

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	24,894 SF
Available SF:	3,493 - 5,971 SF
Number of Units:	2
Year Built:	2023

### PROPERTY OVERVIEW

Introducing an excellent leasing opportunity at 8516 S. Portland, Oklahoma City. This state of the art medical facility has ample parking and great tenant synergy. Recently built in 2023, this property has great amenities, with upscale finishes. The property is located in a prime growth area, with very easy access to I-44 and just minutes from Downtown OKC. Each space is move in ready allowing for your business to be operational almost immediately. Don't miss this fantastic opportunity.

### PROPERTY HIGHLIGHTS

- Brand New Construction
- Ample Parking
- Great Visibility and Location
- Move in ready medical spaces
- Equity Shares Available

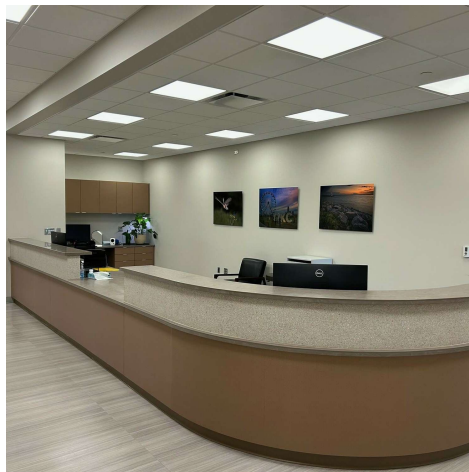
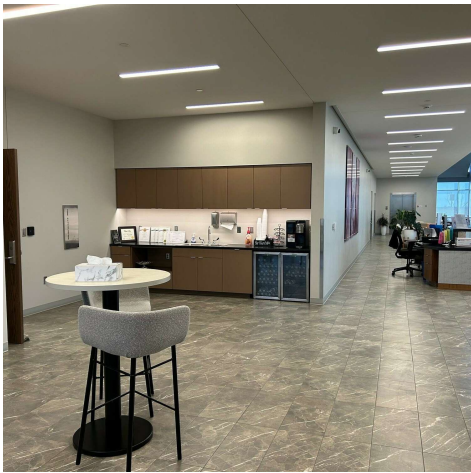
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## ADDITIONAL PHOTOS



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## AVAILABLE SPACES

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 200	5,971 SF	NNN	\$25.00 SF/yr	Move in ready Medical Clinic 6 exam rooms 3 consultation rooms 2 private offices Large nursing station Large infusion or treatment area Large lab area Breakroom 2 private bathrooms
■ Suite 100	3,493 SF		Negotiable	Sublease opportunity in a move in ready, turnkey medical clinic. Shared reception Shared nursing station 3 exam rooms Lab area 1 private office or consult room Access to breakroom Access to conference room

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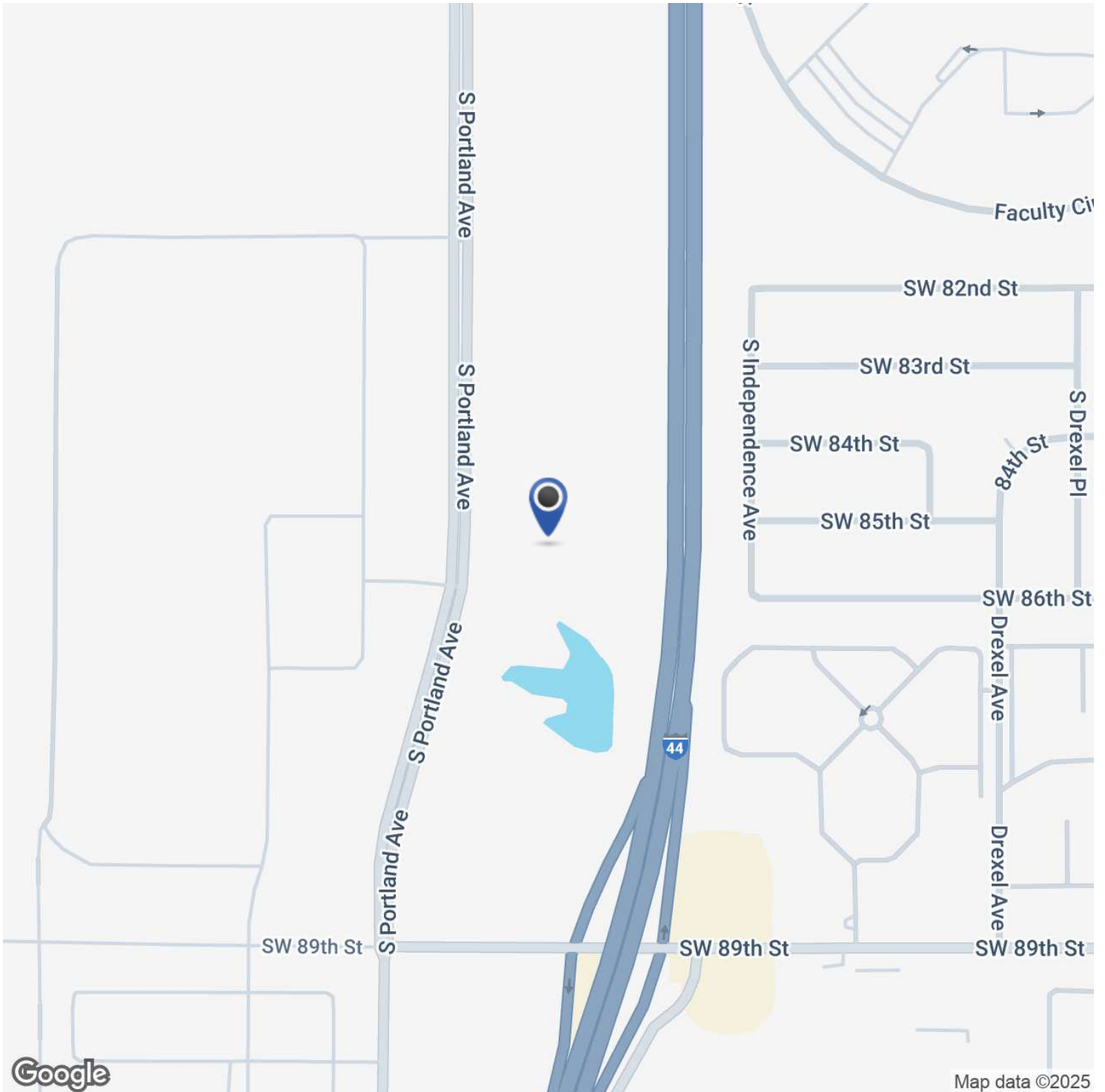
## FLOOR PLANS-SUITE 200



