spots from 2023, the largest increase of any state... [read more >>](#)

Greater OKC Chamber Releases 2024 “By the Numbers

November 2024 – The 2024 By the Numbers report from the Greater Oklahoma City Chamber shows that the region continues to experience significant growth and economic expansion. From population increases to sector growth... [read more >>](#)

Pratt & Whitney's \$255M Commitment to OKC's Aerospace Industry

October 2024 – Aerospace manufacturer, Pratt & Whitney, is hosting the ribbon cutting ceremony at the new OKC Sustainment Center. The \$255 million investment... [read more >>](#)

In 2024, the Oklahoma City metro economy experienced year-over-year nonfarm annual job growth of 2.1% or a gain of 14,700 jobs. The largest percentage year-over-year preliminary job gains were found in education & health (6.6%), construction (6.5%), leisure & hospitality (5.3%), other services (4.0%), government (2.6%), and mining/oil & gas (1.0%). In January 2025, the Greater Oklahoma City Partnership reported 95 companies currently considering relocating or expanding in the region; positive OKC metro nonfarm job growth is expected in 2025, with the baseline job forecast scenario growing by 2.5% or adding nearly 18,200 jobs.

Source: www.greateroklahomacity.com



Households

Household Income

Household Income	1 mile	3 miles	5 miles
2024 Average HH Income	\$83,770	\$104,938	\$118,958



INTERIOR PROPERTY PHOTOS



EXCLUSIVELY LISTED BY

Jonathan Thompson

Partner

(405) 406-4045

JThompson@TrioCRE.com

OK Lic #170776



3856 S. Boulevard, Suite 240
Edmond, OK 73013

www.TrioCRE.com

DISCLAIMER

The information contained in this brochure has been obtained from sources believed to be reliable. Trio Commercial Real Estate ("Trio CRE") makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. All square footages and dimensions are approximate. The property may be withdrawn, modified, or leased without notice, and this brochure is provided for information-only purposes; it is not an offer or solicitation to lease or sell. Prospective tenants or purchasers must perform their own independent investigation, verification, and due diligence, including consulting legal, financial, and tax advisors, before entering into any transaction. Trio CRE is licensed in the State of Oklahoma.

Copyright © 2025 Trio Commercial Real Estate, LLC. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means—electronic, mechanical, photocopying, recording, or otherwise—without prior written permission from Trio CRE.