

MIDEKE BUILDING

100 E MAIN ST

OFFERING MEMORANDUM

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5 EXECUTIVE SUMMARY

8 BUILDING SPECS

10 TENANT INFORMATION

16 ECONOMY



EXECUTIVE SUMMARY

Robinson Park is pleased to present the opportunity to acquire the fee simple interest in the Mideke Building, a 77,720 square foot historic office property located on E Main Street in Bricktown, one of Oklahoma City's most established downtown districts. Constructed in 1919 and comprehensively renovated in 2014–2015, the Property combines irreplaceable brick-and-beam character with modern improvements, with building systems and interiors upgraded to contemporary institutional standards while maintaining its historic Bricktown identity. The Mideke Building is 100% leased to Acrisure on a long-term, NNN basis, providing investors stable income with limited landlord responsibilities under an institutionally backed single-tenant lease. The Property

benefits from proximity to the Oklahoma City Streetcar, offering convenient connectivity throughout Downtown and Midtown, and is located near the new \$1B Thunder arena, further reinforcing Bricktown's long-term momentum and amenity base. Downtown Oklahoma City continues to experience growth and reinvestment, supported by more than \$6 billion in capital investment since 2008, significant employment density, and a growing residential and hospitality base. With ongoing public and private investment, expanding amenities, and improving downtown fundamentals, this offering represents a rare opportunity to acquire a stabilized, institutionally leased single-tenant net-leased asset in one of Oklahoma City's most recognizable districts.



MIDEKE

PROPERTY INFORMATION

Address	100 E. Main St
Year Built Renovated	1919 2015
Square Feet	77,720
Floors	5
Occupancy	100%

EXECUTIVE SUMMARY

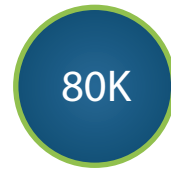
Oklahoma City is in the midst of a nationally recognized renaissance, driven by the revitalization of legacy places that reflect the city's character and identity. From renewed interest in established neighborhoods, to a surge of reinvestment in long-standing commercial districts, to the restoration of long-vacant landmark buildings, the physical fabric of Oklahoma City's past is being brought back to life.

Continuing this success hinges on incorporating a preservation ethic into broader planning goals. The concepts of neighborhood revitalization, sustainable growth patterns, preserving open space and rural character, providing walkability and diverse uses in an urban setting, and attracting people with great places carry a common thread of appreciating and investing in the built resources that we already have.

