

PRICE EDWARDS AND CO.

3201 QUAIL SPRINGS PARKWAY



FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

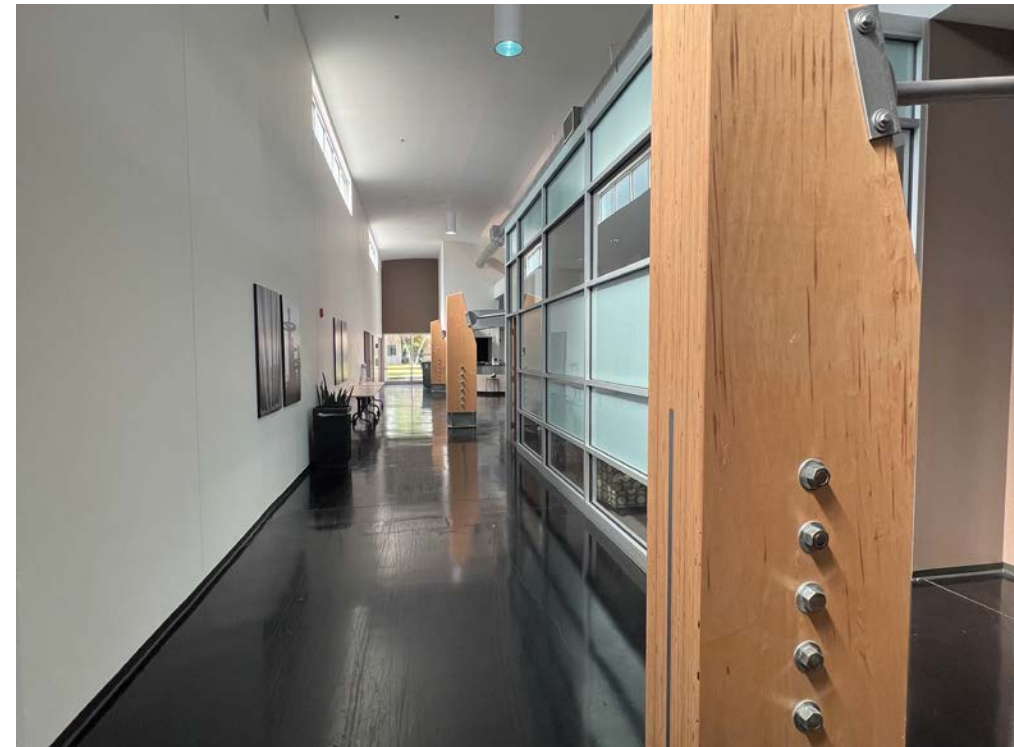
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TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

SECTION 1

PROPERTY INFORMATION



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
islef@priceedwards.com
O: 405.239.1271

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PROPERTY SUMMARY

NEGOTIABLE

Asking Price

128,500

RSF

100%

Leased through Nov 2025

40%

Physical Occupancy

C-3

Zoning

6.7/1,000 RSF

Parking Ratio

11.34 ACRES

Site Area

1999/2000

Year Built

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OPPORTUNITY DESCRIPTION

Quail Commerce Center offers a distinct opportunity for Oklahoma City business owners. This 128,500 square foot facility, currently utilized as a call center, is ideally suited for an owner-user aiming to expand their presence in the Oklahoma City area. It also provides a potential supplementary income stream through its existing tenancy. The property is fully leased to AT&T until November 2025 and DCP Operating Company until August 2026, yet it remains largely unoccupied with the majority of current occupants consolidated in the single-story east building. For instance, a new owner could occupy the space currently leased by AT&T while benefiting from DCP's lease of 25,000 square feet, which generates \$29,167 per month in rental income.

The facility's design allows each building to be secured separately, offering flexibility with the near-term expiring

leases to customize the occupancy mix according to specific needs. The Quail Commerce Center boasts a generous parking ratio of 6.7 spaces per 1,000 square feet, accommodating businesses with higher employee counts. Should the high parking ratio be unnecessary, there is potential to redevelop a 1.9-acre parking lot located northwest of the property.

Beyond its size, the building features a range of premium amenities including a fully equipped cafeteria, a large training room, and a small gym with attached locker rooms. The surrounding Quail Springs area further enhances the property's appeal, boasting over 1,200 hotel rooms, a vibrant retail environment anchored by the largest mall in Oklahoma—Quail Springs Mall—and a robust medical community with some of the state's most advanced healthcare facilities.

