

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$20.00 SF/yr (NNN) |
| Building Size:   | 24,894 SF           |
| Available SF:    | 2,000 - 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.

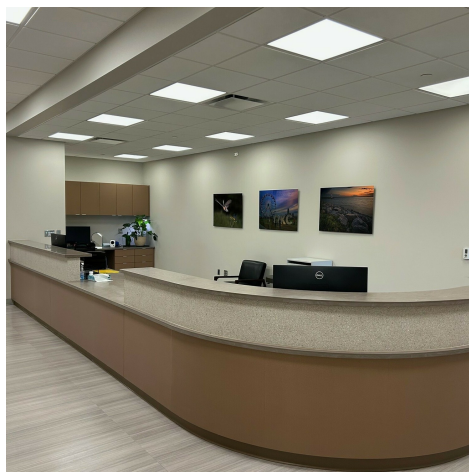
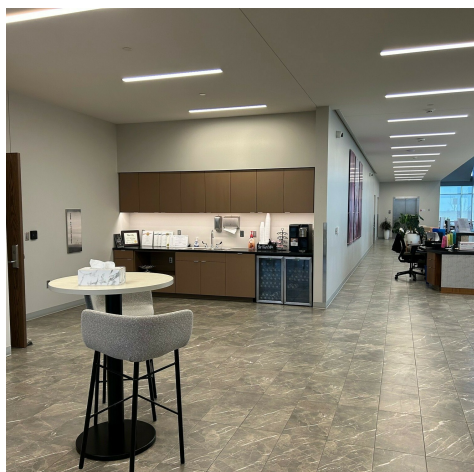
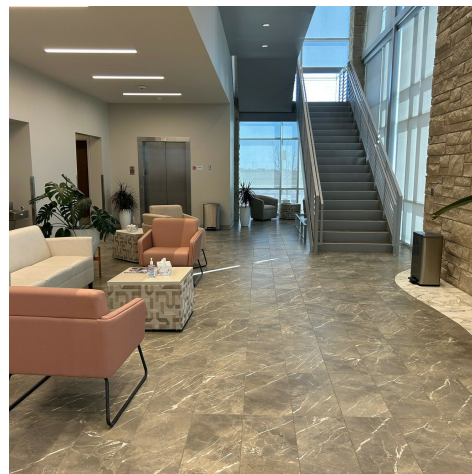
### PROPERTY HIGHLIGHTS

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

chase@creekcre.com  
405.570.3606  
**CHASE ANDERSON**

corry@creekcre.com  
405.845.5101  
**CORRY MAZZA**

## ADDITIONAL PHOTOS



chase@creekcre.com  
405.570.3606  
**CHASE ANDERSON**

corry@creekcre.com  
405.845.5101  
**CORRY MAZZA**

AVAILABLE SPACES

AVAILABLE SPACES

| SUITE       | SIZE (SF)        | LEASE TYPE   | LEASE RATE    | DESCRIPTION                                                                                                                                                                                                                        |
|-------------|------------------|--------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ Suite 200 | 2,000 - 5,971 SF | NNN          | \$20.00 SF/yr | Move in ready Medical Clinic<br>6 exam rooms<br>3 consultation rooms<br>2 private offices<br>Large nursing station<br>Large infusion or treatment area<br>Large lab area<br>Breakroom<br>2 private bathrooms                       |
| ■ Suite 100 | 3,493 SF         | Full Service | Negotiable    | Sublease opportunity in a move in ready, turnkey medical clinic.<br>Shared reception<br>Shared nursing station<br>3 exam rooms<br>Lab area<br>1 private office or consult room<br>Access to breakroom<br>Access to conference room |

