



PORTLAND PLAZA

OFFICE / MEDICAL INVESTMENT OPPORTUNITY

5700 N PORTLAND AVE, OKLAHOMA CITY, OK 73179

Portland Plaza is a well-located office/medical building in the heart of Northwest Oklahoma City's established medical corridor. The property is 82% occupied and offers immediate cash flow with upside through lease-up of 6,830 SF of vacancy and potential outparcel opportunity.

Positioned near Integris Health Baptist Medical Center with easy access to Northwest Expressway and I-44, the property benefits from strong tenant demand and excellent visibility along North Portland Avenue.

Major tenants include The Oklahoma City Indian Clinic, United Systems, and Integris Baptist Medical Center.



PRIME NORTH OKLAHOMA CITY LOCATION

Directly on N Portland Ave just south of Northwest Expressway



INTERSTATE ACCESS

Minutes to I-44 providing excellent access throughout the Oklahoma City metro



MEDICAL CORRIDOR

Located near Integris Baptist Medical Center in a strong medical & professional office hub

INVESTMENT HIGHLIGHTS



82%

OCCUPIED



8.00%

CAP RATE



\$325,757

NOI



\$107.35

PRICE / SF



\$4,070,000

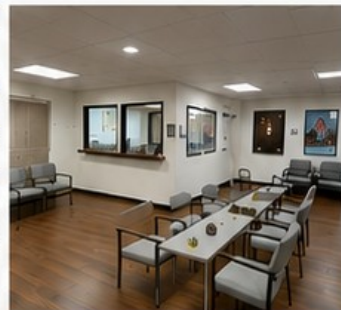
SALES PRICE

PROPERTY OVERVIEW

Property Type	Office / Medical
Building Size	37,914 SF
Vacancy	6,830 SF (5 Suites) and Potential Outparcel Opportunity
Occupancy	82%
Lot Size	1.94 Acres
Total Units	15
Parking Spaces	126 (3.3/1,000 SF)
Year Built	1972
Zoning	C-CBD
Market	North Oklahoma City
Price / SF	\$114.08 \$107.35
NOI	\$325,757
Cap Rate	7.50% 8.00%



PROFESSIONAL ENVIRONMENT



MOVE-IN READY SUITES



STRONG MEDICAL LOCATION

SURROUNDED BY STRONG DEMAND DRIVERS



INTEGRIS BAPTIST MEDICAL CENTER
0.3 MILES



NORTHWEST EXPRESSWAY
0.2 MILES



INTERSTATE 44
1.4 MILES



STRONG DAYTIME POPULATION



RETAIL, DINING & AMENITIES NEARBY

The information contained herein was obtained from sources believed reliable; however, it is not guaranteed. Prospective buyers are encouraged to verify all information.

FOR MORE INFORMATION, PLEASE CONTACT: ERIC WILLIAMS AT 405-819-1638

WHY PORTLAND PLAZA

STABLE TENANCY • OWNERSHIP INVESTMENT • FUTURE UPSIDE

PORTLAND PLAZA

5700 N PORTLAND AVE
OKLAHOMA CITY, OK 73179

STABLE MEDICAL & OFFICE TENANCY



United Systems is a leading provider of advanced technology and security integration solutions, serving commercial, healthcare, and government clients.

The tenant commenced occupancy in March 2017 and invested a significant amount into improvements and customization of their space, demonstrating a meaningful long-term commitment to the Property.



Significant Tenant Improvements



The Oklahoma City Indian Clinic is a respected healthcare provider delivering comprehensive medical services to Native American communities throughout the Oklahoma City metro.

A new 5-year lease was executed in May 2026 for a Women's Clinic, reinforcing tenancy stability and adding a specialized healthcare component to the Property.

Notably, the space was leased within 12 months of Medical Specialist's vacancy, demonstrating continued demand for medical office space in the immediate area.



New 5-Year Lease Executed in May 2026



INTEGRIS Wound Care specializes in advanced treatment for chronic and non-healing wounds through Oklahoma's leading health system.

The tenant's lease commenced in March 2018, with long-term occupancy expected due to their substantial investment in specialized equipment, including oxygen tanks and hyperbaric chambers, along with the strategic proximity to INTEGRIS Baptist Medical Center.



Medical Infrastructure Investment Supporting Long-Term Tenancy

VALUE CREATION & UPSIDE OPPORTUNITIES



IMMEDIATE LEASE-UP OPPORTUNITY

The Property currently offers five (5) available suites totaling 6,830 SF, providing immediate lease-up upside for a new owner. The suites are fully built out and, with only minor cosmetic refreshing, are considered medical users, reducing future capital requirements and downtime.



POTENTIAL OUTPARCEL / PAD SITE OPPORTUNITY

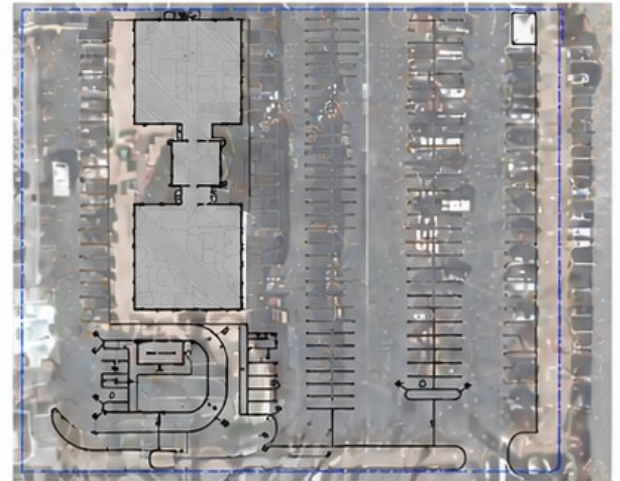
The south side of the Property presents future development potential for an outparcel/pad site, creating additional long-term value and monetization opportunities.

See attached coffee site concept.



FUTURE EXPANSION POTENTIAL

Ownership believes the Property may support additional square footage through expansion, potentially accommodated by a second elevator.



COFFEE SITE CONCEPT



6,830 SF AVAILABLE + FUTURE DEVELOPMENT POTENTIAL

CAPITAL IMPROVEMENTS & OWNERSHIP INVESTMENT

Since acquiring the Property in 2015, ownership has made substantial capital investments to improve building operations, functionality, and long-term reliability. These investments have enhanced the Property's infrastructure while reducing future capital expenditure needs for a new owner.

The building operates on a 3-pipe chiller/boiler HVAC system, and ownership has completed several major mechanical upgrades, including the replacement of a boiler/chiller, HVAC control system upgrades allowing remote monitoring and management, HVAC compressor replacements, and numerous additional HVAC-related improvements to maintain system performance and efficiency.

Additional ownership investments include upgraded badge access/security systems, modernized common area lighting and ceiling finishes, and more than \$110,000 in elevator improvements, including new electronics and hydraulic pumps. Further, a new TPO roof was installed on the south portion of the building at acquisition, providing long-term durability and added value. Collectively, these improvements position the Property for continued performance, allowing a future owner to benefit from significant prior capital investment.



Boiler / Chiller Replacement



HVAC Control System Upgrades (Remote Monitoring)



HVAC Compressor Replacements



Badge Access / Security Improvements



Common Area Lighting & Ceiling Renovations



\$110,000+ Elevator Improvements



New Electronics & Hydraulic Pumps



New TPO Roof on South Building



\$110,000+
ELEVATOR IMPROVEMENTS



REMOTE HVAC MONITORING SYSTEM INSTALLED

FOR ADDITIONAL INFORMATION
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