REDUCE INITIAL INVESTMENT THROUGH IN-PLACE TENANCY



RSF:	103,500	25,000
EXPIRATION:	Nov 2025	Aug 2026
MONTHLY RENT:	\$124,027.50	\$29,166.67
MONTHLY CAM:	\$27,059.80	\$6,505.19
% OF PROPERTY:	81%	19%

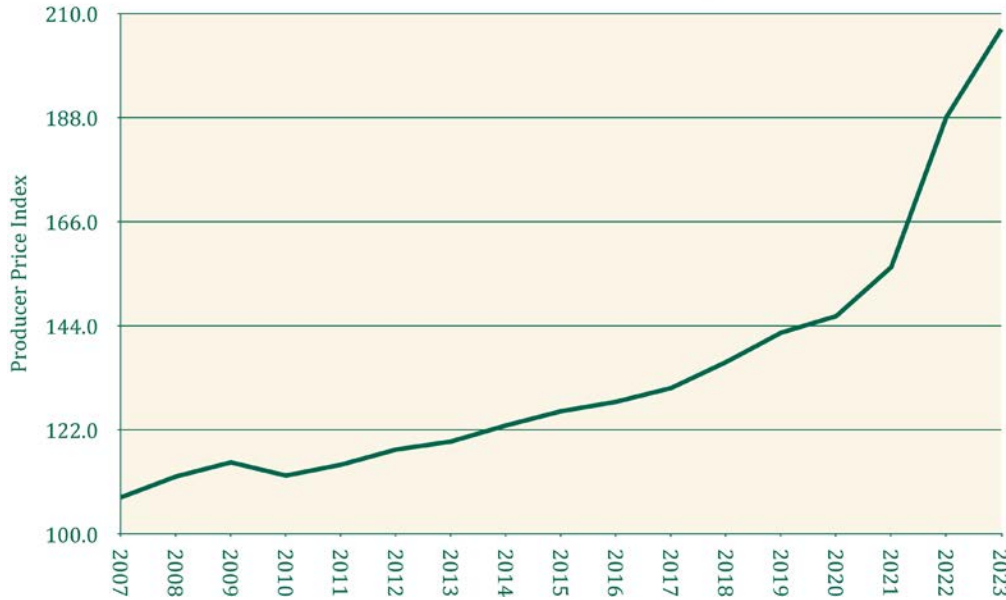
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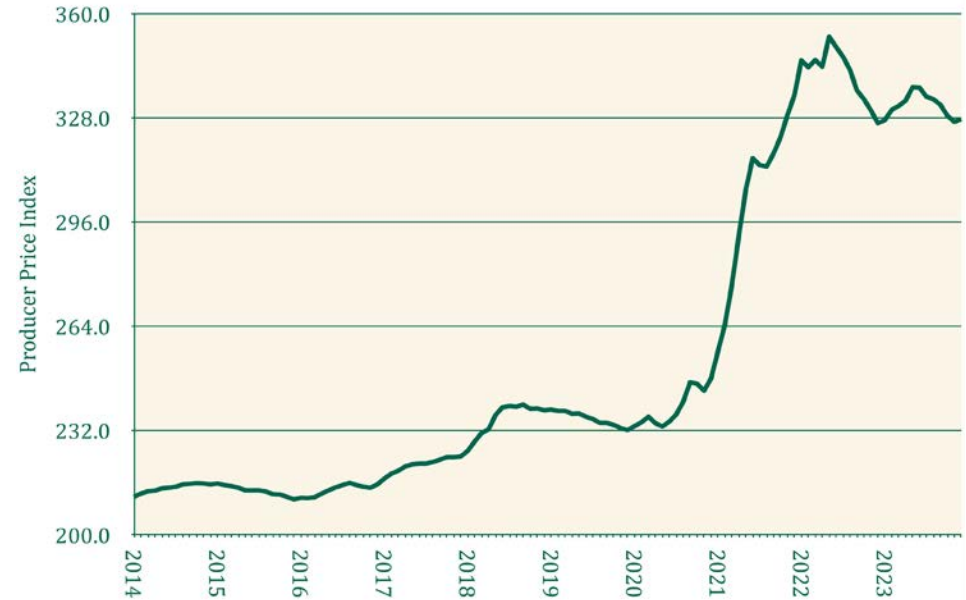
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U.S. Producer Price Index: New Office Building Construction



U.S. Producer Price Index: Construction Materials



Source: U.S. Bureau of Labor Statistics

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VALUE PROPOSITION

Investing in an existing property like Quail Commerce Center presents a significant cost advantage compared to new construction. The skyrocketing costs of construction materials and labor have made new builds prohibitively expensive for many businesses. The graphs above illustrate the trends in construction costs and materials over recent years. Over the past decade, construction costs have surged due to factors such as supply chain disruptions, increased demand, and rising material prices.

