

CSL Plasma



OFFERING MEMORANDUM

PERANICH NET LEASE GROUP HUFFMAN

CSL PLASMA | TULSA, OKLAHOMA

5030 East Admiral Place, Tulsa, Oklahoma 74115

5.25 Years of Lease Term Remaining | 40-Year Operational History | Corporately Guaranteed | Tenant Responsible for All Expenses Except Structural Components

LISTED BY

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Broker of Record

Southern Site Selection LLC

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Investment Overview

CSL Plasma | Tulsa, OK

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OVERVIEW

Peranich Huffman Net Lease Group is pleased to offer for sale, the CSL Plasma of Tulsa, OK. Positioned on a 1.6-acre parcel, the 13,000 SF single-tenant plasma facility operates seven days a week. Presented at a 8.40% capitalization rate, the offering provides an investor with the opportunity to acquire a property that is home to a national medical tenant that exemplifies a reputation of consistency for both patients and the real estate investment community.

LEASE TERM

CSL Plasma has 5.25 years of lease term remaining following the execution of an early 10-year renewal in 2021. The corporately guaranteed CSL Plasma lease provides for an additional (2) 5-year renewal options at fair market value.

NET LEASE STRUCTURE

The CSL Plasma lease is structured on a net basis whereby the tenant is financially responsible for all expenses other than the building's structural components. Tenant obligations include: expenses related to the HVAC, roof maintenance, parking lot, landscaping, property taxes, insurance, utilities & waste management.

ABOUT THE TENANT

CSL Plasma Inc., a fully owned subsidiary of CSL Behring (S&P: A-), has become one of the world's largest collectors of human plasma. With over 12,000 employees, CSL Plasma's vertically integrated structure allows for the collection & distribution of plasma for the sole purpose of manufacturing and delivering its life-saving therapies to people in more than 100 countries.



Property Overview

CSL Plasma | Tulsa, OK



CSL Plasma

TULSA, OK

5030 East Admiral Place
Street Address

CSL Plasma, Inc.
Corporate Guarantor

In Renewal Options
Rent Adjustments

Single Tenant
Facility Type

01/31/2031
Current Term Expiration

\$9.11/PSF
Rent Per Square Foot

13,000 SF
Occupied Area (SF)

5.25 Years
Current Term Remaining

(2) 5-Year
Renewal Options

1950 / 2010
Year Built / Renovated

\$118,415 (February 2026)
Annual Base Rent

Fair Market Value
Option Escalations

Offering Price

CSL Plasma | Tulsa, OK

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PURCHASE PRICE
\$1,410,000

CAP RATE
8.40%

NET OPERATING INCOME (Feb. 2026)
\$118,415



Investment Highlights

CSL Plasma | Tulsa, OK

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LONG-TERM OCCUPANCY

CSL Plasma has operated out of the Tulsa, OK location for 40 years, dating back to 1986.



FACILITY PERFORMANCE

CSL Plasma's 7-day operating schedule at reflects robust donor traffic and collection needs.



CORPORATELY GUARANTEED

The CSL Plasma lease is backed by a corporate guarantee from CSL Plasma, Inc.



RENT ADJUSTMENTS

The (2) 5-year renewal options are accompanied by fair market value rent adjustments.



LOW RENT & PRICE PER SQUARE FOOT

The property showcases strong investment fundamentals through its affordable \$9.11 per square foot lease rate and accessible \$108.46 per square foot pricing structure.



MINIMAL LANDLORD RESPONSIBILITIES

The CSL Plasma lease is structured on a net basis whereby the tenant is financially responsible for all expenses other than the building's structural components.

Parcel Outline

CSL Plasma | Tulsa, OK

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INTERSTATE
244
74,300+
Average Vehicles Per Day (2023)

CSL Plasma
1.55-Acre Parcel
(Combined)

Location Overview

Tulsa, OK

Downtown Tulsa

4.5 Miles from Subject Property

hillcrest
Medical Center

THE UNIVERSITY of
TULSA

CSL Plasma

5030 East Admiral Place, Tulsa, OK 74115

40-Year Operating History | Corporately Guaranteed



Ascension
St. John

Bishop Kelley High School



Net Lease Structure

CSL Plasma | Tulsa, OK

Expense Category	Tenant's Responsibility	Landlord's Responsibility
Structural		√
Roof Maintenance	√*	
HVAC	√	
Parking Lot	√	
Landscaping	√	
Insurance	√	
Property Taxes	√	
Utilities	√	
Waste Management	√	

*Discuss with Broker for more details.



