

900 N. Porter Avenue

Norman, Oklahoma 73071

PROPERTY HIGHLIGHTS

- 7.83% Cap Rate
- 64% Occupied
- Value-Add Opportunity
- Newly Renovated Common Area
- High Credit Tenants (Mercy, Redrock BHS)

SUITES AVAILABLE FOR LEASE

S310: 5,934 RSF MOL

LOCATION HIGHLIGHTS

- Directly Across from Norman Regional Hospital
- Near Oceans' Behavioral Health Center Development
- 1.5 Miles from University of Oklahoma Campus



TOTAL SF 68,472 RSF on 3.8 Acres MOL

BUILT 1985 / Renovated in 2021

ZONED C-3, C-2, CO

Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Medical Office Building For Sale or Lease













Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Medical Office Building For Sale or Lease









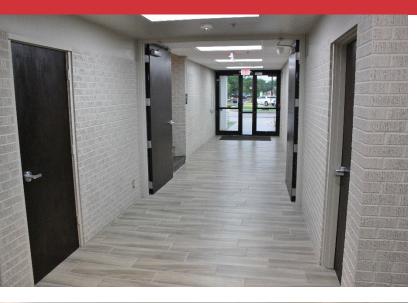




Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Medical Office Building For Sale or Lease













Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Medical Office Building For Sale or Lease













Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Medical Office Building For Sale or Lease













Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Medical Office Building For Sale or Lease



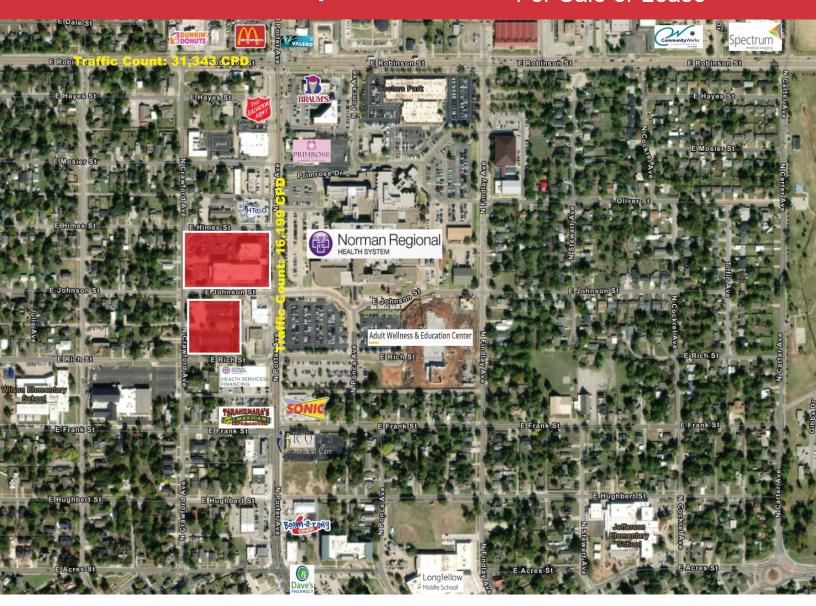


Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Nal Sullivan Group

Medical Office Building For Sale or Lease



Population	1 Mile:	3 Miles:	5 Miles:
	9,936	79,726	120,495
Average Household Income	1 Mile:	3 Miles:	5 Miles:
	\$54,538	\$69,807	\$80,878
Total Households	1 Mile:	3 Miles:	5 Miles:
	4,035	32,146	48,880

Matthew Pierce +1 405 203 3636 matt@naisullivangroup.com Cade Flesner +1 760 889 2305 cade@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.