Quail Commerce Center, with its substantial 128,500 square feet of space and premium amenities, is offered at a basis well below the current replacement costs. This allows potential buyers to secure a high-quality, well-located facility without incurring the exorbitant expenses associated with new construction.

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BUILDING NAME:	Quail Commerce Center
PARKING:	862 spaces
PARKING RATIO:	6.71 per 1,000 SF
LOT SIZE:	11.34 acres
NUMBER OF FLOORS:	Building 1 - 2 Floors Building 2 - 1 Floor
NUMBER OF BUILDINGS:	2
FRAMING:	Steel columns
EXTERIOR:	Painted, tilt-up concrete walls
ROOF:	Low slope, modified bituminous asphalt roof & metal flashing
FOUNDATION:	Cast-in-place, reinforced, concrete foundation and footings. Each structure includes concrete slabs-on-grade.
HVAC:	Gas fired boiler & roof-top mounted packaged HVAC units
FIRE PROTECTION:	Fire & life safety systems including multiple zone, fire alarm control panels, auto dialers to 24-hour service
ELECTRICAL:	277/480-Volt entrance rated from 800 to 2,500 amps. Copper wiring and standard electrical devices



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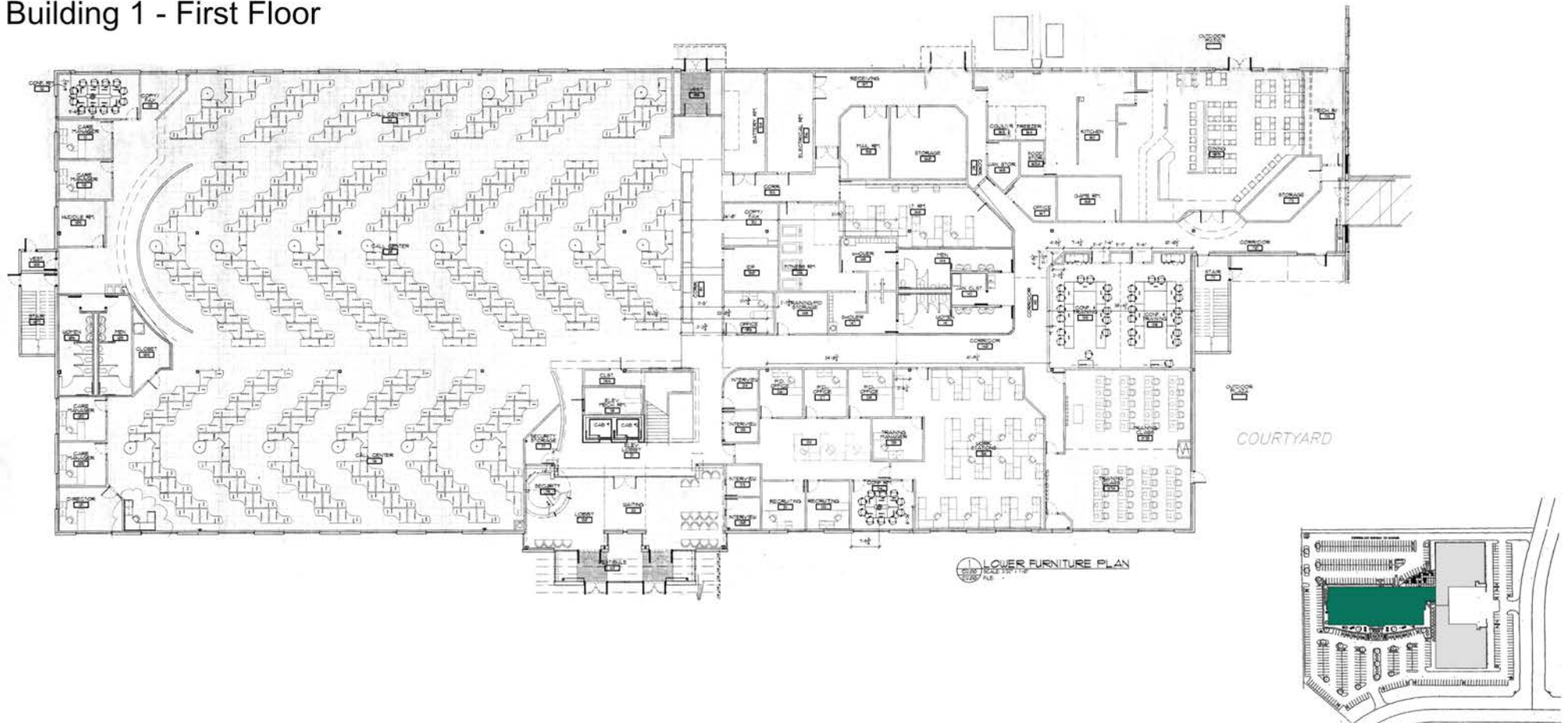
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Building 1 - First Floor



