

PRICE EDWARDS AND CO.

3201 QUAIL SPRINGS PARKWAY



FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum was prepared by Price Edwards and Company ("Broker") on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Broker. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner, Broker or their sources. Financial projections are provided as a reference and are based on assumptions made by Owner, Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. This Offering Memorandum was prepared on the basis of information available to Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither Owner nor Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker. Neither Owner nor Broker nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to Owner's obligations thereunder have been fully satisfied or waived. Owner is responsible for any commission due to Broker in connection with the sale of the property. Owner shall not be responsible for any commission claimed by any other agent or Broker in connection with a sale of the property.

No other party, including Owner's Broker, is authorized to make any representation or agreement on behalf of Owner. This Offering Memorandum remains the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

TRE DUPUY
tdupuy@priceedwards.com
 O: 405.239.1210

IAN SELF
iself@priceedwards.com
 O: 405.239.1271

PROPERTY INFORMATION

3

LOCATION INFORMATION

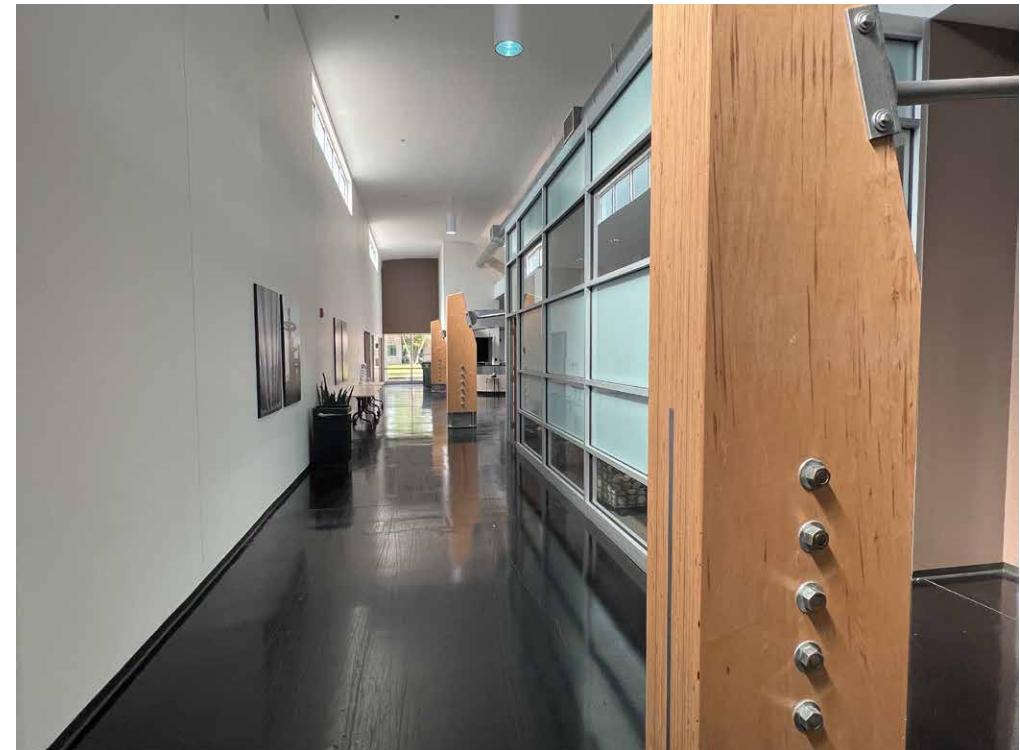
14

DEMOGRAPHICS

17

ADVISOR BIOS

19



SECTION 1

PROPERTY INFORMATION



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
islef@priceedwards.com
O: 405.239.1271

PRICE
EDWARDS
AND COMPANY

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



PROPERTY SUMMARY

FINANCING AVAILABLE

NEGOTIABLE

Asking Price

128,500

RSF

103,500

RSF Immediately Available

20%

Physical Occupancy

C-3

Zoning

6.7/1,000 RSF

Parking Ratio

11.34 ACRES

Site Area

1999/2000

Year Built

TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



OPPORTUNITY DESCRIPTION

Quail Commerce Center presents a compelling opportunity for Oklahoma City business owners seeking a large-scale owner-occupied facility in a well-established northwest submarket. The property consists of approximately 128,500 square feet and was previously utilized as a call center, making it well suited for organizations requiring substantial open office layouts, training space, and supporting amenities.

