

Doctor's Hospital Property



2323 S Harvard Ave
Tulsa, OK 74114

OFFERING MEMORANDUM

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Doctor's Hospital Property

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Exclusively Marketed by:

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Tulsa, OK

EXECUTIVE SUMMARY

01 Executive Summary

Investment Summary

Location Summary



OFFERING SUMMARY

ADDRESS
2323 S Harvard Ave
Tulsa, OK 74114

COUNTY
Tulsa

GROSS BUILDING AREA
±174,239 SF*

LOT SIZE
±6.6 Acres (287,452 SF)*

YEAR BUILT
1965*

OWNERSHIP TYPE
Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE
\$7,500,000

PRICE PSF
≈\$43.05

**Sourced from public tax records — to be verified during due diligence.*

About Doctor's Hospital Property

- Institutional medical facility in central Tulsa offered with existing in-place occupancy, **Medicare/Medicaid approved**, and significant repositioning upside.
- Approximately 30% of the building is **currently occupied (56 beds)**, leaving substantial space available for expansion.
- Property is zoned for multi-family development with approval for continued medical use, offering flexibility for redevelopment, continued healthcare operations, or a combination of both.
- Positioned along South Harvard Avenue, one of Tulsa's established north-south commercial corridors — approx. 109,000 vehicles per day on the Broken Arrow Expressway and 24,000 vehicles per day on S. Harvard Ave.
- Surrounded by residential neighborhoods, medical users, professional services, and retail amenities supporting healthcare, institutional, office, and specialty commercial uses.
- Central Tulsa location provides access to major arterial routes connecting to Downtown Tulsa, Midtown, and other regional employment centers.
- Large ±6.6-acre site creates an acquisition opportunity for healthcare operators, institutional users, investors, or redevelopment groups.

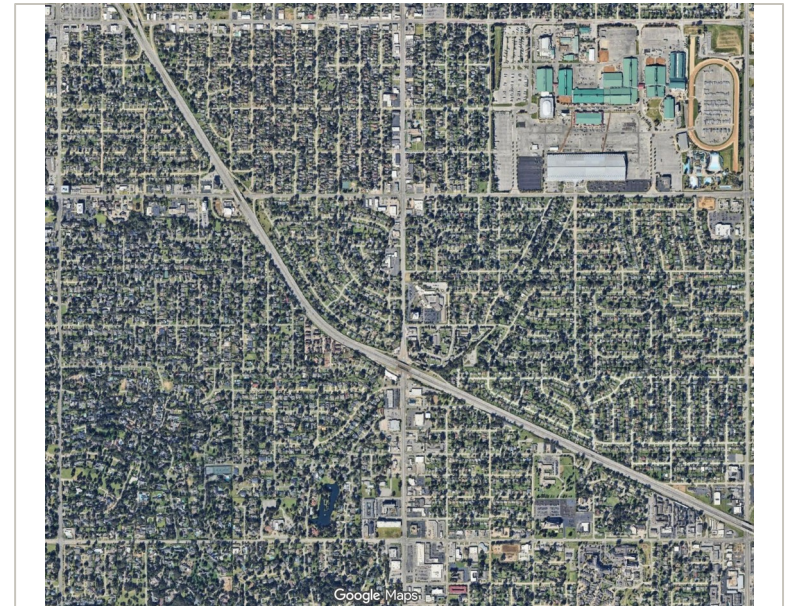
Central Tulsa, Along South Harvard Avenue

The property is located at 2323 S Harvard Avenue in central Tulsa, along one of the city's established north-south commercial corridors. South Harvard Avenue carries approximately 24,000 vehicles per day, with an additional 109,000 vehicles per day passing on the nearby Broken Arrow Expressway, giving the site strong regional visibility and access.

The surrounding area is a mix of residential neighborhoods, medical users, professional office space, and retail amenities, supporting continued healthcare, institutional, office, or specialty commercial use. The site's central position provides direct access to major arterial routes connecting the property to Downtown Tulsa, Midtown, and other employment centers throughout the metropolitan area.

The building is currently occupied in part by a medical/behavioral health operation, with the balance of the ±174,239 SF structure available for future planning, expansion, or adaptive reuse subject to buyer due diligence and applicable approvals.