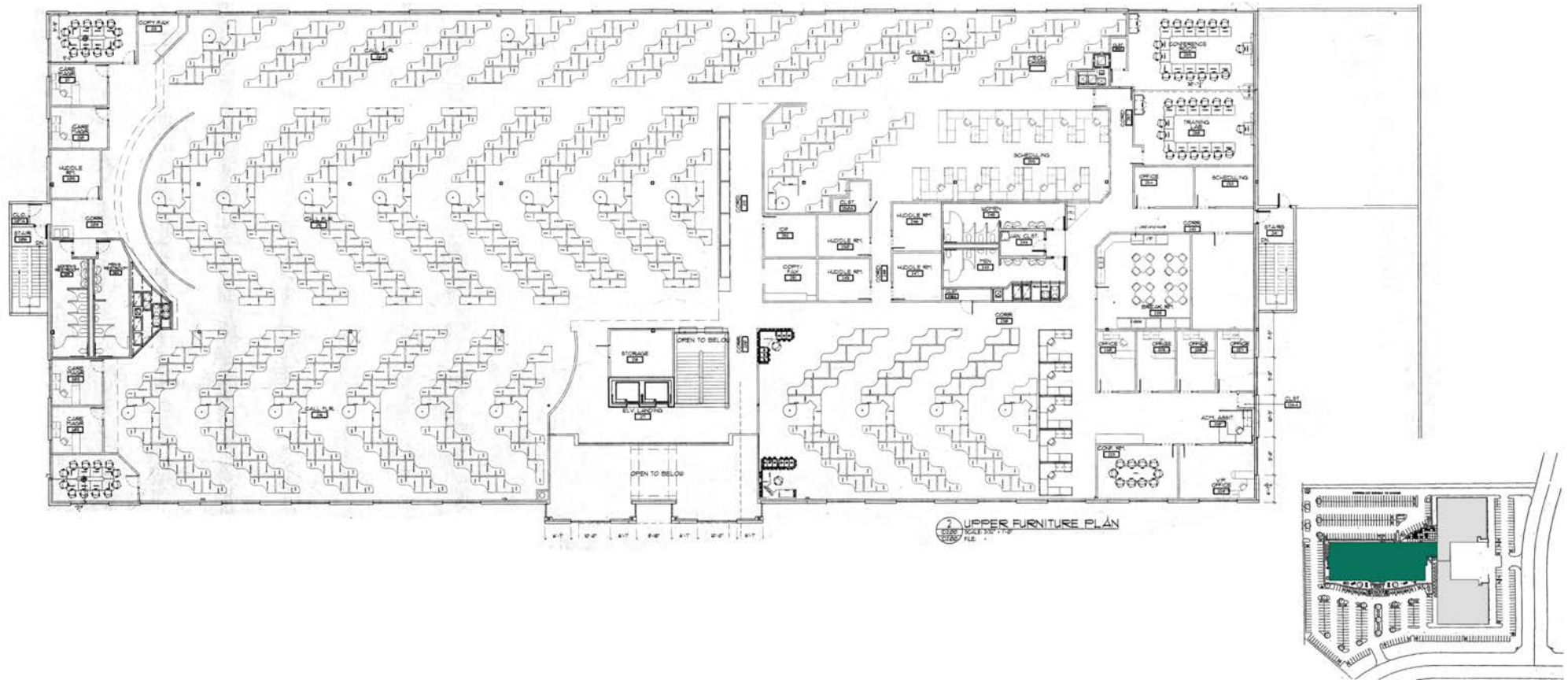
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Building 1 - Second Floor



