



Colliers



Expand Energy Campus

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INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM



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Market Overview

The Opportunity

Colliers and Commercial Oklahoma have been exclusively retained to offer this unique opportunity.

The 103 acre campus is centrally located in the affluent northern suburbs of Oklahoma City, Oklahoma, the 25th largest city in the United States. The campus was built in phases, starting in 2001, and has expanded over time and consists of exceptional world class facilities that were built to attract top talent to Oklahoma City. Highlights of the campus include the following:

- 26 buildings encompassing nearly 1.8 million square feet including 1.5 million square feet of Class A office space.
- World-class 67,000-square foot fitness center which includes two basketball courts, a pool and climbing wall among its amenities.
- Four restaurants including full kitchens, washrooms, cold & dry food storage and seating areas.
- 62,000 square foot daycare facility operated by Bright Horizons for children 6 weeks to 5 years
- Tier III 56,250 square foot data center built to withstand an F5 tornado, and featuring 12,000 square feet of raised flooring, capacity for 2.9MW of critical power, and space for as many as 320 cabinets @ 8kw per rack.
- 4 parking garages with 3,032 parking places.
- ±32.93 net acres of undeveloped land.
- 66,000 square foot sports field surrounded by a running track.
- Multiple water features including creeks, fountains and multiple spacious lawn areas.

The campus is located in one of the most highly sought after submarkets within Oklahoma City which has attracted high-end national retailers to the area including Whole Foods, Trader Joe's, West Elm, ULTA Beauty, Anthropologie, Apple Store, Flower Child, Kendra Scott, Sur la Table to name a few. Additionally, the area has attracted institutional developers who are currently building high density projects within the district.

The undeveloped portion of the campus is a highly walkable, potential mixed-use development which could incorporate street level retail, hotel, office, multi-family and/or townhomes, integrated with well-designed streetscapes, discrete parking, parallel parking and associated amenities.



Investment Highlights



Prime Location

Strategically situated in the thriving and affluent northern suburbs of Oklahoma City, the campus is just five miles from the Central Business District. It offers exceptional regional access via NW Grand Blvd., NW 63rd Street, and N Western Ave., which collectively handle over 44,000 vehicles daily. These key roadways provide direct connections to Interstate 44 and 1-235, linking to a broader network of interstates and highways. Additionally, the campus is less than 12 miles from Will Rogers World Airport, offering nonstop flights to major cities across the United States.



Emerging Walkable District

The area is rapidly growing with new high-density multifamily and hotel developments, all within walking distance of Oklahoma City's premier shopping destinations - The Triangle at Classen Curve, Classen Curve, and Nichols Hills Plaza. With a strong daytime population driven by the corporate headquarters of Expand Energy and Mid-First Bank, the area benefits from round-the-clock demand that will only increase as density continues to rise. Nearby walkable amenities include top national retailers such as Whole Foods, Trader Joe's, Starbucks, Warby Parker, Lululemon, Anthropologie, West Elm, and Orangetheory.

