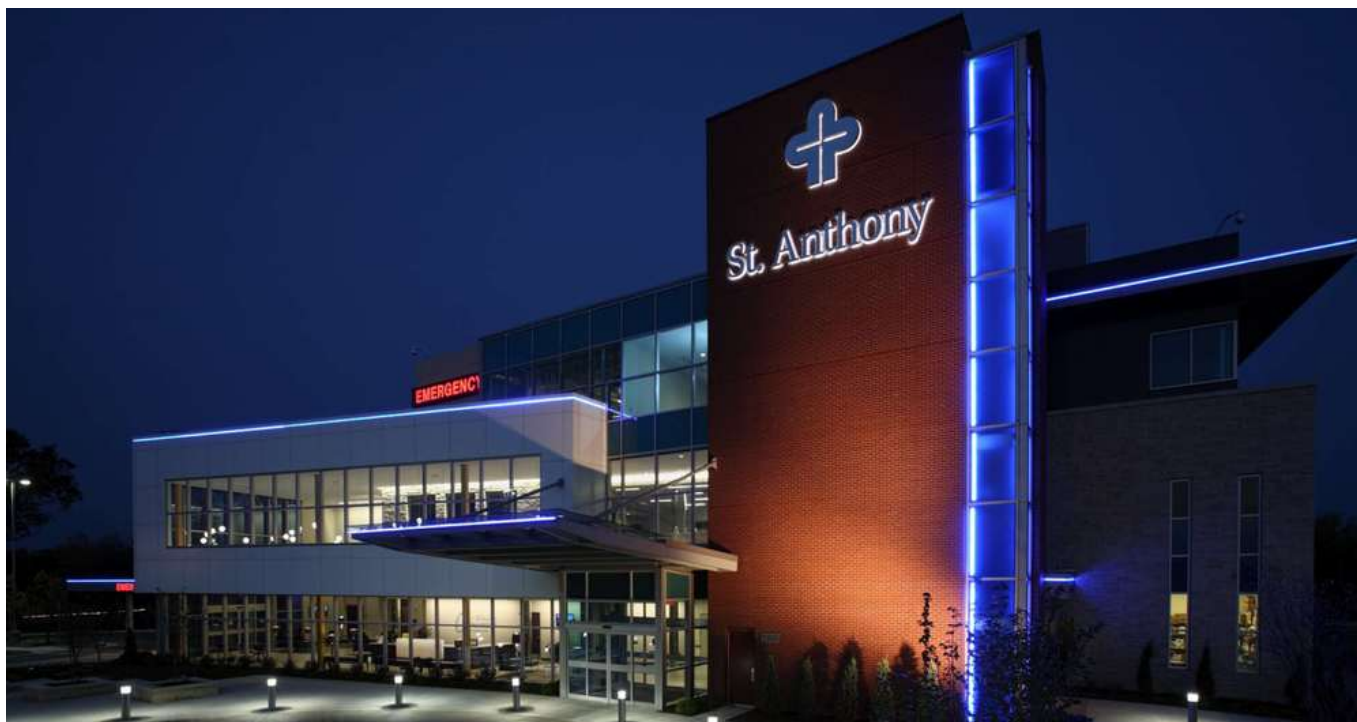


3400 S. DOUGLAS BLVD

ST. ANTHONY EAST HEALTHPLEX



OFFERING SUMMARY

Available SF: 2,941 SF

Lease Rate: Negotiable

Lease Type: Full Service

Year Built: 2012

Building Size: 52,000 SF

PROPERTY OVERVIEW

The St. Anthony East Healthplex is conveniently located at the intersection of I-40 and Douglas Blvd.. The exterior of the building is accented with natural stacked stone, and floor to ceiling windows, providing an abundance of natural light throughout the interior of the building. A state of the art pneumatic tube system was thoughtfully positioned throughout the building providing all physicians with controlled access to the full range of laboratory services located on the first floor.

LOCATION OVERVIEW

Located at the intersection of I-40 and Douglas Blvd.

