



OFFERING SUMMARY

| | |
|----------------------------|------------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Building Size: | 90,228 SF |
| Available SF: | 1,811 - 2,817 SF |
| Traffic Counts: | |
| Memorial Rd - east | 31,474 |
| Memorial Rd - west | 23,060 |
| Kilpatrick Turnpike -east | 57,649 |
| Kilpatrick Turnpike - west | 52,405 |

PROPERTY OVERVIEW

Located in a rapidly growing area of northwest Oklahoma City, Quailbrook Shopping Center serves several new high income housing additions. Mixed use retail/office complexes, and medical facilities.

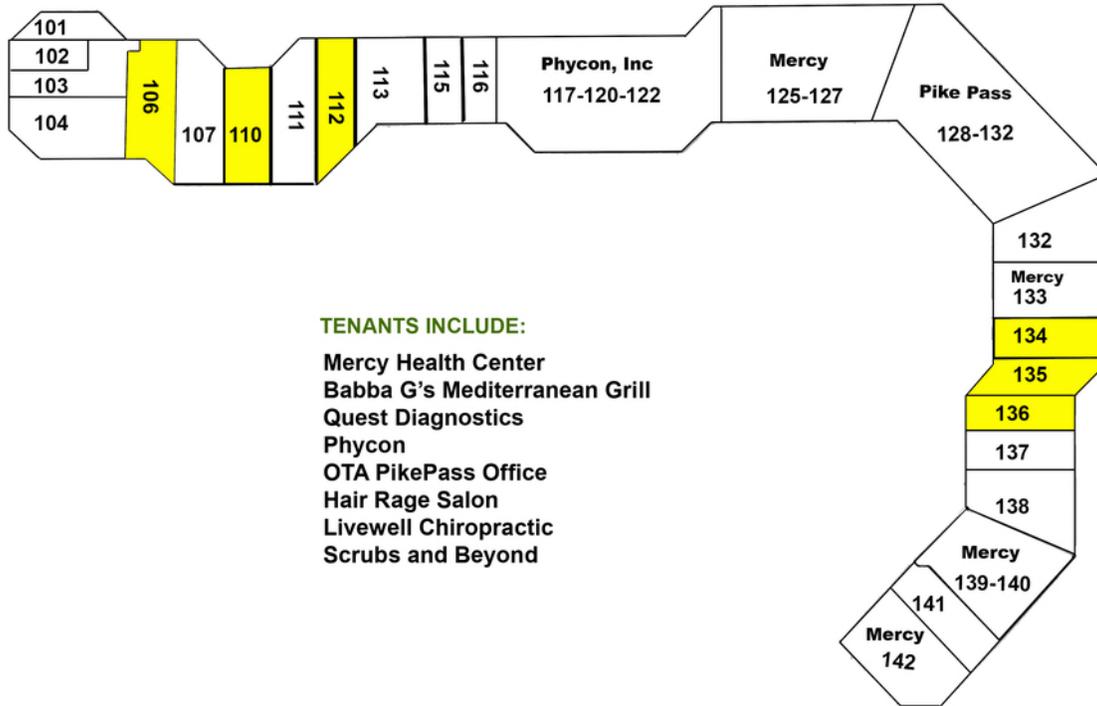
Quailbrook sits at the intersection of Meridian and Memorial, with direct access to Kilpatrick Turnpike resulting in a heavy flow of traffic. An average of 29,000 cars pass daily along the Kilpatrick alone. Gaillardia, a private golf community is directly to the west of the center. Mercy Health Center resides across the highway with approximately 300 beds and the Oklahoma Heart Hospital, specializing in heart health care.

| SPACES | LEASE RATE | SPACE SIZE |
|-----------|---------------|------------|
| Suite 106 | \$15.00 SF/yr | 2,817 SF |
| Suite 110 | \$15.00 SF/yr | 2,019 SF |
| Suite 112 | \$15.00 SF/yr | 2,070 SF |
| Suite 134 | \$15.00 SF/yr | 1,863 SF |
| Suite 135 | \$15.00 SF/yr | 1,811 SF |
| Suite 136 | \$15.00 SF/yr | 1,915 SF |