Regional Map



Locator Map



PROPERTY DESCRIPTION



02 Property Description

Property Features

Aerial Map

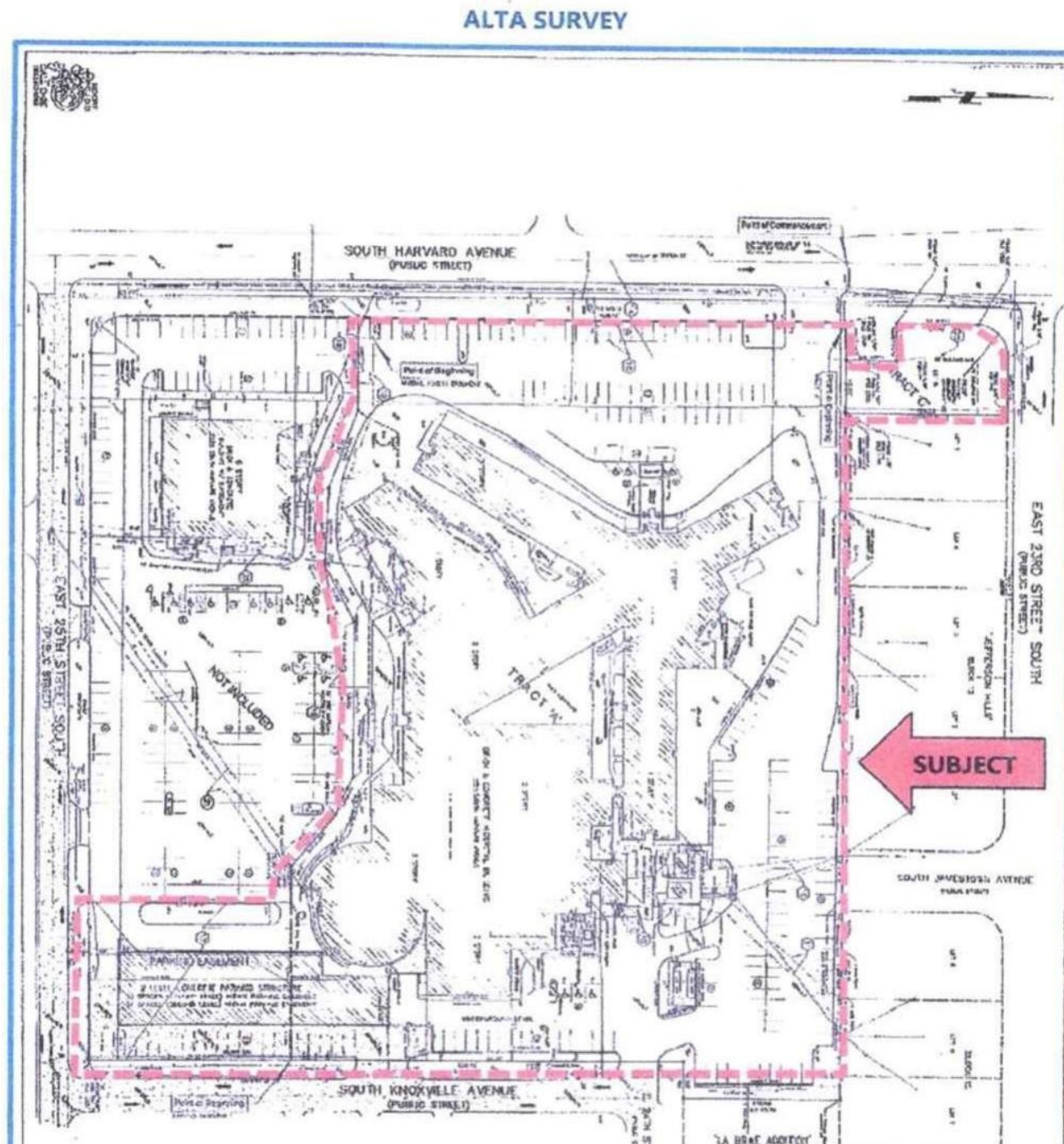
Property Images

PROPERTY FEATURES

PROPERTY TYPE	Hospital / Medical Facility
GROSS BUILDING AREA	174,239 SF*
LOT SIZE	6.6 Acres*
YEAR BUILT	1965*
CURRENT OCCUPANCY	30%
NUMBER OF TENANTS	1 (TCBH)
NUMBER OF STORIES	1 (TCBH) / 3 (Main Hospital)
PARKING	172 Spaces
ADA COMPLIANT	Yes
ZONING	MULTI-FAMILY (OM MEDICAL USE APPROVED)