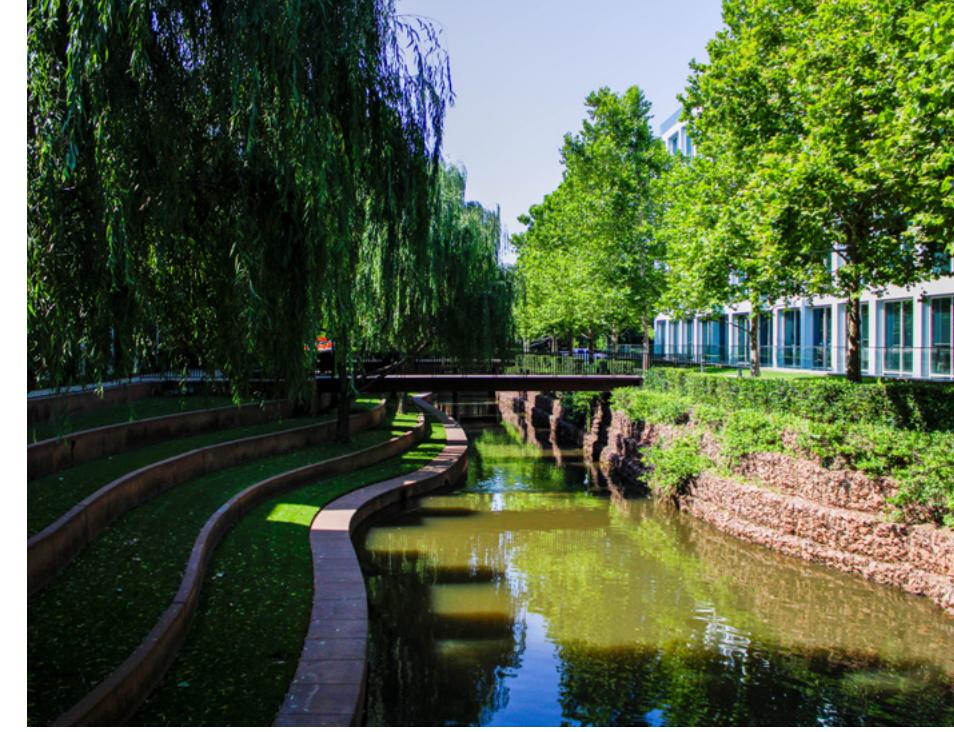


Opportunity Zone

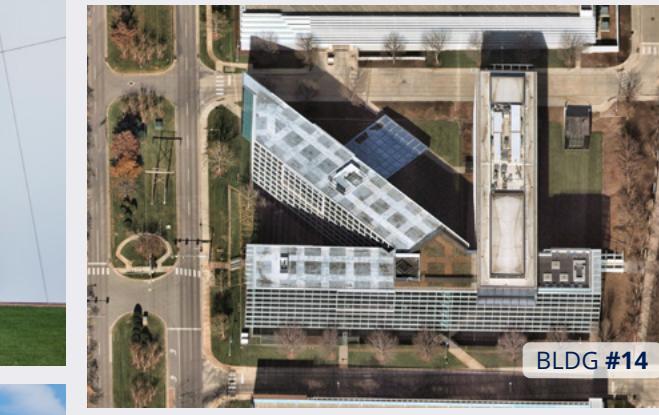
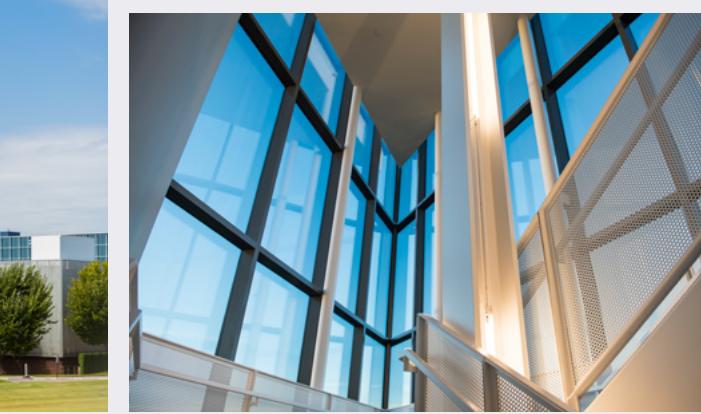
The entire campus is located within a Federal Opportunity Zone, offering potential lucrative tax benefits for investors and broadening the range of capital sources available for the project.



Campus Overview



West Campus



East Campus

Campus Overview

Located near the intersection of Interstate 44 and Interstate 235 in Oklahoma City, the Expand Energy Campus spans approximately 103 acres and consists of 15 existing buildings including three restaurants, state-of-the-art data center, fitness center and office space. In total, the campus consists of 1,299,670 square feet of existing space and over 32 acres of developable land. The site is accessible to the north along NW 63rd St., to the west along N Western Ave. and to the south from NW Grand Blvd.

The property is functionally divided into the West and East Campuses across N Classen Blvd. The West Campus consists of primarily red brick buildings with over 590,279 vacant square footage for future tenant or investor occupancy.

The East Campus, which consists of approximately 244,283 of vacant square footage and ±32.93 net acres of developable land, represents the core opportunity for development and campus integration. The East campus is also home to three structured parking garages which have a combined car park capacity of 3,032. Expand Energy will retain use of 911 parking spaces within Parking Garage #4. Expand Energy or future owner of campus will retain the rights to 386 parking spaces in PG-1