Source: preserveokc by www.okc.gov



\$6B
CAPITAL INVESTMENT
SINCE 2008



80K
NUMBER OF
JOBS



18.7M
OFFICE SQUARE
FOOTAGE



4,876
HOUSING
UNITS



4,517
HOTEL
ROOMS



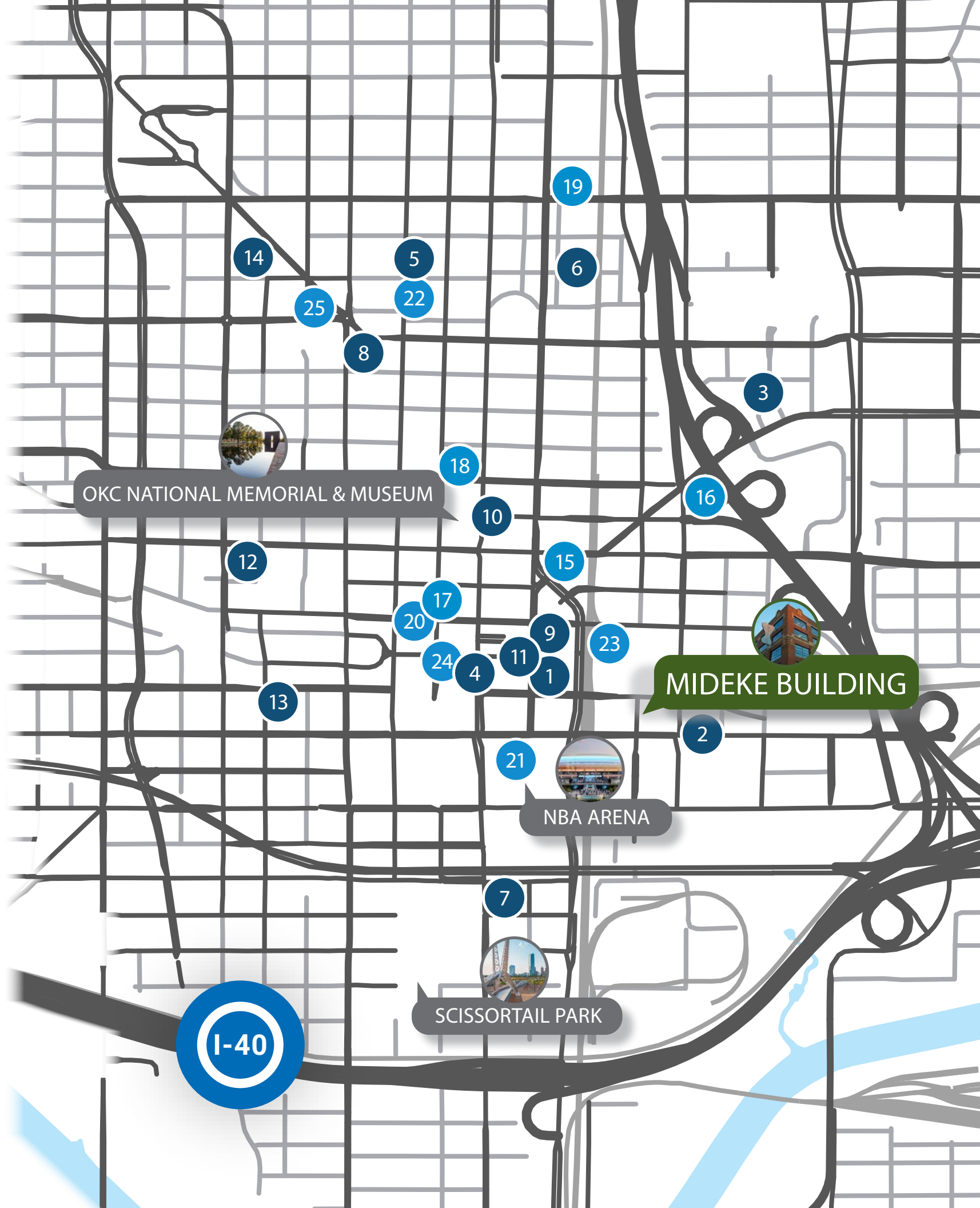
3,577
TOTAL
BUSINESSES

COMPLETED PROJECTS (2021-2025)

1	BancFirst Tower - Office renovation
2	Bricktown Renaissance Marriott Bonvoy - Hotel
3	Convergence - Office, laboratory
4	First National - Retail, residential, hotel
5	Hudson Building - Office
6	Oklahoma Contemporary Arts Center - Museum
7	Omni - Hotel
8	Phillips Murrah Building - Office
9	Skirvin Hilton - Hotel renovation
10	The Citizen - Office, hotel, private club
11	The Harlow - Residential
12	The Muse - Residential
13	The Pulse - Residential
14	The Spaniard - Residential

\$800M+ UNDER CONSTRUCTION

15	Alley's End
16	Berry Rock
17	Cotton Exchange Bldg. - Residential conversion
18	DEQ - Parking garage
19	Guernsey Headquarters
20	Investors Capital - Office renovation
21	NBA arena
22	Palomar
23	ParcFirst@Bricktown - Parking garage
24	Robinson Renaissance - Residential conversion
25	The Eddie (Midtown) - Mixed use



BUILDING SPECS

Renovation Overview

The property underwent a comprehensive \$9 million renovation in 2015, consisting of full upgrades to two buildings, including major infrastructure, structural, and exterior improvements. An additional \$2 million in tenant improvements was completed in 2021.

Structure & Circulation

New elevator installation and new stair systems added during the 2015 renovation. The building features high floor-to-ceiling heights within a historic open office configuration.

Roof

New roofing system installed in 2015, including improvements to the top-level garden well.

Interior Finishes

Interior finishes refreshed in 2021 to modernize open office workspaces.

Exterior

Exterior brick tuckpointing and façade repairs completed. Exterior glazing repaired with partial glass replacement.

Electrical

New electrical backbone and upgraded electrical service completed in 2015.

