



# TULSA BONE & JOINT

TWO-TENANT MEDICAL OUTPATIENT BUILDING

*Bartlesville, Oklahoma*



SUBJECT PROPERTY

ASKING  
PRICE

**\$3,500,000**

ASKING  
CAP RATE

**7.50%**

CLICK HERE TO DOWNLOAD  
**OFFERING MEMORANDUM**



**NNN LEASE STRUCTURE**



**TENANT OPERATIONAL  
STRENGTH**



**BELOW MARKET RENTS**



**LOW VACANCY MARKET  
& STICKY LOCATION**

OFFERED EXCLUSIVELY BY



**Toby Scrivner**

Senior Vice President  
tscrivner@northmarq.com  
P: +1 918.794.9554



**Jeff Matulis**

Senior Vice President  
jmatulis@northmarq.com  
P: +1 918.794.9525  
OK Lic# 148554

**Colin Cornell**

Vice President  
ccornell@northmarq.com  
P: +1 918.794.9738

**Christian Vaughan**

Vice President  
cvaughan@northmarq.com  
P: +1 918.794.9544

**Caleb Edwards**

Senior Associate  
cedwards@northmarq.com  
P: +1 918.884.3148

**Daniel Anderson**

Associate  
danderson@northmarq.com  
P: +1 615.600.4741

**John Heitmann**

Producer - Debt Contact  
jheitmann@northmarq.com  
P: +1 847.323.0312

**Northmarq**

6120 South Yale Avenue | Suite 300  
Tulsa, Oklahoma 74136  
P: 918.494.2690  
Northmarq.com