TOTAL SF
1,299,670

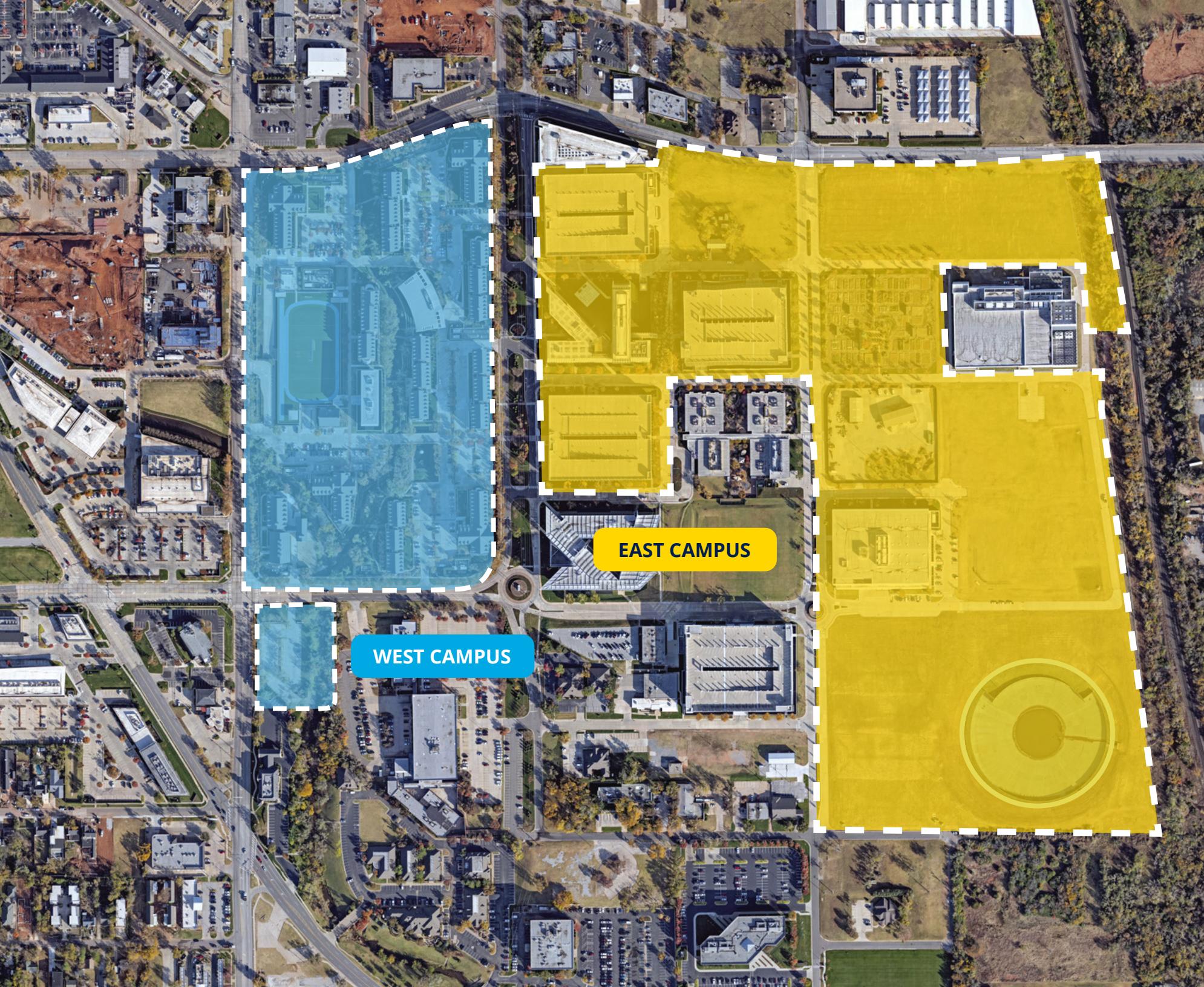
TOTAL BUILDINGS:
16

WEST SF
844,415

WEST BUILDINGS
14

EAST SF
455,255

EAST BUILDINGS
2



Purchase Options | Full Site

#	BUILDING NAME	CAMPUS	NRSF
1	Building One	West	50,397
2	Building Two	West	52,649
3	Building Three	West	52,290
4	Building Four	West	45,541
5	Building Five	West	64,273
6	Building Six	West	78,744
7	Building Seven	West	75,886
8	Building Eight	West	82,055
9	Building Nine	West	76,236
10	Building Ten	West	83,497
11	Building Eleven	West	76,939
12	Building Twelve	West	32,886
14	Building Fourteen	East	244,283
16	Building Sixteen	East	210,972
17	Building Seventeen	West	5,568
18	Fitness Center	West	67,454
Total Square Feet		1,299,670	

