



# Two Corporate Plaza **FOR SALE**

5555 N GRAND BOULEVARD  
OKLAHOMA CITY, OK 73112

Located in the desirable Northwest OKC submarket, **Two Corporate Plaza** offers an excellent opportunity to capture tenants seeking quality office space outside the Central Business District. The area continues to attract businesses looking for better parking, shorter commutes, and convenient access to nearby retail, restaurants, and established neighborhoods.

- » Easy access to I-44, Hefner Parkway and NW Expressway
- » Accessible via bus rapid transit line
- » Close proximity to the Will Rogers Trail
- » **In place data center with back up generator**



## Property Highlights

Building Size:	<b>± 85,552 SF</b>
Lot Size:	<b>± 5.31 Acres</b>
Year Built:	<b>1983</b>
Stories:	<b>3</b>
Parking Ratio:	<b>3.17 / 1,000</b>
Zoning:	<b>O-2</b>
Sale Price:	<b>\$11,549,520</b>



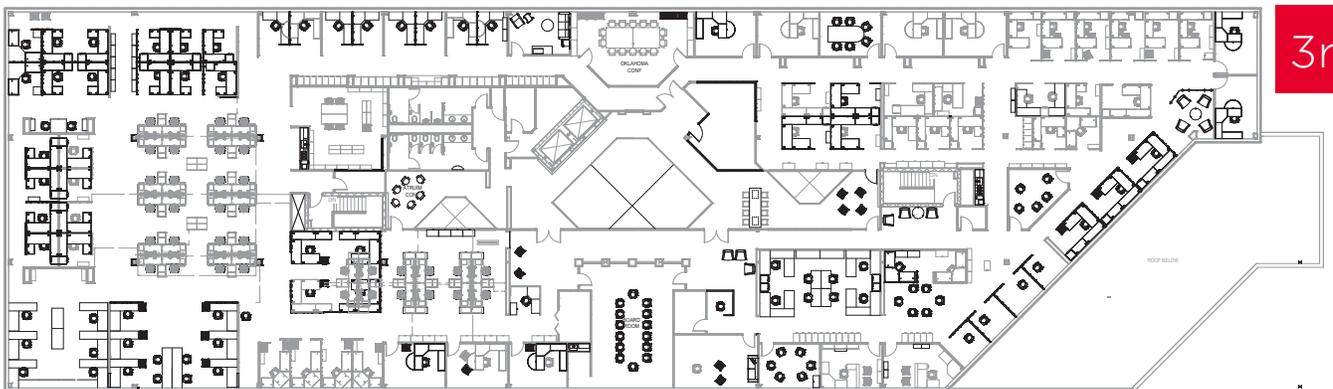
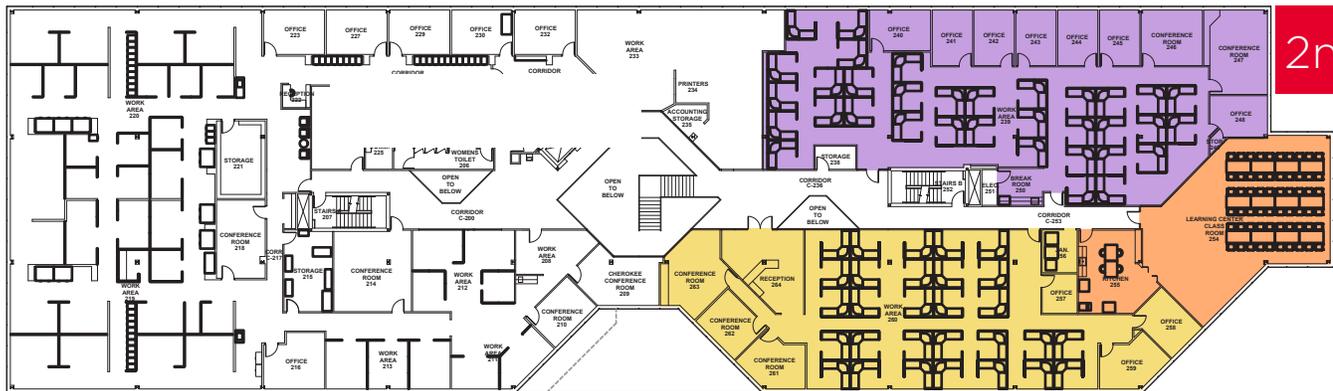
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COMMERCIAL  
OKLAHOMA

