



OFFERING SUMMARY

Lease Rate: \$15.00 SF/yr (NNN)

Building Size: 90,228 SF

Available SF: 1,811 - 3,200 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.

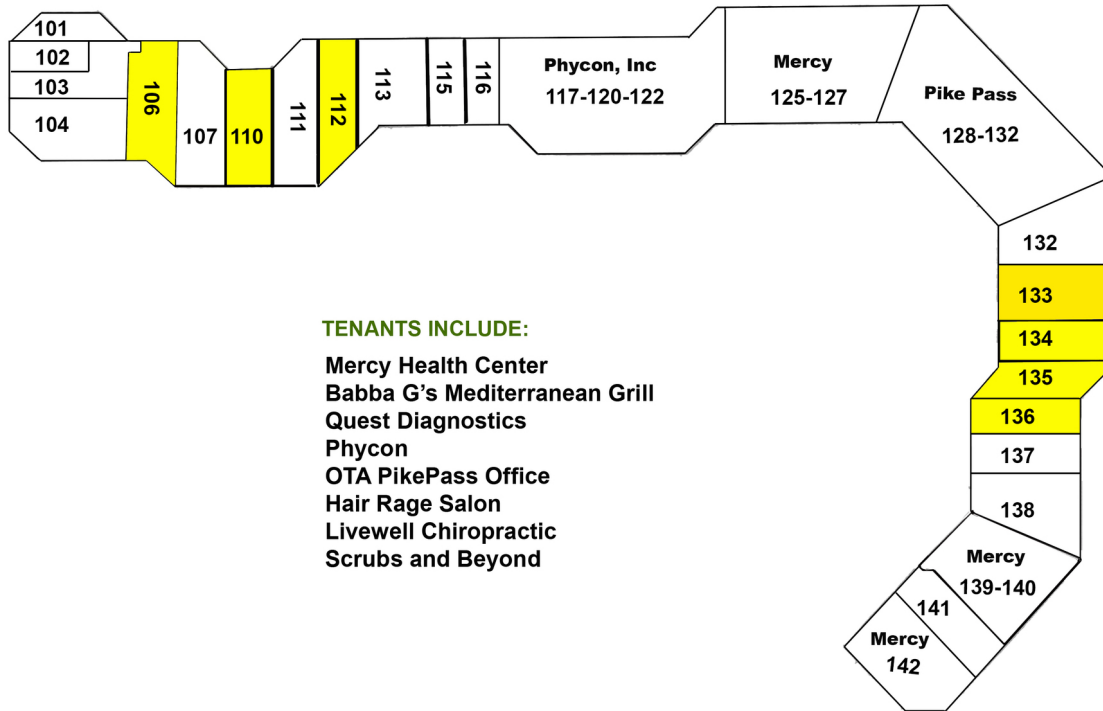
Quailbrook sits at the intersection of Meridian and Memorial, with direct access to Kilpatrick Turnpike resulting in a heavy flow of traffic. An average of 29,000 cars pass daily along the Kilpatrick alone. Gaillardia, a private golf community is directly to the west of the center. Mercy Health Center 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 133	\$15.00 SF/yr	3,200 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



TENANTS INCLUDE:

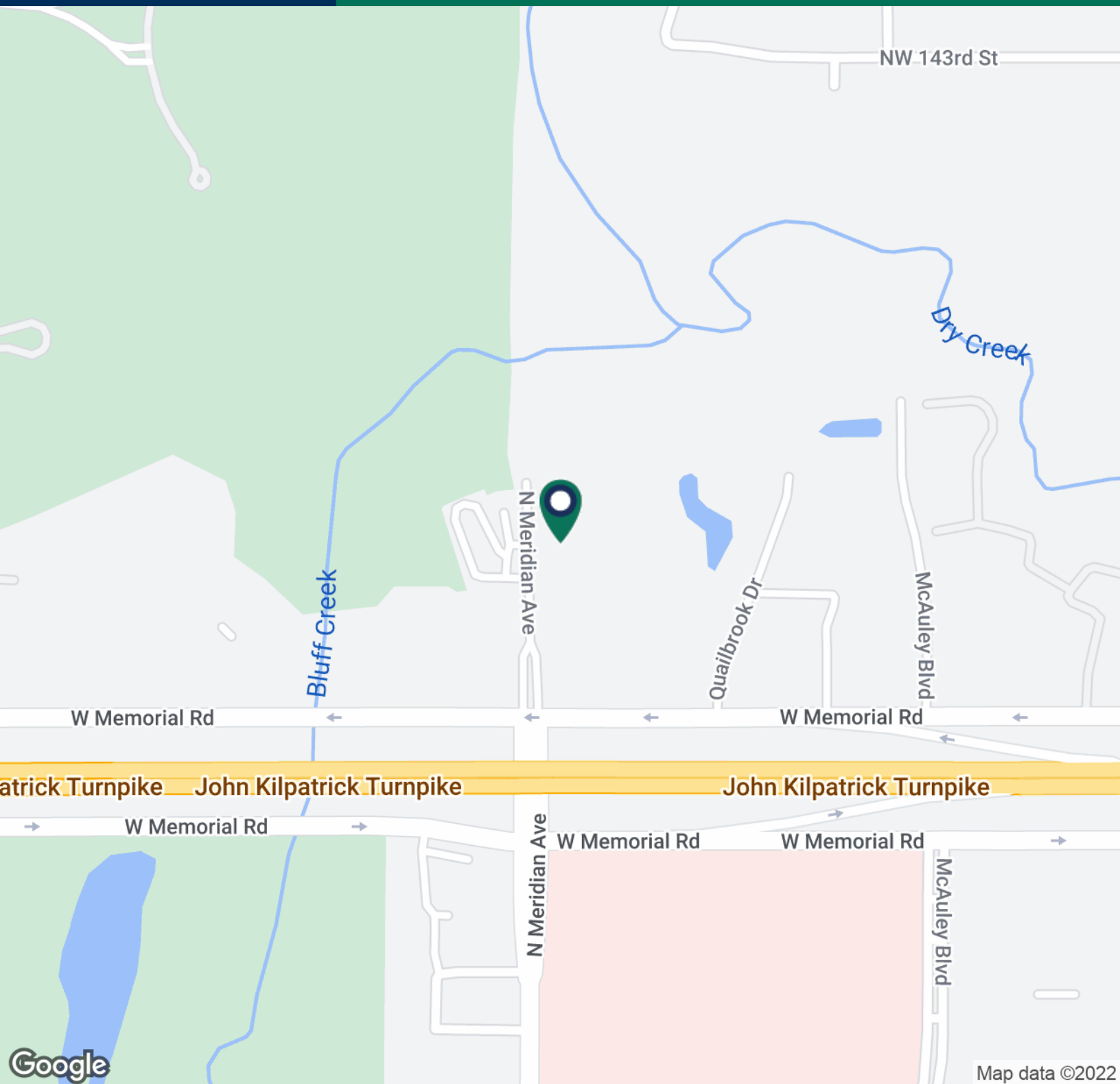
Mercy Health Center
Babba G's Mediterranean Grill
Quest Diagnostics
Phycon
OTA PikePass Office
Hair Rage Salon
Livewell Chiropractic
Scrubs and Beyond