	GARAGES	PARKING SPACES
CCP	Central Car Park	460
PG-1	Parking Garage One	*386
PG-2	Parking Garage Two	669
PG-3	Parking Garage Three	1,439
PL-4	Parking Lot 4 - South Lot	78
Total Parking Spaces		3,032
	UNDEVELOPED LAND	ACRES
A	Parcel A	7.86
B	Parcel B Less: Detention Pond Parcel B (Net)	23.46 (3.47) 19.99
C	Parcel C	2.54
D	Parcel D	2.54
Total Net Undeveloped Land		32.93

* PG-1 contains a total of 886 spaces. 386 spaces will be available for use, 500 will be allocated to another building



Purchase Options | West Campus

#	BUILDING NAME	NRSF
1	Building One	50,397
2	Building Two	52,649
3	Building Three	52,290
4	Building Four	45,541
5	Building Five	64,273
6	Building Six	78,744
7	Building Seven	75,886
8	Building Eight	82,055
9	Building Nine	76,236
10	Building Ten	83,497
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Total Parking Spaces		1,593

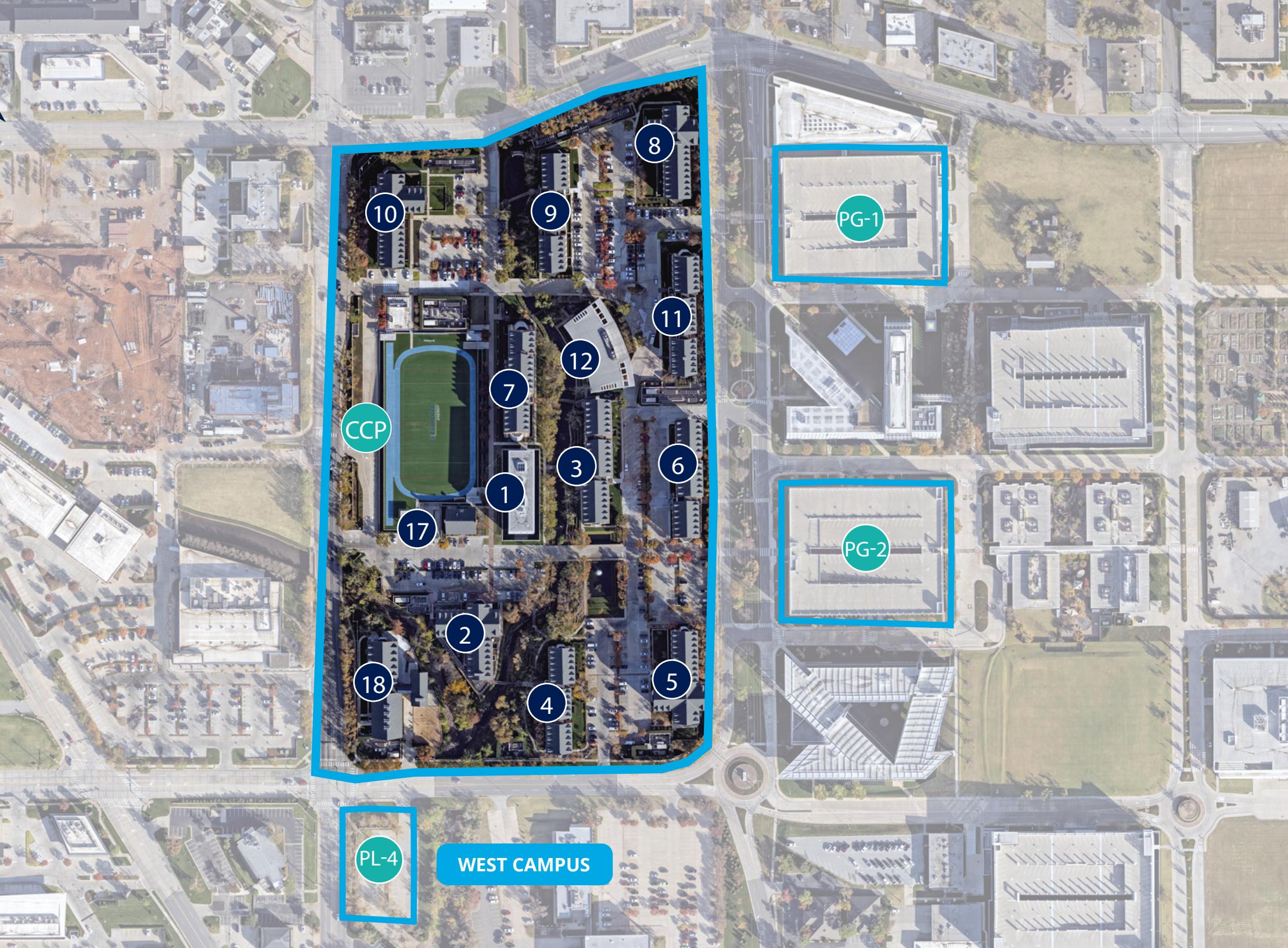
TOTAL BUILDINGS NRSF

844,415

TOTAL LAND AREA

±22 Acres

* PG-1 contains a total of 886 spaces. PG-1 would not be part of the purchase of the campus but future owner would retain access rights to 386 parking spaces at PG-1.



Purchase Options | East Campus

#	BUILDING NAME	NRSF
14	Building Fourteen	244,283
16	Building Sixteen	210,972
Total Square Feet		455,255

	GARAGES	PARKING SPACES
PG-3	Parking Garage Three	1,439
Total Parking Spaces		1,439