Plumbing

New domestic water service connections installed. Plumbing modifications completed in 2021 to support updated workspace layouts.

HVAC

HVAC modifications completed in 2021 to accommodate new tenant workspace configurations.





TENANTS

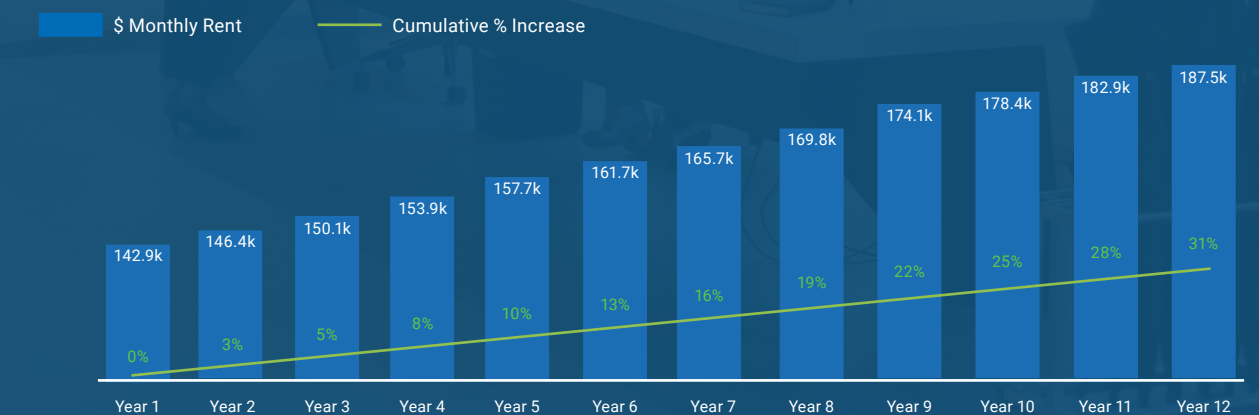
Acrisure is a large, tech-enabled insurance brokerage and business-services platform serving small and mid-sized businesses with commercial coverage, risk management, and broader advisory solutions. Ranked among the world's largest insurance brokers, the company operates at significant scale and has expanded its national footprint through strategic acquisitions and continued platform growth. Its integrated model and diversified revenue streams strengthen its position across key U.S. markets, including Oklahoma, where

