



# XPRESS WELLNESS URGENT CARE

949 E Taft Ave | Sapulpa, OK | Tulsa MSA



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## HIGHLIGHTS



### Prime Investment Opportunity

Single-Tenant Urgent Care Center with 7 Years Remaining on a Modified NNN Lease



### Attractive Rental Terms

10% Rental Increases Every 5 Years & at Each of the Two, 5-Year Options | Minimal Landlord Responsibilities



### High-Growth Urgent Care Network

Xpress Added Nearly 50 Locations Since 2018 | Total of 71 Locations Across Three States



### Quality Tenant & Parent Company

Strong Tenant | Xpress Wellness Recently Acquired by Goldman Sachs Alternatives in May of 2024 (Fitch Rating: A)



### Ideal Location

Located Less than 0.5 Miles from the Ascension St. John Sapulpa Hospital | E-Commerce & Recession Proof Tenant



### Dense Retail Corridor

Strong Suburban Submarket in the Tulsa MSA | Strategic Positioning Allows for Serving a Growing Local Population



#### Ani Paulson

Senior Vice President, Investment Sales  
apaulson@northmarq.com  
404.407.5907

In Association With:  
**Lindsey Vedros**  
OK Lic. #179701