TOTAL BUILDINGS NRSF

455,255

TOTAL LAND AREA

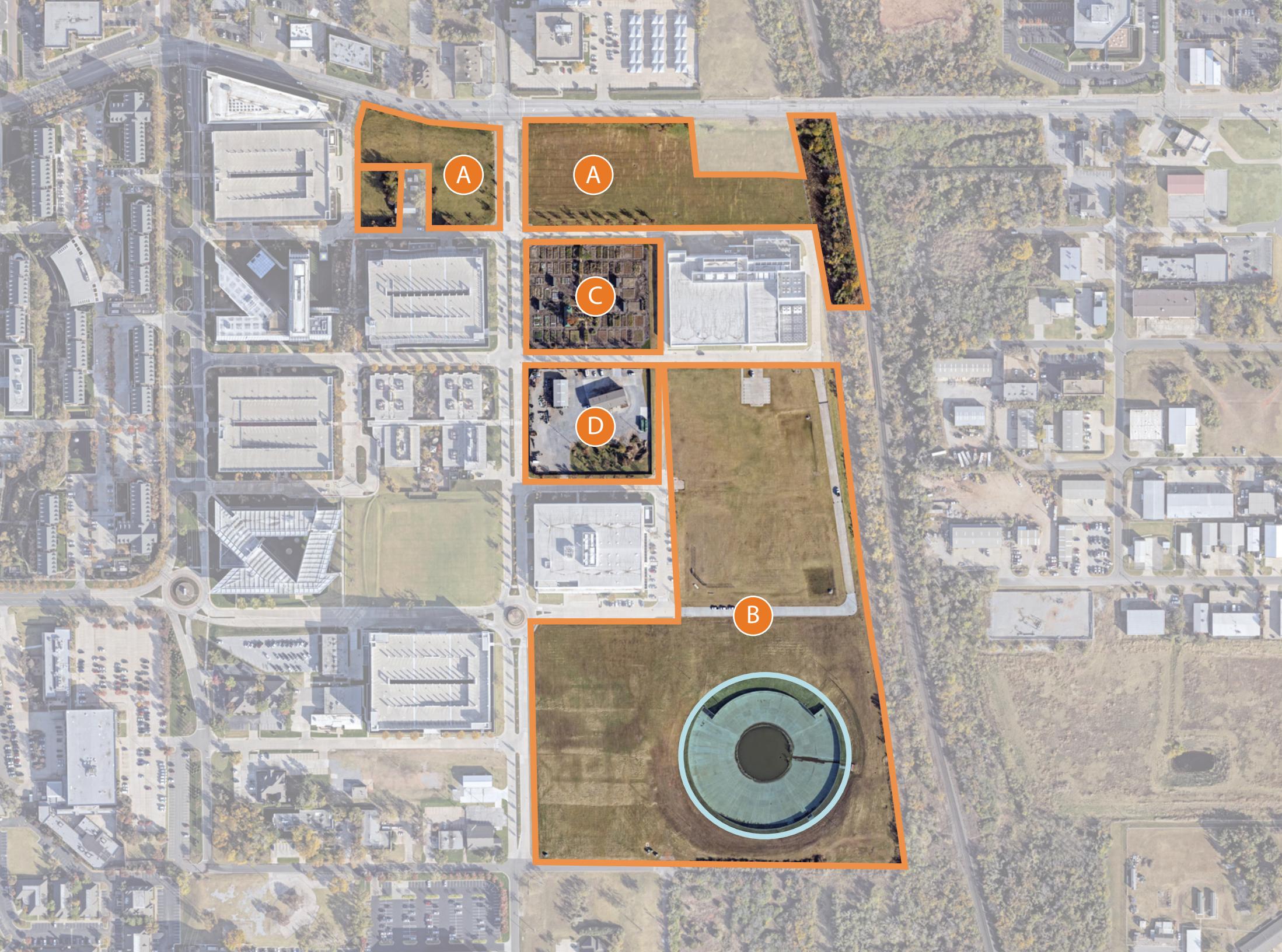
±58 Acres



Purchase Options | Land

UNDEVELOPED LAND		ACRES
A	Parcel A	7.86
B	Parcel B Less: Detention Pond Parcel B (Net)	23.46 (3.47) 19.99
C	Parcel C	2.54
D	Parcel D	2.54
Total Net Undeveloped Land		32.93

TOTAL
UNDEVELOPED LAND
**±32.93
Acres**



Area Retail & Attractions



ANNUAL SPEND PER HOUSEHOLD | 1 MILE RADIUS



\$5,065
Total Employees



\$993
Food & Drink on trips

BUSINESS | 1 MILE RADIUS



1,698
Total Businesses



15,779
Total Employees



Affluent Area | Nichols Hills

Nichols Hills is a city of 3,700 located within Oklahoma City limits. The area was first developed in 1929 and features some of the most valuable homes in Oklahoma City. Nichols Hills is popular with those looking for large footprint home site, short commutes and good neighborhood schools: Nichols Hills Elementary has historically won the National Blue Ribbon School of Excellence. Nichols Hills is also home to the Oklahoma City Golf and Country Club.

Source: abetterlifeoka.com



3,866

population

Nichols Hills has seen a 4.5% growth in population since 2010.

46.3

median age

The median age in Nichols Hills is 46.3.

\$144,183

median household income

The median household income in Nichols Hills is 163% higher than Oklahoma City.

\$686,300

median property value

The median property value in Nichols Hills has grown 27.6% since 2013.

8.1 miles

from downtown

Nichols Hills is located 8.1 miles from downtown and 14.9 miles from Tinker Air Force Base.