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Quailbrook Plaza

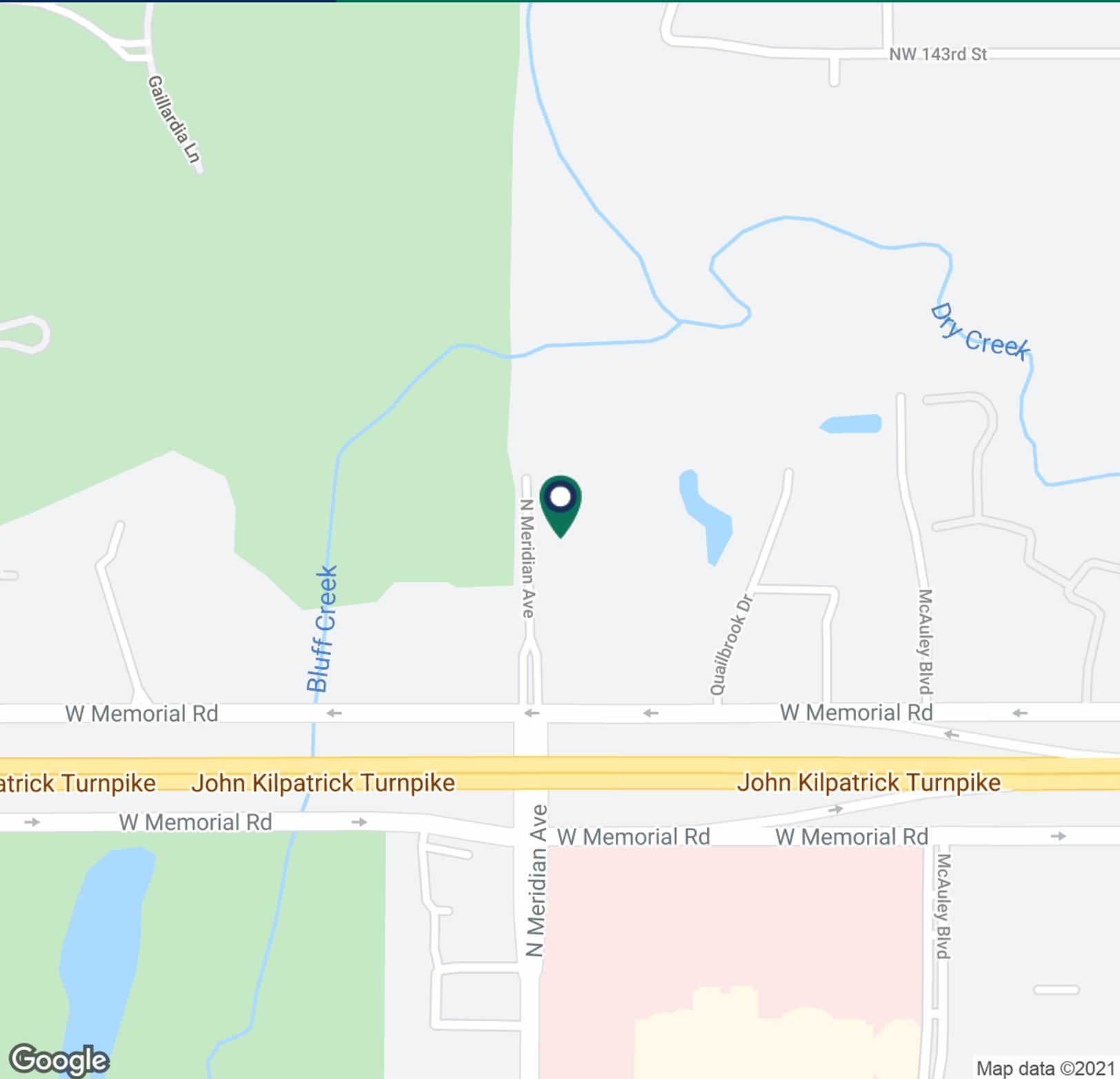
4401 West Memorial Road, Oklahoma City, OK 73134