Location Overview

CSL Plasma | Tulsa, OK

Tulsa is the second-largest city in Oklahoma and serves as the county seat of Tulsa County. The Tulsa metropolitan area had a population of approximately 1 million residents in 2020, making it significantly larger than many regional centers. The city is located in northeastern Oklahoma along the Arkansas River, serving as a major economic hub for the region.

Tulsa's economy is anchored by the energy sector, particularly oil and natural gas industries that have defined the city since the early 20th century oil boom. Major energy companies including Williams Companies, ONEOK, and Magellan Midstream Partners maintain headquarters or significant operations in Tulsa. The city also hosts a diverse manufacturing base, with aerospace and technology companies like American Airlines maintenance operations contributing to economic stability.

Healthcare represents a critical and growing sector in Tulsa, with major medical institutions including Saint Francis Health System, Hillcrest Medical Center, and the Oklahoma State University Medical Center providing comprehensive care to the metropolitan area and surrounding regions. The presence of these established healthcare networks creates a robust medical infrastructure that supports specialized treatment facilities and attracts patients from across Oklahoma and neighboring states.

As a regional medical hub & transportation center, Tulsa draws patients from rural areas throughout eastern Oklahoma, southeastern Kansas, and southwestern Arkansas for specialized medical treatments. This geographic advantage, combined with the city's substantial population base and healthcare-conscious demographic, creates strong demand for plasma donation services. The city's economic diversity, anchored by stable energy and healthcare sectors, provides a reliable donor population essential for plasma collection operations, making Tulsa an ideal location for CSL Plasma's specialized treatment facility.



Demographics

	1 Mile	3 Miles	5 Miles
Population (2023)			
Population	24,116	109,024	257,913
Employed	18,496	86,187	201,853
Median Age	33.6	35.1	35.3
Housing (2023)			
Occupied Households	8,327	38,923	92,283
Vacant Households	1,424	6,454	15,163
Income (2023)			
Median Household Income	\$48,740	\$53,251	\$54,619

Source: Crexi

Tenant Overview

CSL Plasma

CSL Plasma operates one of the world's largest and most sophisticated plasma collection networks, with nearly 350 plasma collection centers across the United States, Europe, China, and Puerto Rico, employing approximately 17,000 staff members globally. The company has demonstrated significant growth with recent expansion including four new centers opened in Puerto Rico between December 2023 and 2024, reflecting its commitment to meeting growing demand for plasma-derived therapies. CSL Plasma is vertically integrated, meaning plasma collected at CSL Plasma facilities is used by CSL Behring for the sole purpose of manufacturing and delivering life-saving therapies to people in more than 100 countries.

CSL Plasma Inc., is a wholly-owned subsidiary of CSL Behring (S&P: A-), a global biotech leader and a member of the CSL Group of companies. CSL Limited (ASX:CSL; USOTC:CSLLY), the parent company of CSL Behring, is headquartered in Melbourne, Australia and maintains a market capitalization of \$76.3 billion as of May 2025 with annual revenue of US\$14.8 billion. The parent company was formed more than 100 years ago to save lives using the latest technologies and has grown into a global biotechnology leader, driven by the promise to save and improve lives through the development and delivery of lifesaving medicines.

CSL Plasma generates approximately \$5 billion in annual revenue and has invested heavily in cutting-edge technology, including the FDA-cleared Rika Plasma Donation System that reduces donation time by approximately 30% to an average of 35 minutes per session, with rollout completed in 84 centers as of June 2024.



CSL Plasma

PARENT COMPANY
PUBLIC (ASX:CSL)

2025 LOCATIONS
350+

2025 EMPLOYEES
17,000+

2024 NET PROFIT
\$2.91B

2024 REVENUE
\$14.8B

CREDIT (CSL BEHRING
A- Stable (S&P)

Offers should be submitted electronically to:

LUCAS ZEMLIKA

at lucas@phnlg.com and include the
following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics and Hospices.

Broker of Record: Jeremy Halback | Southern Site Selection LLC | OK License #: 172446

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CSL Plasma



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the CSL Plasma I Tulsa, OK (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

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