

3311 E 46TH ST
TULSA, OK 74135

PURCHASE PRICE: \$2,595,000.00



CONTEMPORARY MIDTOWN MEDICAL
OWNER/INVESTMENT OPPORTUNITY

 **equitas™**
realty advisors, LLC

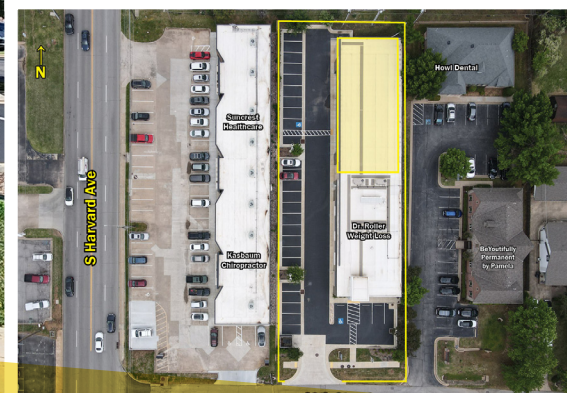
Monty Berry, CCIM

Cell (918) 695-4162

E-mail Monty@EquitasRealty.com



3311 E 46th St
Tulsa, OK 74135



PROPERTY SUMMARY

3311 E 46th St
Tulsa, OK 74135



Price

Purchase Price:
\$2,595,000.00



Building Sizes

9,750 SF \pm
(Architect Records)



Land Area

27,500 SF(.65-AC)



Construction

2019 YOC



Zoning

Office Light (OL)



Parking

29 Striped Spaces



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TRADE AREA MAP

CONTEMPORARY MIDTOWN MEDICAL FOR SALE

Highlights:

- Prime Midtown medical building for both occupancy and tenant investment control
- Flexible owner/user size for partial or full building
- Seller leaseback of 4,800 SF with 14 year lease term remaining (RW)

Construction:

- Construction in 2019
 - Steel & CMU Structure
 - Decorative insulated metal panel (IMP) and buff brick exterior
 - Aluminum framed glass windows

Interior:

- Bar joists metal framing 5' off center
- 13' Ceiling Heights
- Acoustical grid
- LED/fluorescent lighting
- Vinyl flooring surfaces

Electrical & Mechanical Systems:

- Rooftop mounted package units (Suite A)
- 120 /240 Electric with 400 Amp
- Wetpipe sprinkler system
- Separate electrical panel services for Suite B Shell

Signage:

- Large monument signage
- Building fascia potential

Financial Overview

Sales Price:	\$2,595,000.00
Building Size:	9,750 SF
Lease Tenant:	RWL Bariatric Management, LLC
Tenant Lease Size:	4,800 SF
Lease Term:	14 Years; Expires 12/31/38
Lease Type:	Triple Net (NNN)
Average Rental Rate:	\$33.90/SF
Average Annual Income:	\$162,730.00



CONTEMPORARY MIDTOWN MEDICAL FOR SALE

Rent Roll - 3311 E 46th St

Suite	Tenant	Lease				Base Rent Ranges		
		S F	Term/Since	Lease End	Annual Increase	/SF	/Mo	/Year
A	RWL Bariatric Management, LLC (RWL) dba Roller Weight Loss Clinic	4,800	14 Years	12/31/2038	3%	\$27.30 -	\$10,920.00 -	\$131,040.00 -
			12/1/2021			\$42.53	\$17,012.00	\$204,144.00
B	Vacant Shell Space	4,950						
Total Building Size SF		9,750				Totals:	\$10,920.00 - \$17,012.00	\$131,040.00 - \$204,144.00

Operating Expenses (2023)

TYPE	AMOUNT
Op Ex Reimbursement - RWL	\$25,226.27
Utilities (Elec, Water/Sewer) (RWL)	\$12,660.33
Landscaping and Groundskeeping	\$1,190.00
Insurance	\$3,753.62
Real Estate Taxes	\$14,344.00
Building Maintenance	\$5,163.72
NET TOTAL	\$37,111.67
TOTAL	\$11,885.40

Notes:

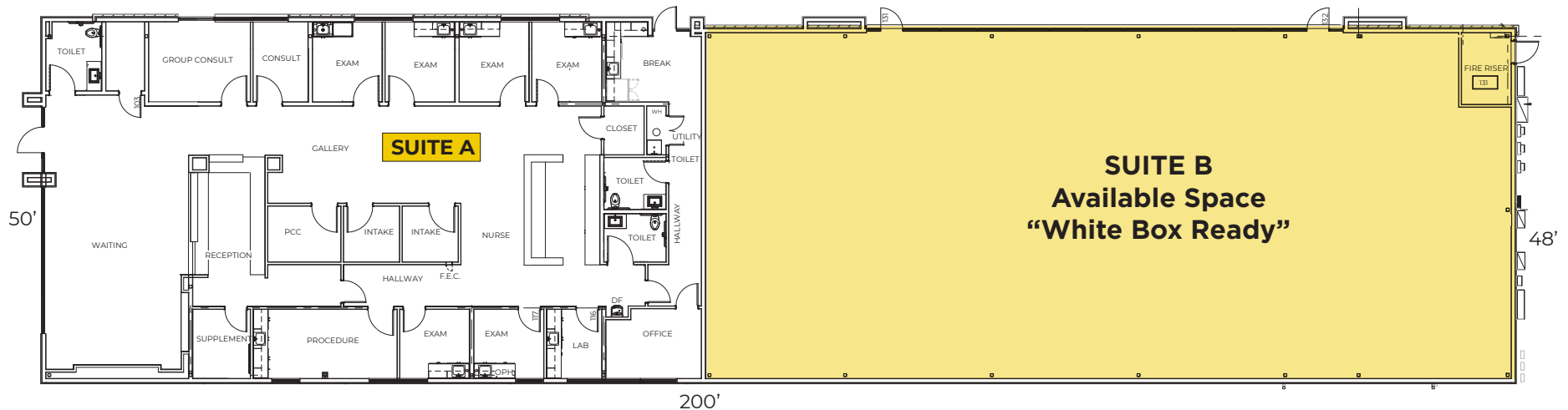
- RWL Lease amended September 2023 starting new lease year.
- Property self-managed by Owner, no management fees or renewal commissions applied
- Building Maintenance includes Alarm, Fire Monitoring, Fire System, & Repairs and Maintenance
- Utility expenses paid by Tenant
- Real estate taxes applied are 2024 tax year. New sale will trigger increase in 2025.
- Per Lease, RWL reimburses Landlord 50% of total Operating Expenses (proportionate share)