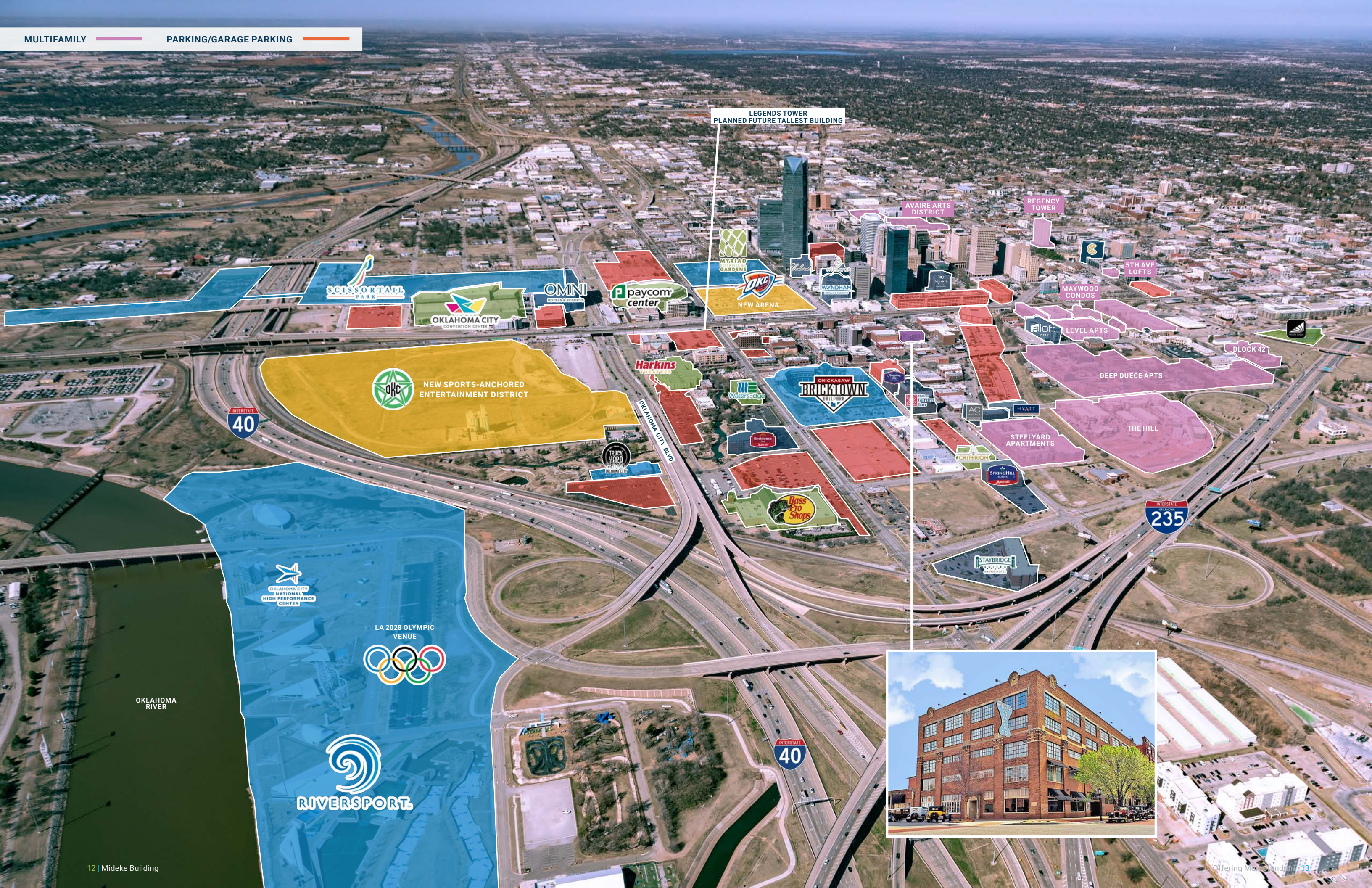
it maintains an established and growing presence. Acrisure's size and capitalization support a durable tenancy profile. Backed by substantial institutional investment, including a major capital raise led by Bain Capital that valued the company at \$32 billion, the firm demonstrates strong access to capital and long-term growth expectations. Combined with the essential nature of commercial insurance and high client-retention typical of brokerage models, this positions Acrisure as a stable, long-term occupant.

TENANT SUMMARY

Year	RSF	Monthly	Annually
1	77,720	\$142,875.25	\$1,714,503.00
2	77,720	\$146,447.13	\$1,757,365.57
3	77,720	\$150,108.31	\$1,801,299.71
4	77,720	\$153,861.02	\$1,846,332.21
5	77,720	\$157,707.54	\$1,892,490.51
6	77,720	\$161,650.23	\$1,939,802.78
7	77,720	\$165,691.49	\$1,988,297.84
8	77,720	\$169,833.77	\$2,038,005.29
9	77,720	\$174,079.62	\$2,088,955.42
10	77,720	\$178,431.61	\$2,141,179.31
11	77,720	\$182,892.40	\$2,194,708.79
12	77,720	\$187,464.71	\$2,249,576.51
Total Average	77,720	\$164,307	\$1,971,678