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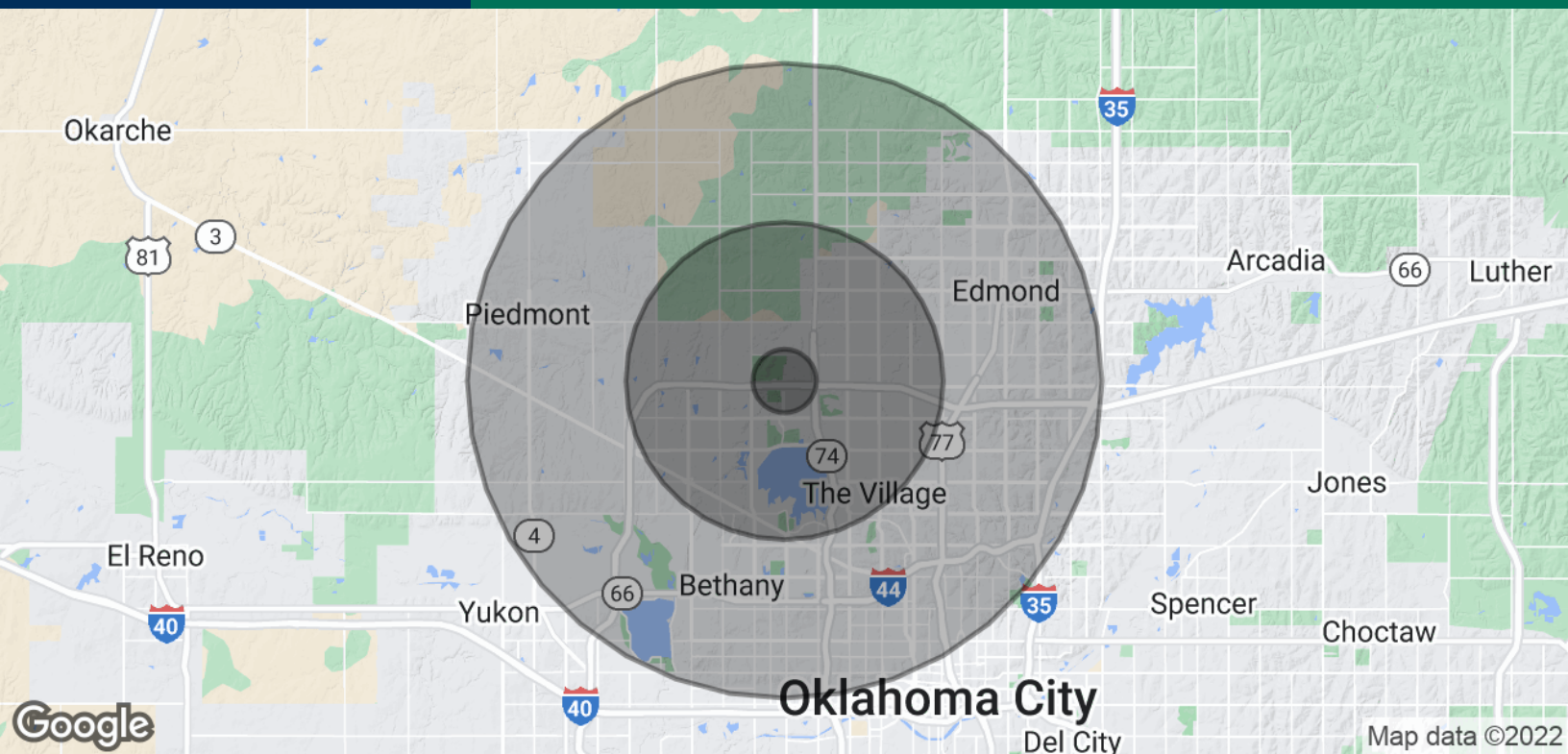
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,738	132,343	449,628
Average age	43.9	37.8	35.6
Average age (Male)	43.5	35.9	34.3
Average age (Female)	43.7	39.0	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,816	57,648	186,730
# 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

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