EXTERIOR PHOTOS



CONTEMPORARY MIDTOWN MEDICAL FOR SALE

**3311 E 46th St
As Built**



Total SF: 9,750 SF

Suite A: Roller Weight Loss - 4,800 RSF (Lease)

Suite B: Available - 4,950 SF \pm (divisible, white box ready)

CONTEMPORARY MIDTOWN MEDICAL FOR SALE

Suite A - Roller Weight Loss



Suite B - Available White Box Ready Space

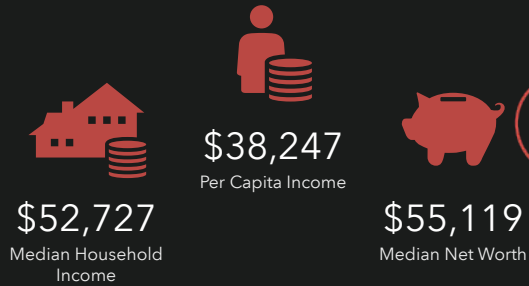


Employment Overview

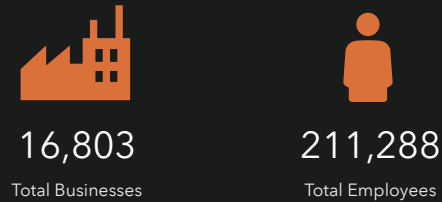
3311 E 46th St, Tulsa, Oklahoma, 74135

Ring of 5 miles

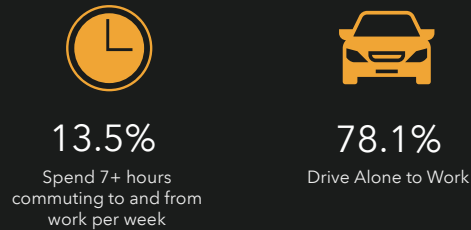
INCOME



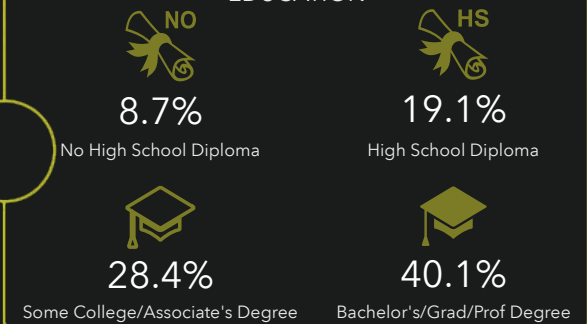
BUSINESS



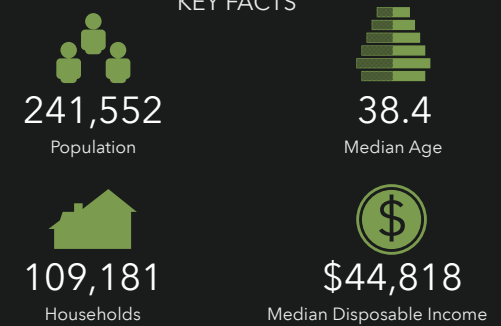
COMMUTERS



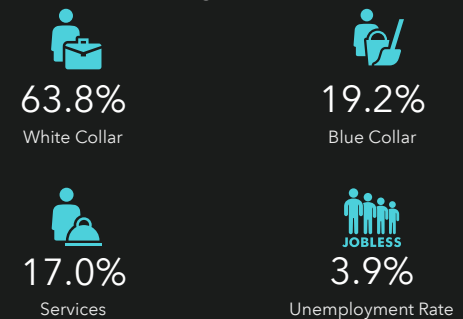
EDUCATION



KEY FACTS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).

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CONTEMPORARY MIDTOWN MEDICAL FOR SALE



Tenant since January 2019.

Roller Weight Loss & Advanced Surgery is a highly regarded medical practice specializing in both surgical and non-surgical weight loss solutions. With a presence in multiple locations, including Fayetteville, Fort Smith, and Tulsa, the practice is dedicated to helping individuals break free from obesity and live healthier, happier lives. They are known for their personalized care, expert team of surgeons, and commitment to patient education and support throughout their weight loss journey.