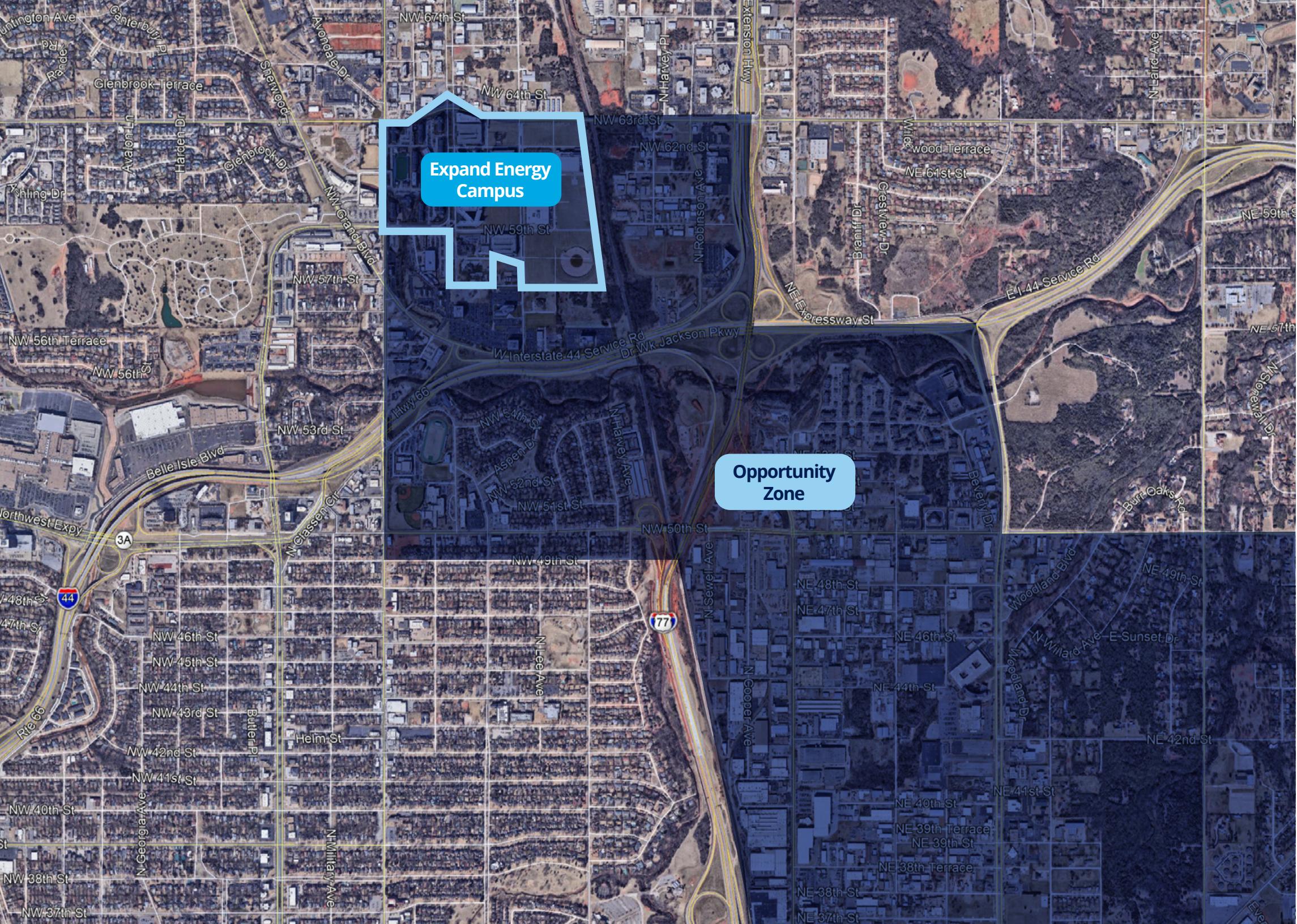
Source: abetterlifeoka.com

Opportunity Zone

The entire campus is within a Federal Opportunity Zone providing potential tax advantages to investors and expanding the possibilities of capital providers for the project.

Benefits, which include tax deferrals and reductions, increase the longer investments are held in Opportunity Funds. Investors cannot invest directly in qualified projects or properties but must go through an Opportunity Fund.

Through the Opportunity Zone program, investors can roll the capital gains garnered from selling their assets to an unrelated individual into a Qualified Opportunity Fund within 180 days of realization to have their tax liability delayed or deferred.



Market Overview

Oklahoma City currently ranks as the 20th largest city by population in the U.S. and the 42nd largest metropolitan area. OKC is experiencing faster growth than 75% of the 41 larger metros in the country. The OKC MSA has seen a 19% increase in population from 2010 to 2024, with 233,354 new residents.

Oklahoma City offers a comfortable lifestyle while living at a relatively lower cost. Residents of Oklahoma City spend 33% less than the national average on housing and benefit from a cost of living that is significantly lower than that of most major cities.

Some of the primary economic drivers in the area include Government, Health Care, Retail Trade, and Professional Services.

Government jobs, including those at Tinker Air Force Base, the Federal Aviation Administration, tribal employment, and the state capital, account for approximately 20% of all jobs.

Source: BLS QCEW 2023 (Greater Oklahoma City Region; Lightcast 2024)

EMPLOYMENT BY SECTOR:	JOBS
	Government: 161,445
	Healthcare & Social Assistance: 99,435
	Retail Trade: 81,901
	Professional, Scientific & Technical: 48,092

OKC is home to three of the nation's largest energy producers, and the energy sector accounts for roughly 3% of total employment and 8% of overall earnings in the region. There is however more to the Oklahoma City economy than energy, and the region offers employers many economic advantages compared to other locales. According to Oxford Economics, the cost of doing business here is roughly 20% below the national average, which helps attract and facilitate the growth and relocation of back-office operations. The region has had several economic development wins, with Boeing, Continental Resources, Skydweller Aero, and Costco announcing relocations and expansions.

The trend is expected to continue as companies find the market's low business costs and quality labor force part of the region's unique value proposition. Furthermore, the Oklahoma City Economic Development Trust's Strategic Investment Program offers various economic development incentives for employers looking to expand existing operations in the city.