SCAN



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## Fire Protection

- Clean Agent ECARO 25
- 4 Tanks
- 2 Abort Button
- 4 Pull Stations
- 16 Dampers
- 4100ES Pr

## Data Center Summary

<b>Data Center Total SF:</b>	<b>± 7,119 SF</b>
Date Commissioned:	4/19/1995
Existing Raised Floor:	± 6,010 SF
Raised Floor Height:	12"
Raised Floor Tile Size:	2x2 Square

## Critical IT UPS System

### UPS Configuration

- NLP - National Lightning Protection
- TVSS
- 7000 - 500 KVA Primary
- 7000 - 500 KVA Secondary
- UPS Load Banks x 2
- High Voltage Transformers x 1
- Low Voltage Transformers x 2
- Battery Strings x 3
- Batteries x 240
- Battery Replacement Every 3 Years (Age 18 Months)

## Power Supply

### Building

Incoming Feeds From:	(2) Substations OG&E Primary Feeds - Tulsa Express (4) Secondary Feeds - Four Locations
Capacity of Ea. Incoming Feed:	(2) EPO
Redundancy of Incoming Feeds:	(4) Secondary Feeds - Four Locations - 1 ATO
Diversity of Incoming Feeds:	Main Transformer, 1 ATS, Electrical Switchboard Gear

### Base Building Electrical Plant

Transformers:	(1) Primary Transformer
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### Data Center

Total Power to Raised Floor:	PDU x2
Power per Cabinet:	Distribution Panel x8 (70+ Cabinets)
Average Power Density (W/SF):	Breakers x336
Voltage:	PDU x4
Design Redundancy:	Distribution Panel x13
Remote Power Panels:	Breakers x546