For more information please contact:

TRE DUPUY

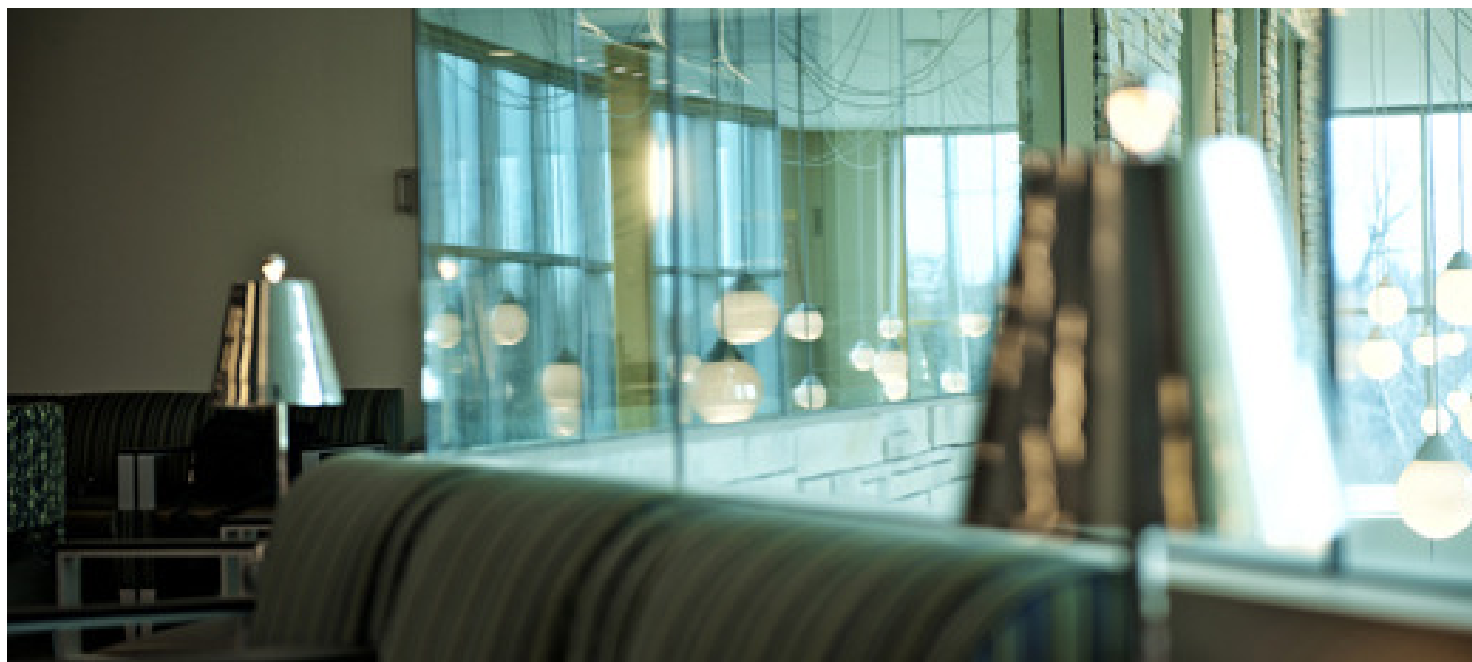
tdupuy@priceedwards.com
405.843.7474

CRAIG TUCKER

ctucker@priceedwards.com
405.843.7474

ST. ANTHONY EAST HEALTHPLEX

AVAILABLE SPACES



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
306	Medical	NEGOTIABLE	Full Service	2,941 SF	Negotiable	Fully equipped, rent ready suite

For more information please contact:

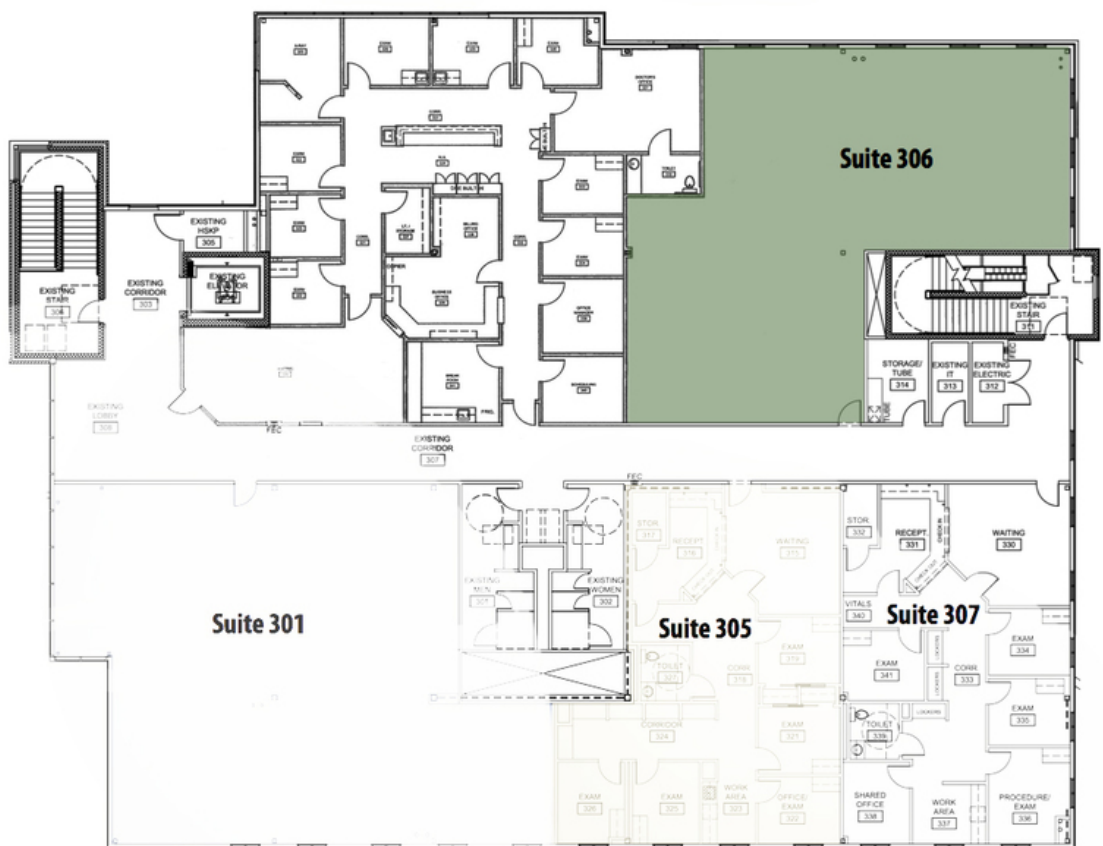
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FLOOR PLANS

UNOCCUPIED SUITE 306 2941 SQ. FT.



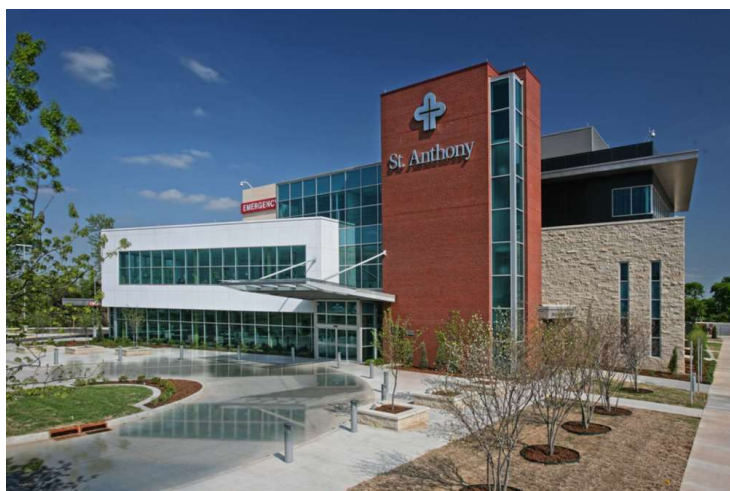
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ADDITIONAL PHOTOS



For more information please contact:

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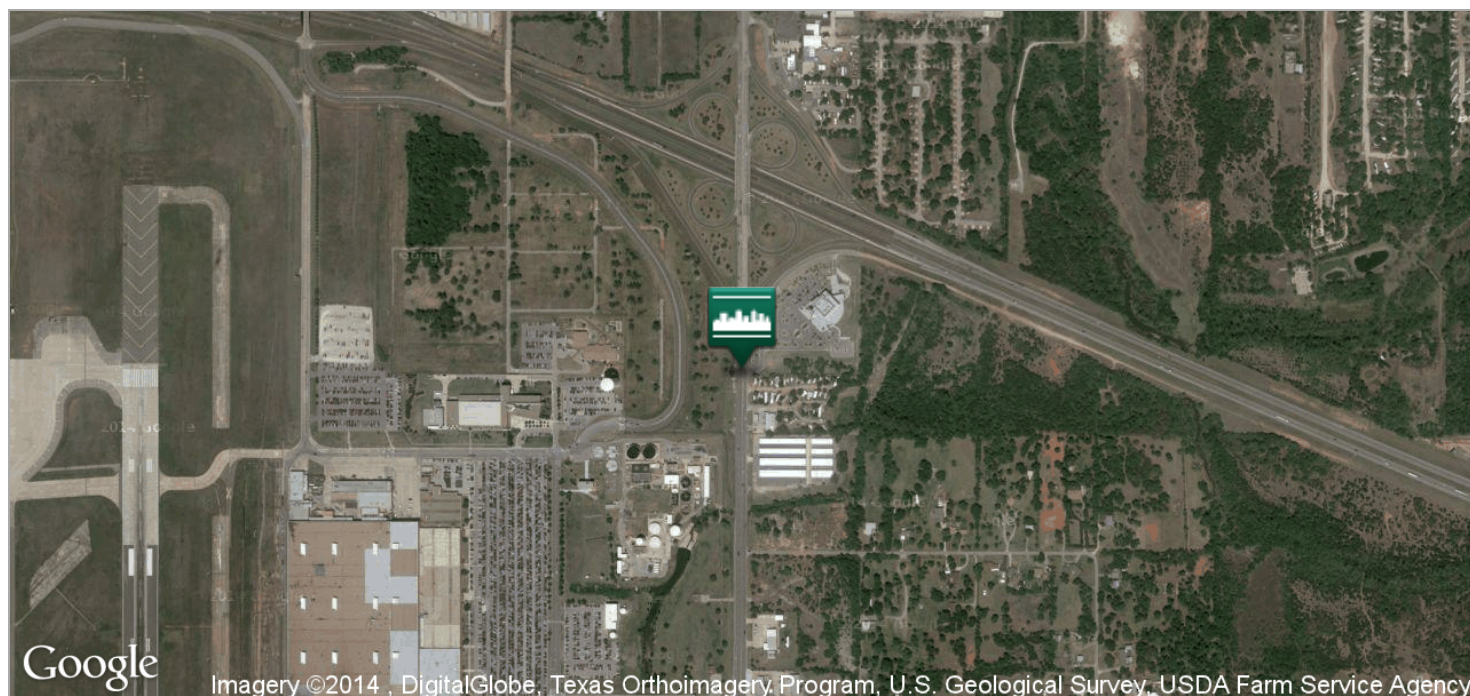
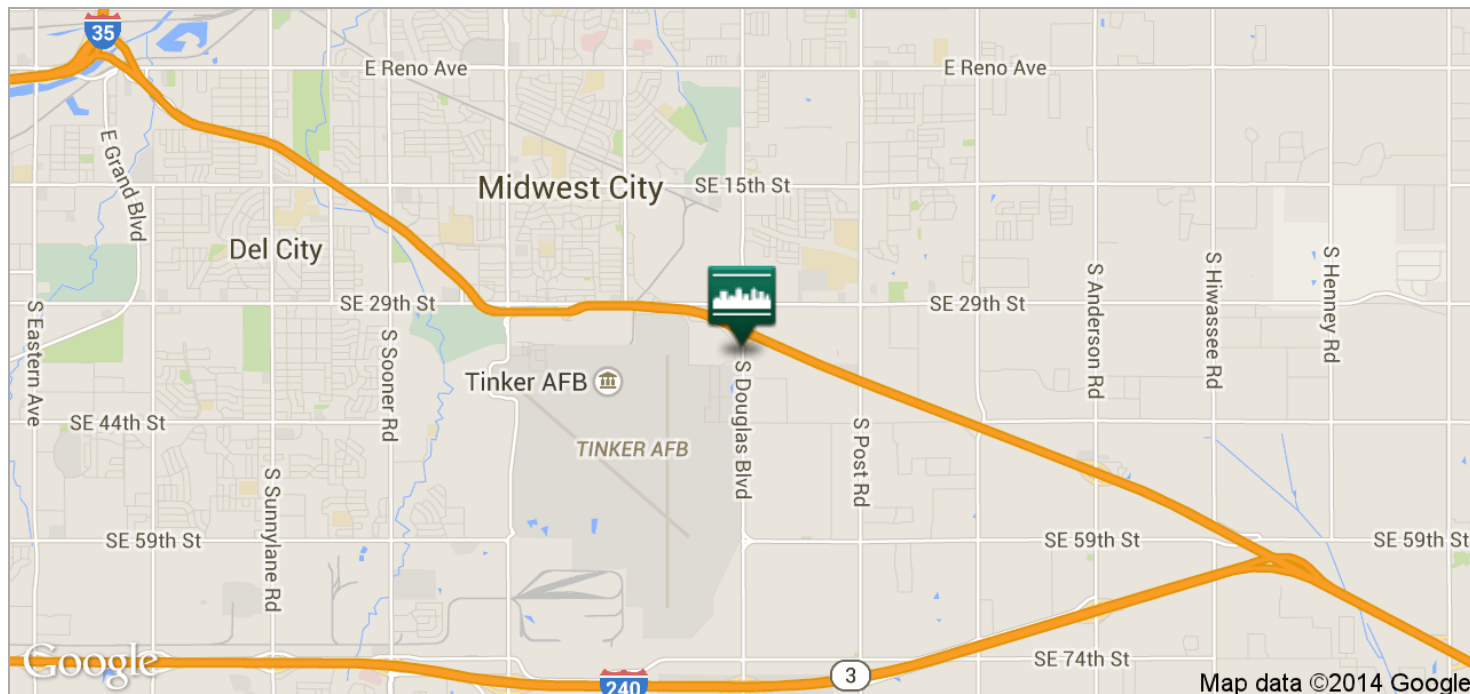
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LOCATION MAPS