MAJOR EMPLOYERS



OKLAHOMA



Mercy

INTEGRIS

amazon.com



BOEING

OU paycom®

A DIVERSIFIED ECONOMY

The economy of the Greater Oklahoma City region is diverse. While federal, state and local government are the largest employers and the oil and natural gas sector generates the largest revenue, the area's major private-sector economic contributors include:

HEALTHCARE

TOP 25

Health care systems in the US according to US News & World Report

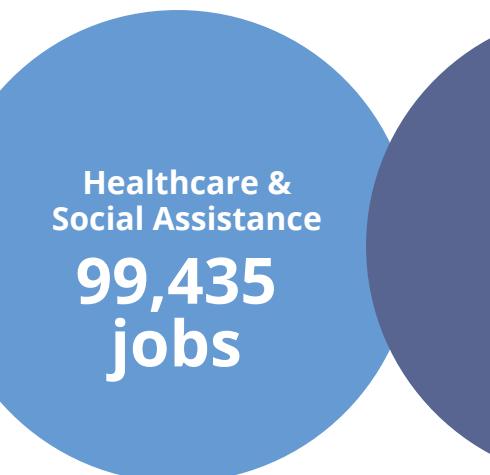
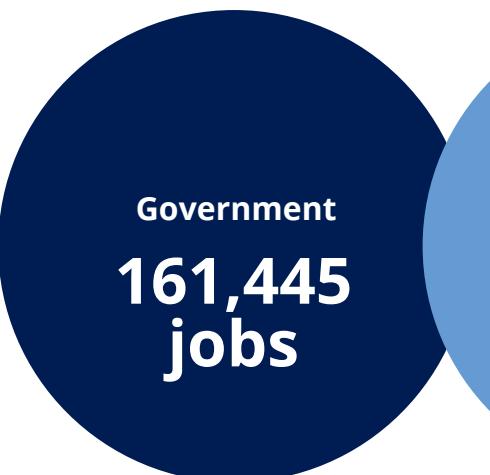
INTEGRIS

As one of the nation's major centers of health care delivery, the Oklahoma City region employs more than 80,000 health care sector workers across 36 general medical and surgical hospitals and 9 specialized hospitals.

Market Fundamentals

ECONOMIC DRIVERS

The economy of the Greater Oklahoma City region is diverse. Aerospace makes up one of the fastest-growing sectors, employing more than 43,000 individuals and having experienced a 48% increase in goods & services output from 2015- 2020. A few of the key economic drivers include Government, Health Care, Retail Trade and Professional Services. Federal, state and local government account for approximately 20% of all jobs primarily because of the presence of Tinker Air Force Base, the Federal Aviation Administration, tribal employment, and Oklahoma City is the state's capital. The largest number of establishments are found within the professional services sector and the oil and gas sector remains a major contributor to GDP and wages.



Source: BLS QCEW 2023 (Greater Oklahoma City Region; Lightcast 2024)

RESIDENTIAL

Spanning nearly 1,300 acres across two square miles, the City of Nichols Hills is a wealthy enclave situated immediately adjacent to the Expand Energy campus that is widely considered one of the most affluent areas in Oklahoma and has some of the highest housing prices in the state. Established in 1928, the prestigious neighborhood remains one of the most highly sought-after residential areas due to its central location, access and proximity to Oklahoma City's premier retail corridor, I-235 and I-44.

Two new notable developments situated just north of the area include Chisholm Creek, a 190-acre mixed-use development and The Half, a 52-acre mixed-use project.

Single-family residential has continued to excel throughout the market as housing prices have grown by nearly 25% over the past five years. Oklahoma City has an affordability index of 1 out of 10, meaning the metro area is one of the most affordable places to own a home in the U.S.

MULTIFAMILY

The established, affluent area immediately adjacent to the campus has long been known for large, million-dollar homes along with upscale retail thus creating a high-barrier to entry for new residential development opportunities. To date, development sites have been scarce resulting in a mere total of 788 existing multifamily units within a one-mile radius of the campus. New developments such The Oak mixed-use development have signaled pent-up demand for those seeking upscale living in a walkable, urban district located near major employment, entertainment and retail hubs.

With an average household income of more than \$150,000 paired with renter occupied housing units of less than 30% within a one-mile radius, the Expand Energy campus provides a truly unique development opportunity with its highly sought-after location, size and strong demographics.

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