LEASE EXPIRATION SUMMARY





LEGENDS TOWER
PLANNED FUTURE TALLEST BUILDING

SCISSOR TAIL
PARK

OKLAHOMA CITY
CONVENTION CENTER

OMNI
HOTELS & RESORTS

paycom
center

NEW ARENA

AVAIRE ARTS
DISTRICT

REGENCY
TOWER

5TH AVE
LOFTS

MAYWOOD
CONDOS

LEVEL APTS

BLOCK 42

OKC
NEW SPORTS-ANCHORED
ENTERTAINMENT DISTRICT

Harkins

CHICKASAW
BILLIARDS

DEEP DUECE APTS

THE HILL

STEELYARD
APARTMENTS

INTERSTATE
40

OKLAHOMA CITY
BLVD

INTERSTATE
235

OKLAHOMA CITY
NATIONAL
HIGH PERFORMANCE
CENTER

LA 2028 OLYMPIC
VENUE



RIVERSPORT

OKLAHOMA
RIVER

INTERSTATE
40





EAT + DRINK

- BOURBON STREET CAFE
- BRICKTOWN BREWERY
- CHARLESTON'S
- THE CLOVE RESTAURANT
- CULPRITS
- DAVE'S HOT CHICKEN
- DEEP DEUCE GRILL
- EARL'S RIB PALACE
- FUZZY'S TACO SHOP
- MARBLE SLAB
- THE MELTING POT
- MICKEY MANTLE'S
- THE OLD SPAGHETTI
- FACTORY
- PEARL'S CRABTOWN
- RENDEZVOUS PIZZA
- RODIZIO GRILL
- SANTO'S MEXICAN
- STARBUCKS
- TEXADELPHIA
- TOBY KEITH'S
- THE WEDGE



ENTERTAINMENT + ATTRACTIONS

- AMERICAN BANJO MUSEUM
- THE CRITERION LIVE MUSIC VENUE
- HARKINS THEATRE
- BRICKTOWN COMEDY CLUB
- BRICKOPOLIS
- OKLAHOMA CITY MUSEUM OF ART
- OKLAHOMA CITY NATIONAL MEMORIAL
- BRICKTOWN WATER TAXI
- FIRST AMERICANS MUSEUM
- SCISSORTAIL PARK
- CHICKASAW BALLPARK
- BE NATIVE TOURS
- BRIGHT STAR CARRIAGES
- CIVIC CENTER MUSIC HALL
- OKANA RESORT & INDOOR WATERPARK
- OKLAHOMA SPORTS HALL OF FAME
- OKC BREW TOURS
- OKC CONVENTION CENTER



NIGHTLIFE + BAR

- ARIA LOUNGE
- BEER CITY MUSIC HALL
- THE BLOK
- BRICKTOWN BIKE BAR
- BRICKTOWN COMEDY CLUB
- CLUB ONE15
- COYOTE UGLY
- DOLLHOUSE LOUNGE
- FUEL BAR & GRILL
- JJ'S ALLEY
- MOJO'S BLUES CLUB
- MURPHY'S DUELING PIANO BAR
- OKC TAP HOUSE
- OKLAHOMA RANCH
- PRETTY PLEASE SOCIAL ROOM
- REVOLUTIONS BY HEYDAY
- SKINNY SLIM'S
- STAG LOUNGE
- TIPSY TIKI
- WHISKEY CHICKS



RETAILERS

- 1032 SPACE
- BASS PRO SHOPS
- BRICKTOWN CANDY CO
- MCG GIFTS
- PAINTED DOOR GIFT BOUTIQUE
- PINKITZEL CANDY & CUPCAKES
- PLENTY MERCANTILE
- PUT A CORK IN IT WINERY

BRICKTOWN AMENITIES

1.49M METRO POPULATION 3.3% UNEMPLOYMENT \$67,000 MEDIAN HH INCOME

700,000 TOTAL EMPLOYMENT 86% COST OF LIVING INDEX 6 FORTUNE 500 COMPANIES



OKLAHOMA CITY

UNITED STATES

21% Government	15% Government
18% Trade, Transportation, and Utilities	18% Trade, Transportation, and Utilities
15% Education and Health Services	17% Education and Health Services
13% Professional and Business Services	14% Professional and Business Services
11% Leisure and Hospitality	11% Leisure and Hospitality
5% Financial Activities	6% Financial Activities
5% Manufacturing	8% Manufacturing
5% Construction	5% Construction
4% Other Services	4% Other Services
2% Natural Resources and Mining	1% Natural Resources and Mining
1% Information	2% Information