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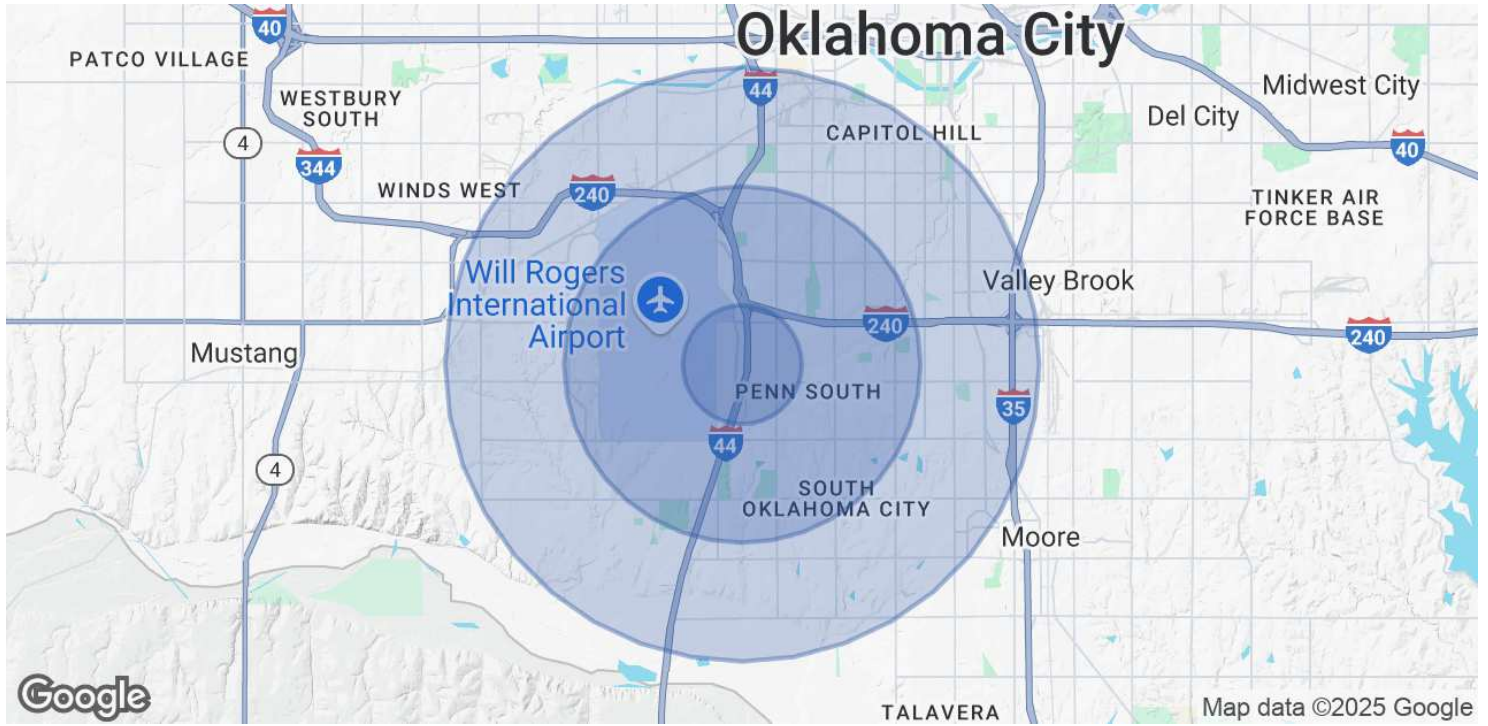
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,733	76,277	169,896
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,187	27,936	61,809
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$76,159	\$74,608	\$72,567
Average House Value	\$181,716	\$192,032	\$188,715

Demographics data derived from AlphaMap

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