Approximately 100,000 square feet of the property is immediately available for owner occupancy, providing a rare opportunity to acquire and control a significant footprint within the Quail Springs Corporate Park. The remaining ±25,000 square feet is leased to DCP Operating Company through August 2026, offering potential supplemental income while an owner-user occupies the majority of the campus.

The site is configured as two separate buildings, each capable of being secured independently, allowing flexibility in occupancy,

phasing, or future leasing strategies. The property offers an above-average parking ratio of approximately 6.7 spaces per 1,000 square feet, well suited for operations with higher employee densities. If excess parking is not required, the site also includes a ±1.9-acre parking area northwest of the buildings that may present future redevelopment potential, subject to zoning and approvals.

Beyond its size, the building features a range of premium amenities including a fully equipped cafeteria, a large training room, and a small gym with attached locker rooms. The surrounding Quail Springs area further enhances the property's appeal, boasting over 1,200 hotel rooms, a vibrant retail environment anchored by the largest mall in Oklahoma—Quail Springs Mall—and a robust medical community with some of the state's most advanced healthcare facilities.



RSF: 25,000

EXPIRATION: Aug 2026

MONTHLY RENT: \$29,166.67

MONTHLY CAM: \$6,505.19

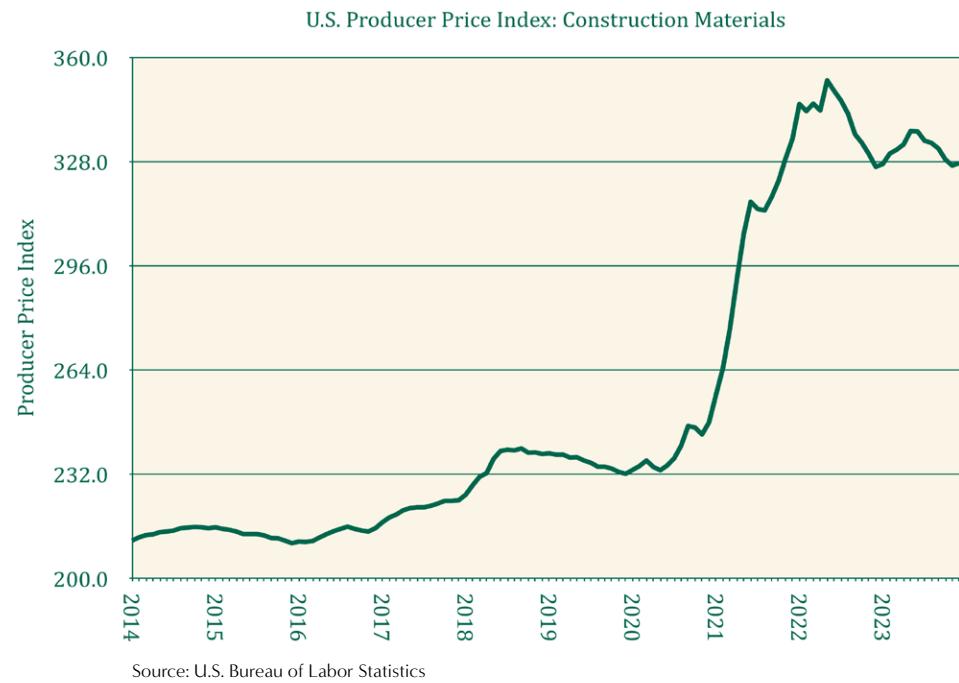
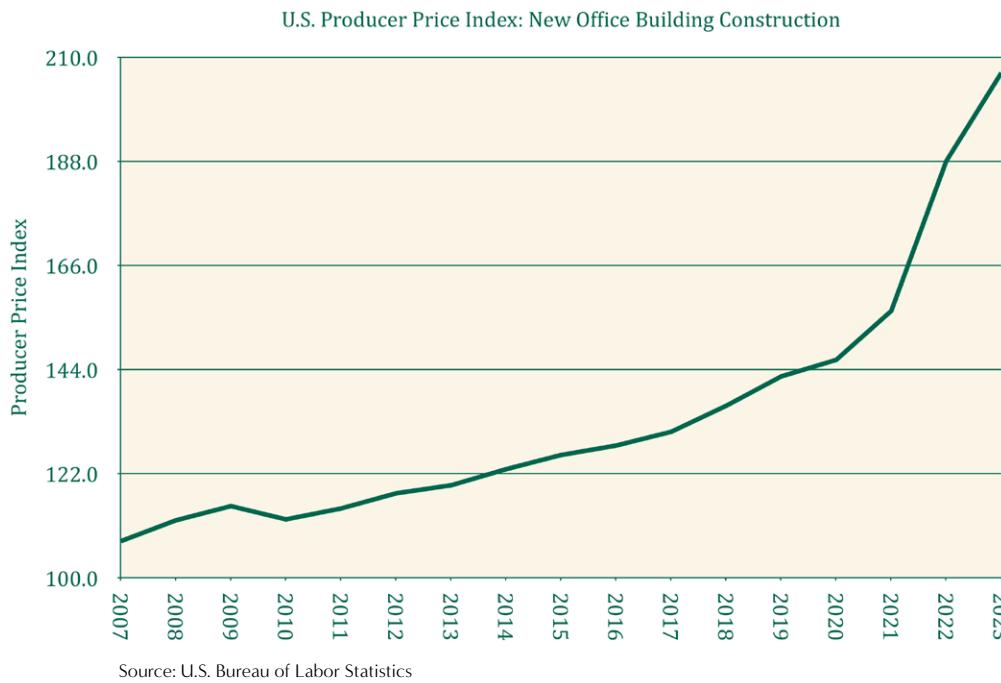
% OF PROPERTY: 19%

TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



VALUE PROPOSITION