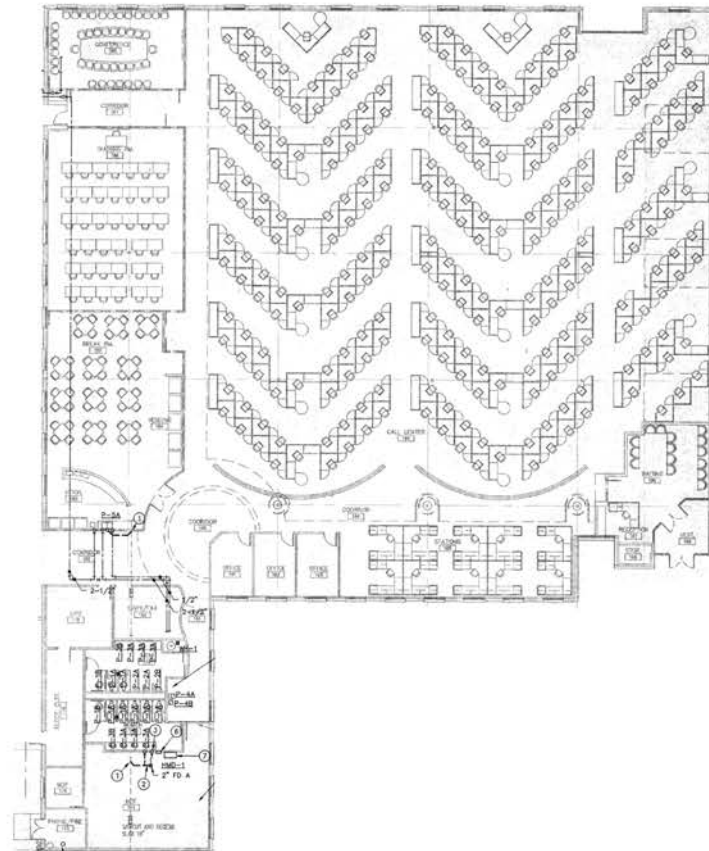
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Building 2 - North



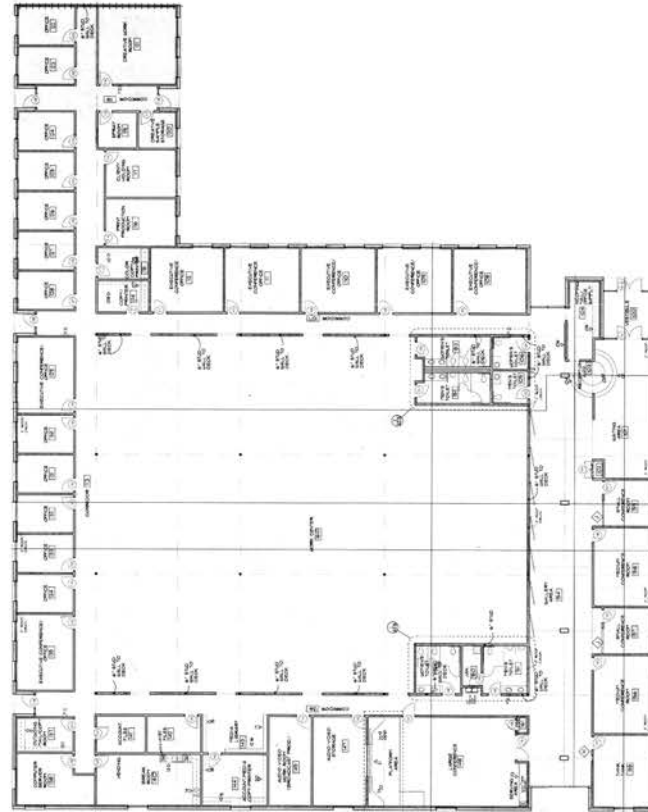
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Building 2 - South