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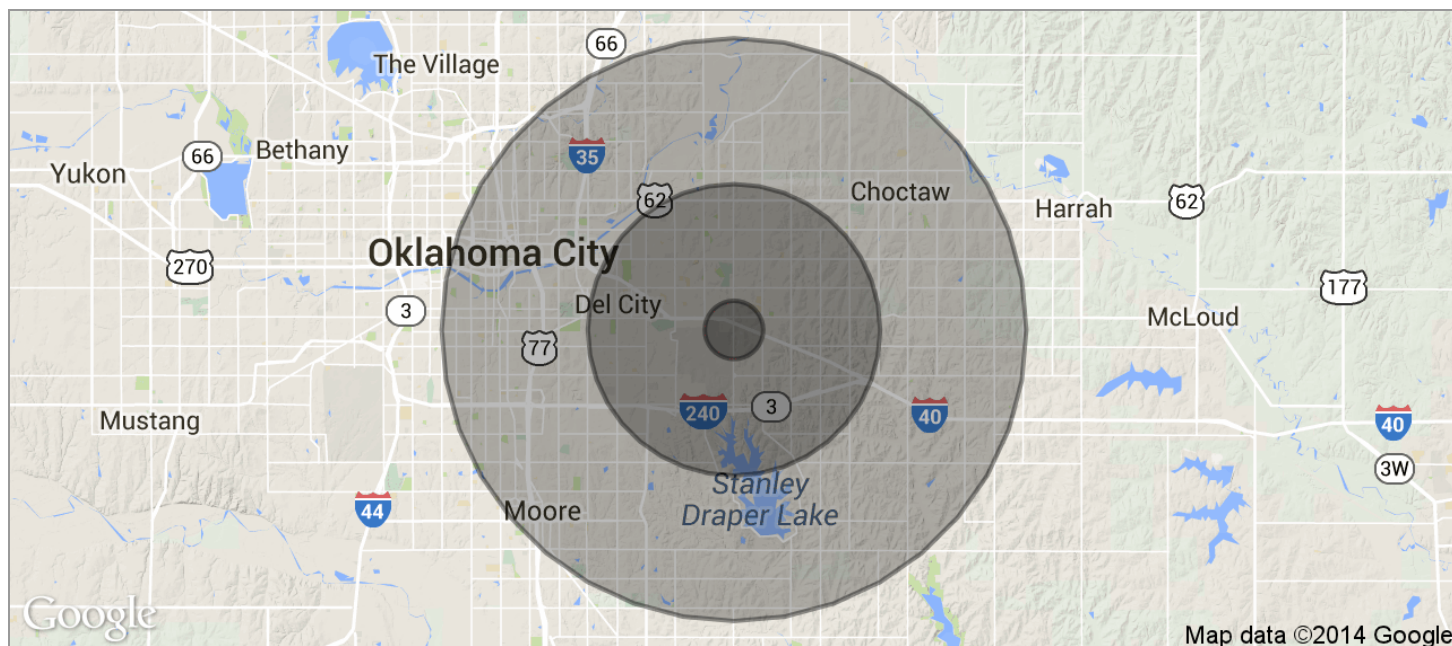
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,576	97,454	251,400
MEDIAN AGE	31.4	35.2	35.4
MEDIAN AGE (MALE)	32.3	33.9	34.3
MEDIAN AGE (FEMALE)	30.5	36.5	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	968	39,050	97,210
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$55,613	\$54,504	\$53,040
AVERAGE HOUSE VALUE	\$217,009	\$106,642	\$115,406

* Demographic data derived from 2010 US Census

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