**Sourced from public tax records — to be verified during due diligence. TCBH = Tulsa Center for Behavioral Health, the property's current tenant.*

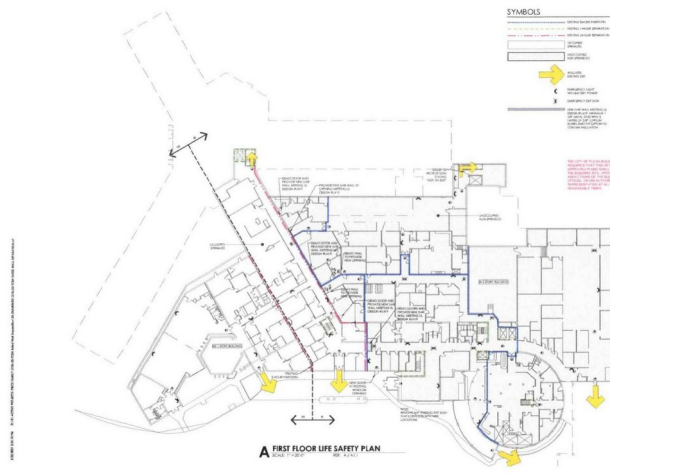




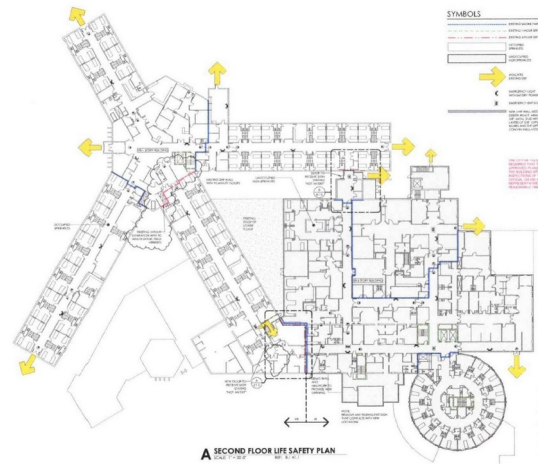
Property boundary shown in pink, subject tract indicated by arrow. Source: ALTA/NSPS Land Title Survey, Valbridge Property Advisors.

Fire & Life Safety Plans

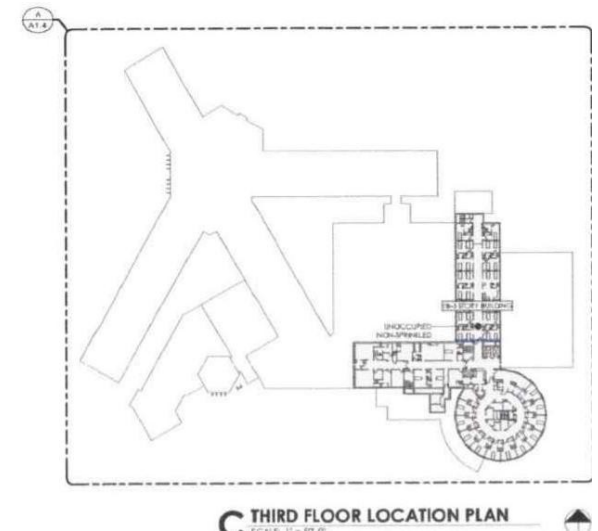
Architect-prepared life safety plans are on file for all three floors, documenting exit paths, rated wall separations, and emergency egress throughout the building. These plans were developed to meet a fire marshal requirement modifying exit paths within the existing structure, and reflect the building's current occupied and unoccupied areas by floor.



First Floor Life Safety Plan



Second Floor Life Safety Plan



Third Floor Location Plan



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