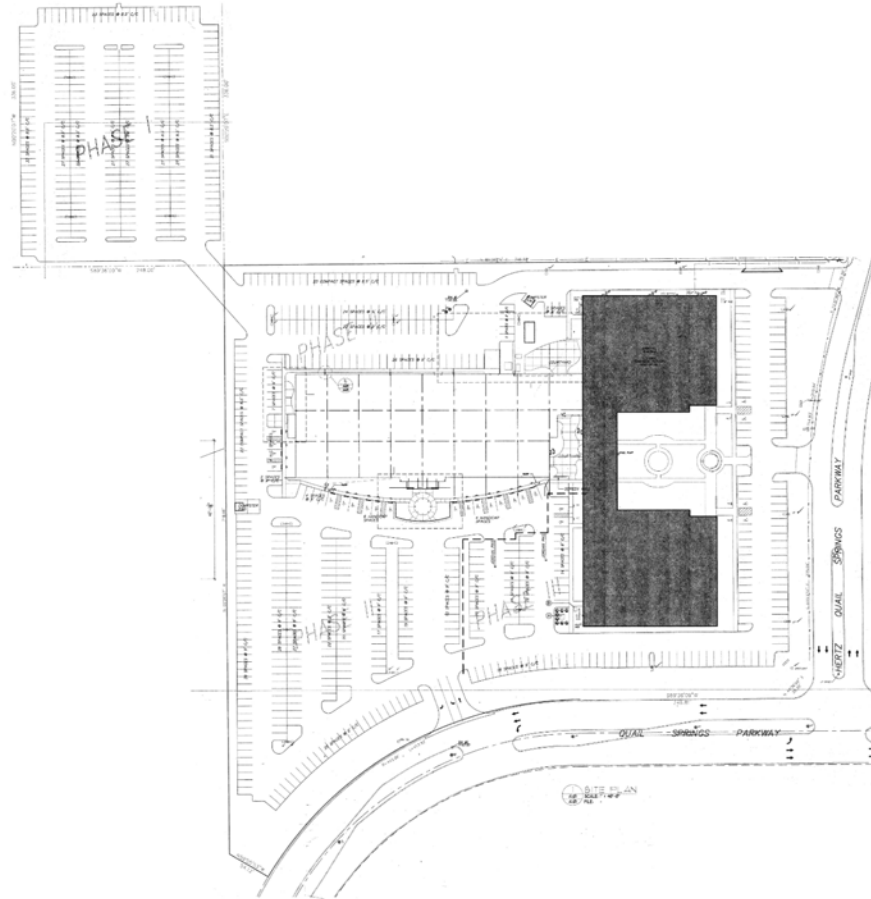
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Site Plan



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SECTION 2

LOCATION INFORMATION



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LOCATION DESCRIPTION

Located in Northwest Oklahoma City, the Quail Commerce Center occupies a key spot near the intersection of the John Kilpatrick Turnpike and Lake Hefner Parkway (State Highway 74), with the address of 3201 Quail Springs Parkway. Close to Memorial Road, the property is part of the 125-acre Quail Springs Corporate Park, which hosts a variety of notable organizations including the Federal Bureau of Investigation and Integris, as well as high-quality office buildings.

Hotels like Hilton Garden Inn and Marriott's Springhill Suites and conveniently located nearby, with a selection of dining options that cater to a range of tastes and preferences.

The Quail Springs area, developed by W.P "Bill" Atkinson, has seen significant growth over the last twenty years, spurred by the development of the John Kilpatrick Turnpike.

Nearby communities such as Gaillardia and Rose Creek feature homes ranging from \$750,000 to several million dollars. The Quail Springs Mall, a large retail space of 1.2 million square feet, is located just one mile east, offering shopping and entertainment.

Additionally, the area is complemented by new commercial developments like Chisholm Creek, positioned two miles from Quail Commerce Center.

Quail Commerce Center is characteristic of the area's development and offers a range of amenities and residential options. It provides easy access to Downtown Oklahoma City, and is well-connected to regional and national travel with proximity to Will Rogers and Wiley Post Airports.