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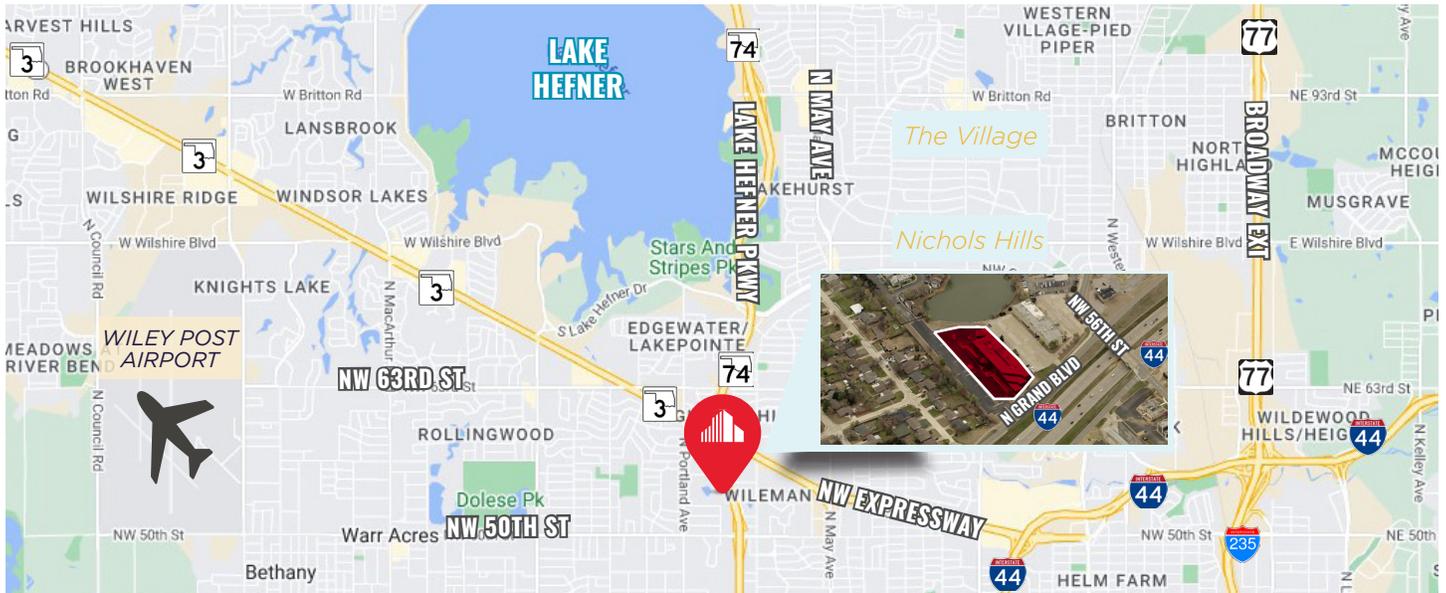
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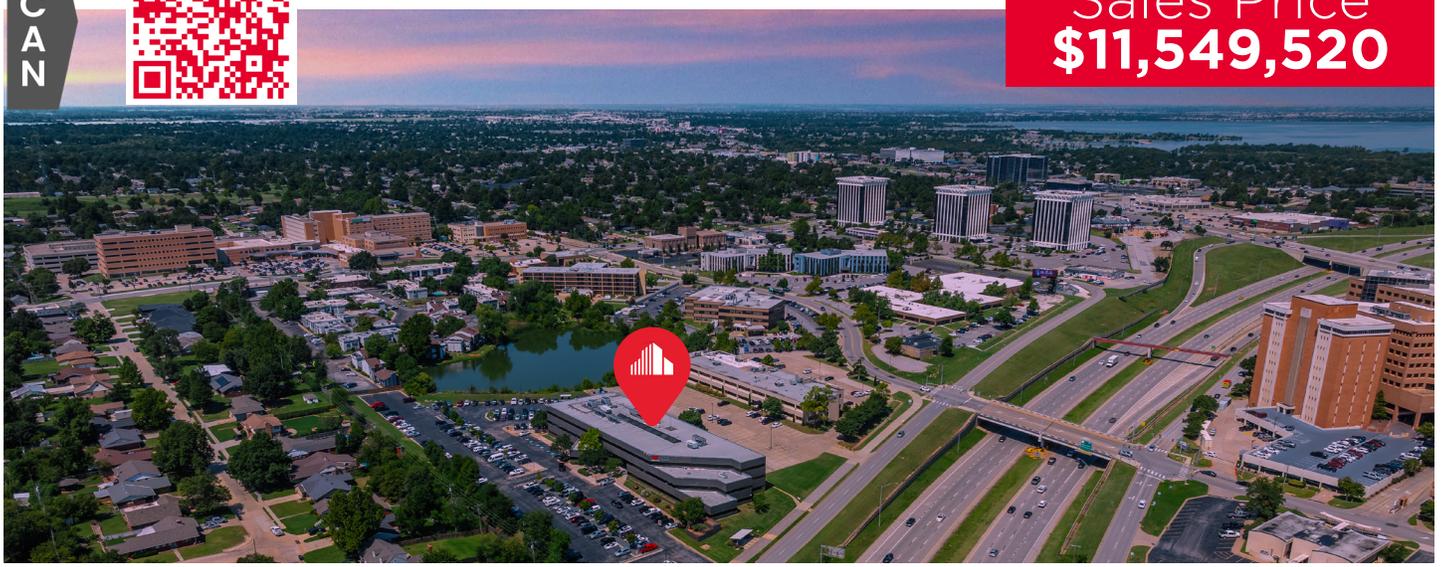
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Sales Price  
**\$11,549,520**



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