



## RETAIL SPACE NOW AVAILABLE

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	2,189 SF
Lot Size:	0.86 Acres
Building Size:	10,000 SF
Sub Market:	North
Cross Streets:	W Memorial Rd & Wireless Way

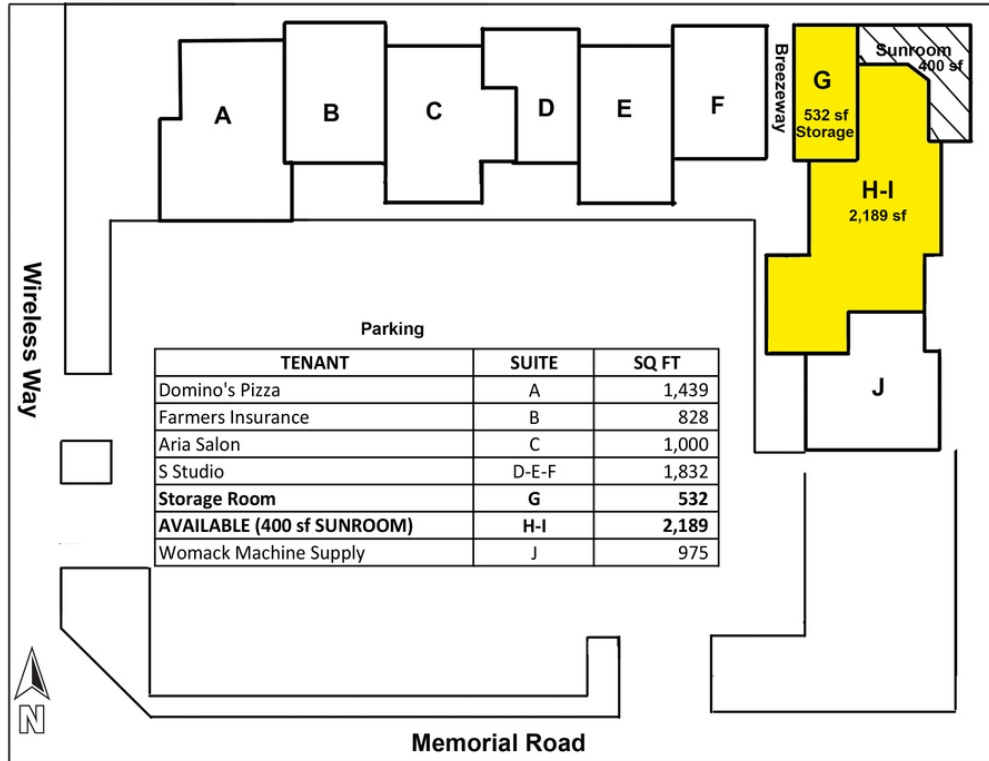
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## PROPERTY OVERVIEW

Portland Pointe is a 10,000 square foot, multi-tenant retail-office center located on the busy Memorial Road corridor. Memorial Road is one of the prime retail corridors in Oklahoma surrounded by high end neighborhoods including Gaillardia, The Greens, Quail Creek and others. Area employers include a number of major hospitals and company headquarters including Mercy Hospital, Farmers Call Center, Paycom, Integris Health, and others.

## LOCATION OVERVIEW

The Memorial Corridor is a magnet for corporate business, containing over 1.5 million square feet of office space, with over half being Class A properties. A vast medical office community is anchored by some of the most advanced hospitals in the region. The businesses in the corridor are supported by over 1,200 hotel rooms and suites. New big box retailers in the area include Von Maur and Dick's Sporting Goods.



### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	474,421
Population Density	474,421
Median Age	35.8
Median Age (Male)	34.5
Median Age (Female)	36.9
Total Households	196,356
# of Persons Per HH	2.4
Average HH Income	\$70,555
Average House Value	\$186,541

### TRAFFIC COUNTS (PER ACOG)

W Memorial	East	23,118
W Memorial	West	26,979
John Kilpatrick Turnpike	East	61,235
John Kilpatrick Turnpike	West	49,491