chase@creekcre.com  
405.570.3606  
CHASE ANDERSON

corry@creekcre.com  
405.845.5101  
CORY MAZZA

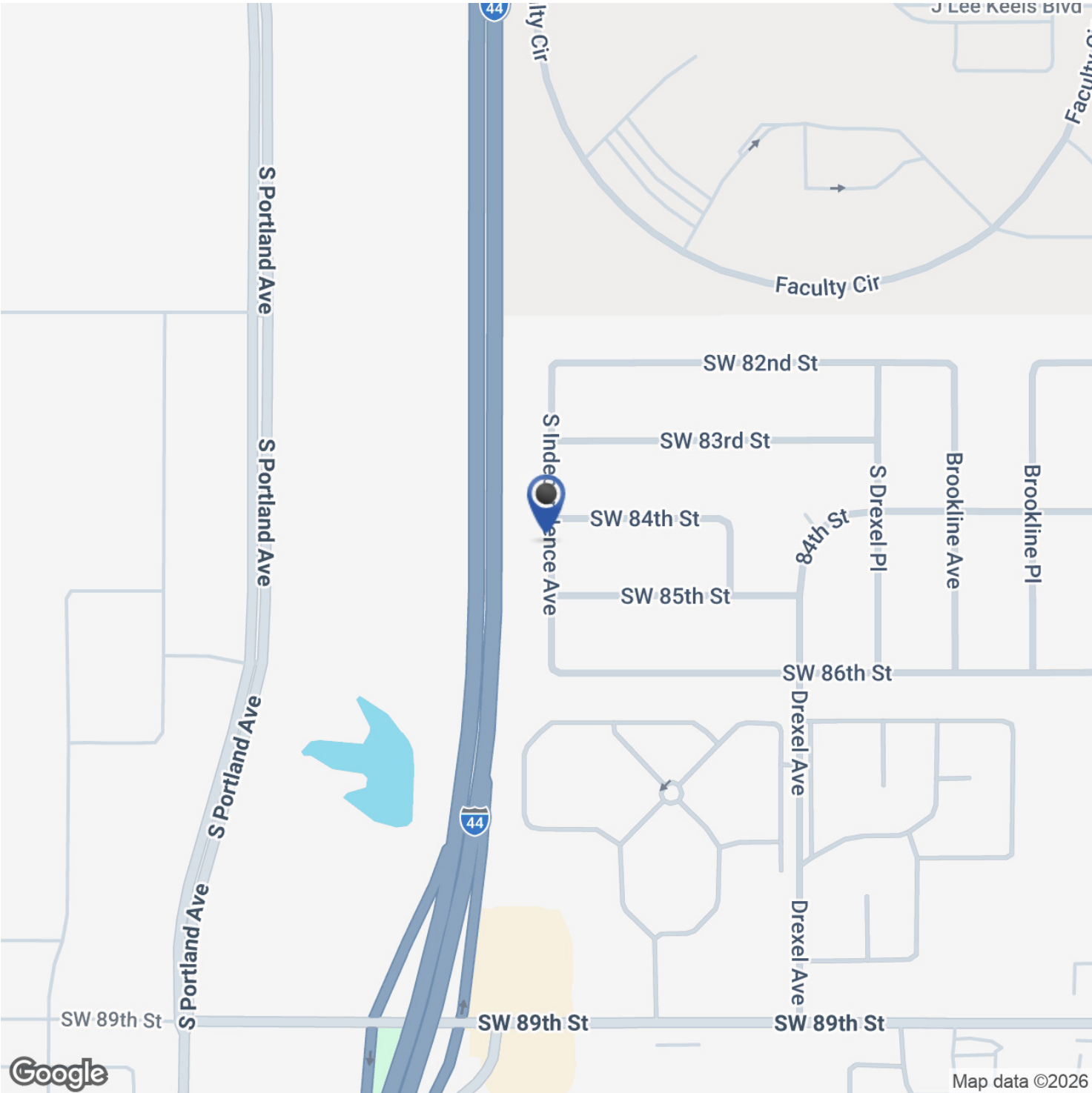
## FLOOR PLANS-SUITE 200



chase@creekcre.com  
405.570.3606  
CHASE ANDERSON

corry@creekcre.com  
405.845.5101  
CORY MAZZA

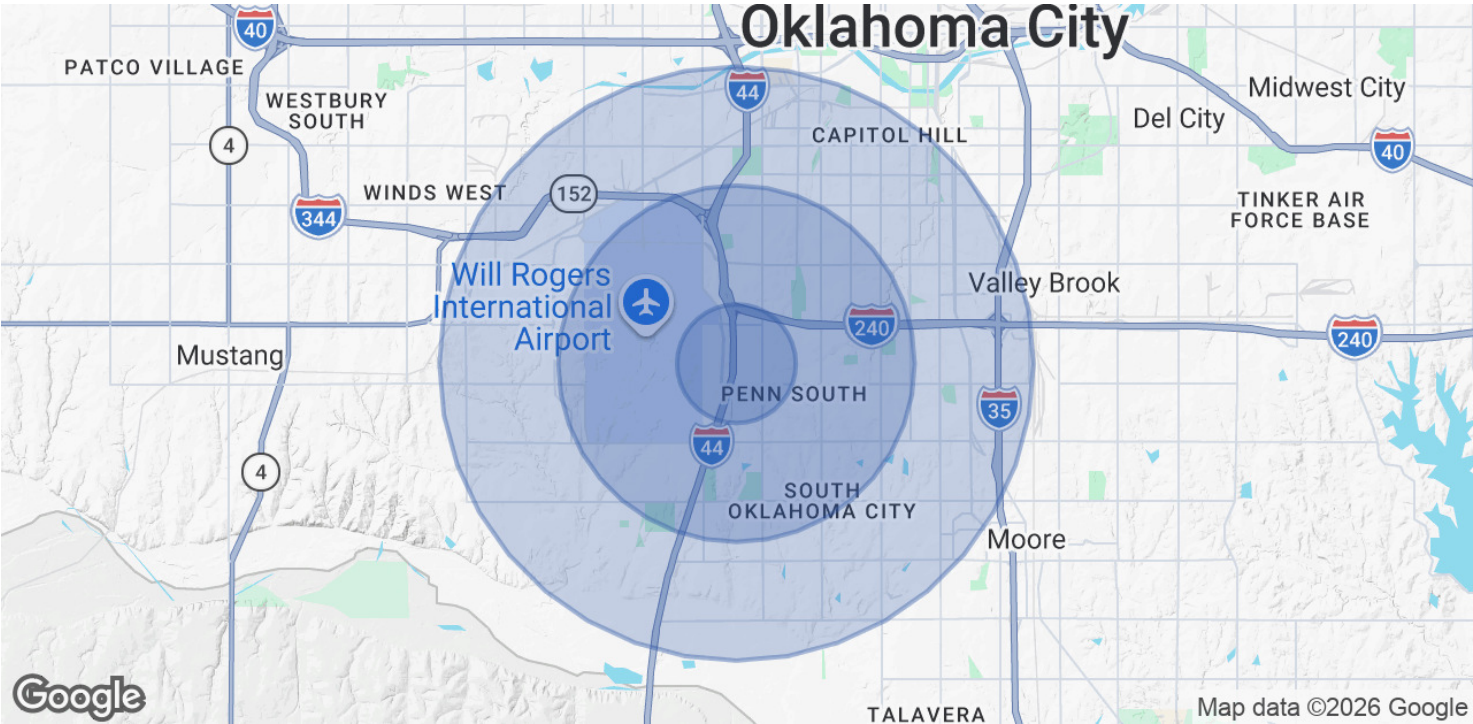
LOCATION MAP



chase@creekcre.com  
405.570.3606  
CHASE ANDERSON

corry@creekcre.com  
405.845.5101  
CORY MAZZA

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 |

2020 American Community Survey (ACS)

chase@creekcre.com  
405.570.3606  
CHASE ANDERSON

corry@creekcre.com  
405.845.5101  
CORY MAZZA