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SECTION 3

DEMOGRAPHICS



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DEMOGRAPHIC SUMMARY

3201 Quail Springs Pkwy, Oklahoma City, Oklahoma, 73134
Ring of 3 miles

KEY FACTS

70,414

Population

37.2

Median Age



31,322

Households

\$60,247

Median Disposable Income

EDUCATION

2.9%

No High School Diploma



15.2%

High School Graduate



27.1%

Some College/ Associate's Degree



54.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$73,597

Median Household Income



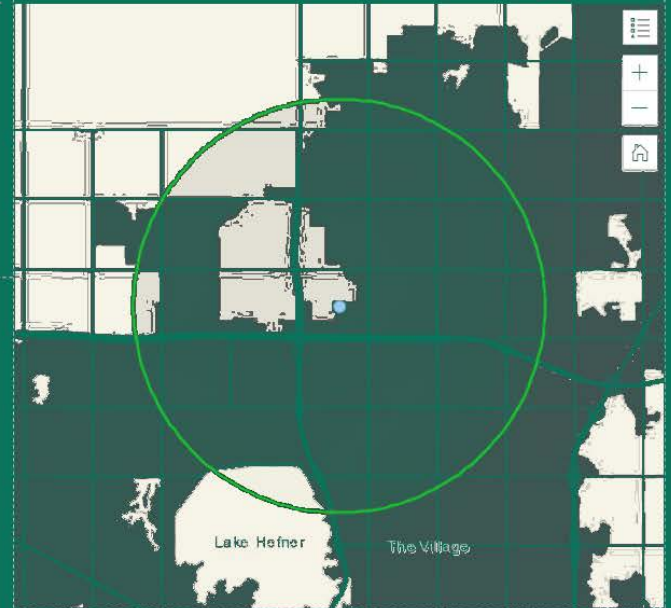
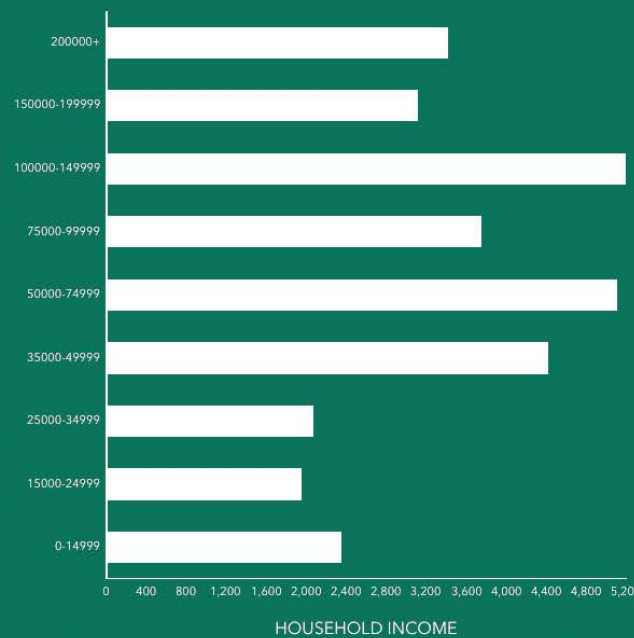
\$48,500

Per Capita Income



\$143,819

Median Net Worth



EMPLOYMENT

78.4%

White Collar

10.8%

Blue Collar

14.6%

Services

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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SECTION 4

ADVISOR BIOS



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Office Advisor
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PROFESSIONAL BACKGROUND

Mr. Dupuy has 17 years of experience in office leasing, office investment, and tenant representation in the Oklahoma City market. He has spent a good portion of his career in project leasing of Class-A office space in the heart of downtown OKC. Dupuy has negotiated over 1 Million square feet of office product and has been directly responsible for over 2 Million square feet of class-A office product in OKC. Dupuy understands the entire leasing process and has experience in creating marketing plans and materials, as well as other creative solutions for leasing and sales. Dupuy earned his Bachelor's Degree of Business Administration, specializing in Managing Information Systems, from the University of Oklahoma.



IAN SELF
Office Advisor
iself@priceedwards.com
O: 405.239.1271

PROFESSIONAL BACKGROUND

Ian Self joined Price Edwards and Company in January of 2021 as a Provisional Sales Associate in the office division. Ian graduated from The University of Oklahoma in 2020 with a Bachelor's Degree in Business Administration with a concentration in Finance. He was previously an Intern at Price Edwards in the Summer of 2018, working primarily with the Office and Retail divisions. In his time at Price Edwards, Ian has focused on landlord representation as well as investment sales of office properties. Ian is a member of the Commercial Real Estate Council, and currently serves on both the Heritage Hall Alumni Association Board, and the Oklahoma Cleats for Kids Young Professionals' Board.

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