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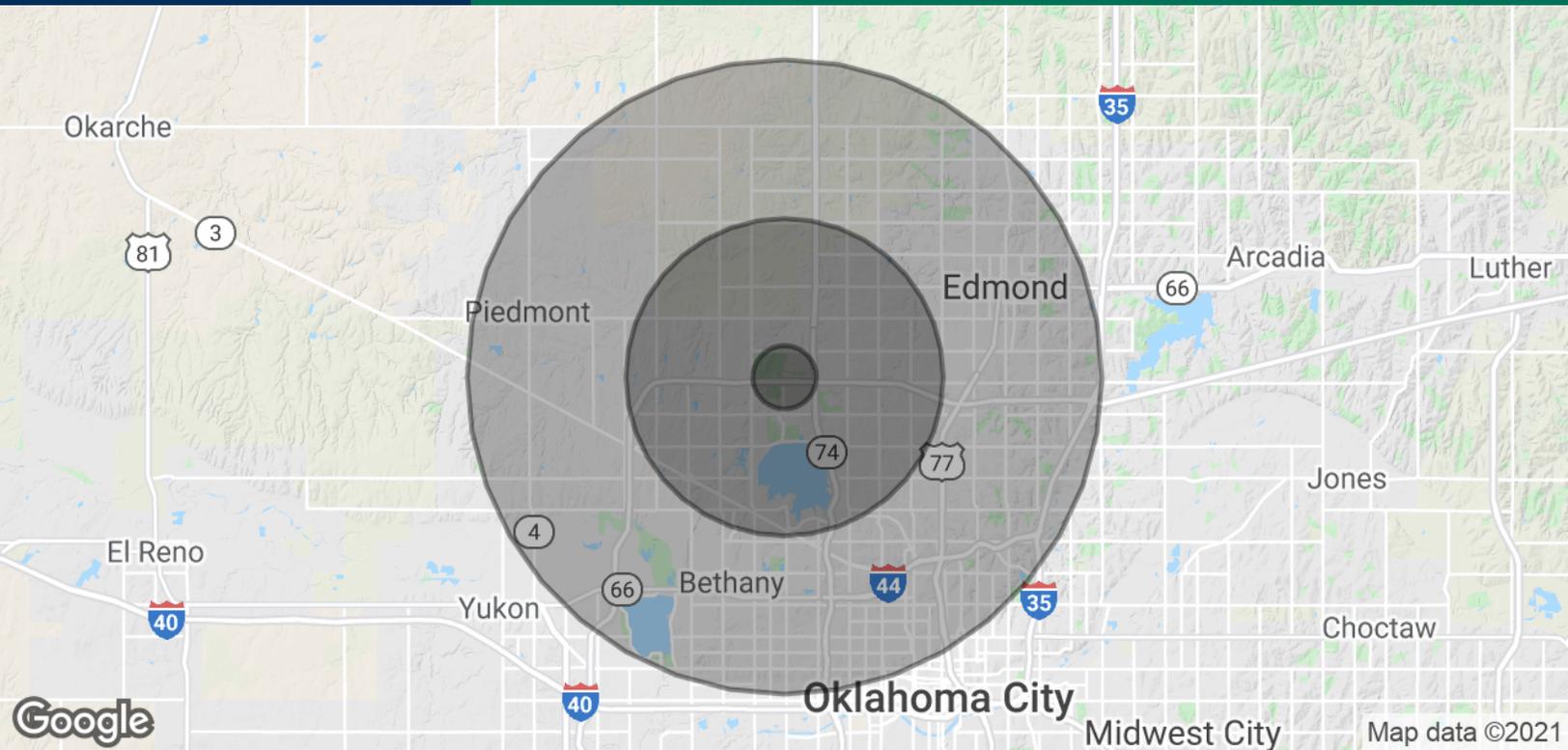
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 3,738 | 132,343 | 449,628 |
| Average age | 43.9 | 37.8 | 35.6 |
| Average age (Male) | 43.5 | 35.9 | 34.3 |
| Average age (Female) | 43.7 | 39.0 | 36.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total households | 1,816 | 57,648 | 186,730 |
| # of persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH income | \$99,046 | \$78,978 | \$68,965 |
| Average house value | \$239,769 | \$188,696 | \$181,365 |

** Demographic data derived from 2010 US Census*

052521

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