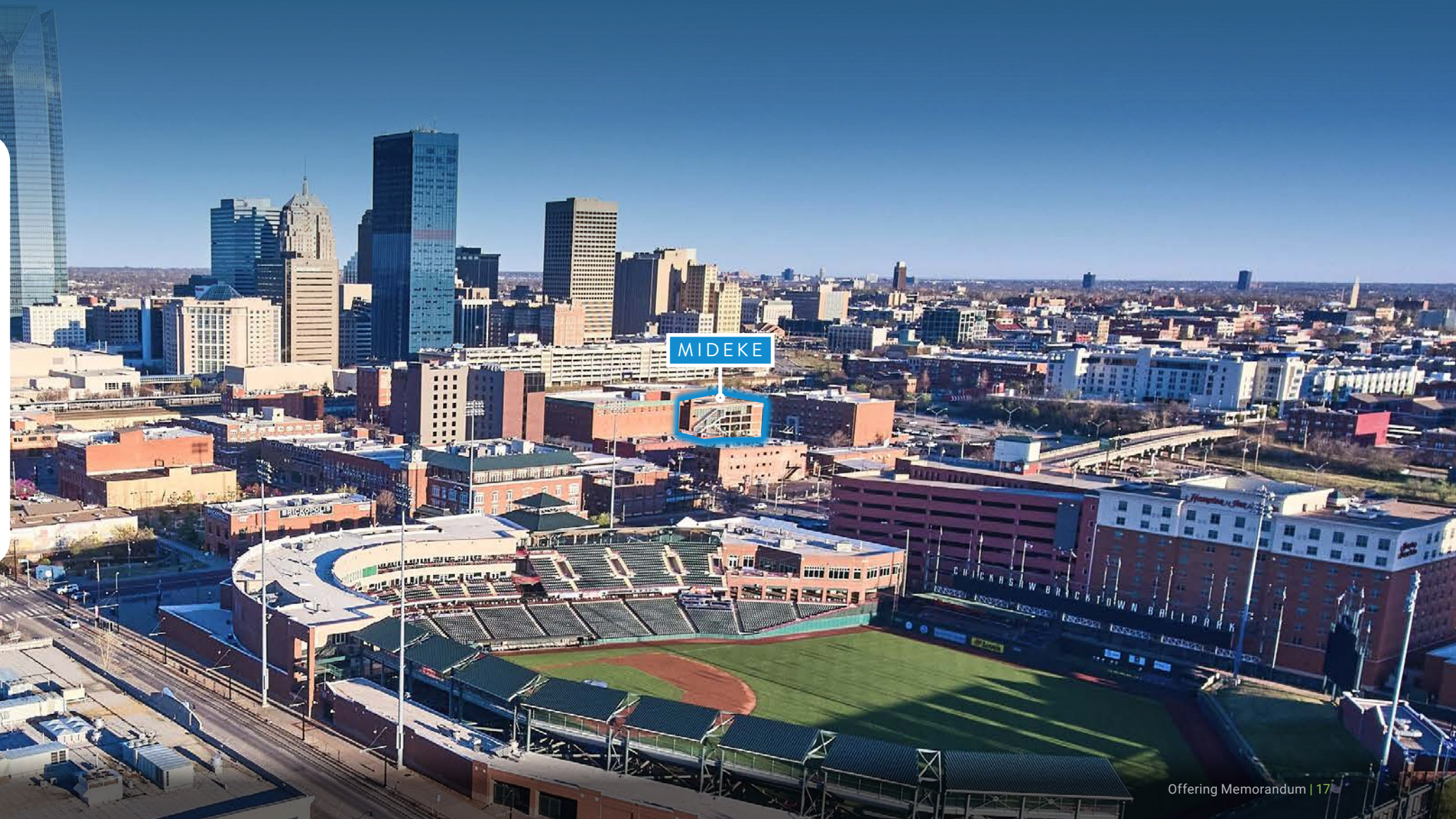
Source: U.S. Department of Commerce, Bureau of Economic Analysis

ECONOMIC OVERVIEW

Oklahoma City has a diversified economy driven by energy, aerospace and defense, healthcare, technology, and financial services. Strong public and private investment, paired with a cost of living below the national average, makes the city attractive for corporate and institutional users. Downtown remains the primary employment hub, supported by growing residential density and ongoing infrastructure and cultural investment.

FORTUNE 500 AND PUBLICLY TRADED COMPANIES

Oklahoma City is anchored by a diverse base of publicly traded and Fortune 500 companies, led by Devon Energy, Paycom, Boeing, and BancFirst, alongside a strong concentration of energy, aerospace, technology, healthcare, and government employers. The presence of Tinker Air Force Base, one of the largest military installations in the United States, provides long-term employment stability and supports continued federal investment in the region.



ROBINSON PARK INVESTMENTS

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