Investing in an existing property like Quail Commerce Center presents a significant cost advantage compared to new construction. The skyrocketing costs of construction materials and labor have made new builds prohibitively expensive for many businesses. The graphs above illustrate the trends in construction costs and materials over recent years. Over the past decade, construction costs have surged due to factors such as supply chain disruptions, increased demand, and rising material prices.

Quail Commerce Center, with its substantial 128,500 square feet of space and premium amenities, is offered at a basis well below the current replacement costs. This allows potential buyers to secure a high-quality, well-located facility without incurring the exorbitant expenses associated with new construction.

TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

BUILDING NAME:	Quail Commerce Center
PARKING:	862 spaces
PARKING RATIO:	6.71 per 1,000 SF
LOT SIZE:	11.34 acres
NUMBER OF FLOORS:	Building 1 - 2 Floors Building 2 - 1 Floor
NUMBER OF BUILDINGS:	2
FRAMING:	Steel columns
EXTERIOR:	Painted, tilt-up concrete walls
ROOF:	Low slope, modified bituminous asphalt roof & metal flashing
FOUNDATION:	Cast-in-place, reinforced, concrete foundation and footings. Each structure includes concrete slabs-on-grade.
HVAC:	Gas fired boiler & roof-top mounted packaged HVAC units
FIRE PROTECTION:	Fire & life safety systems including multiple zone, fire alarm control panels, auto dialers to 24-hour service
ELECTRICAL:	277/480-Volt entrance rated from 800 to 2,500 amps. Copper wiring and standard electrical devices



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



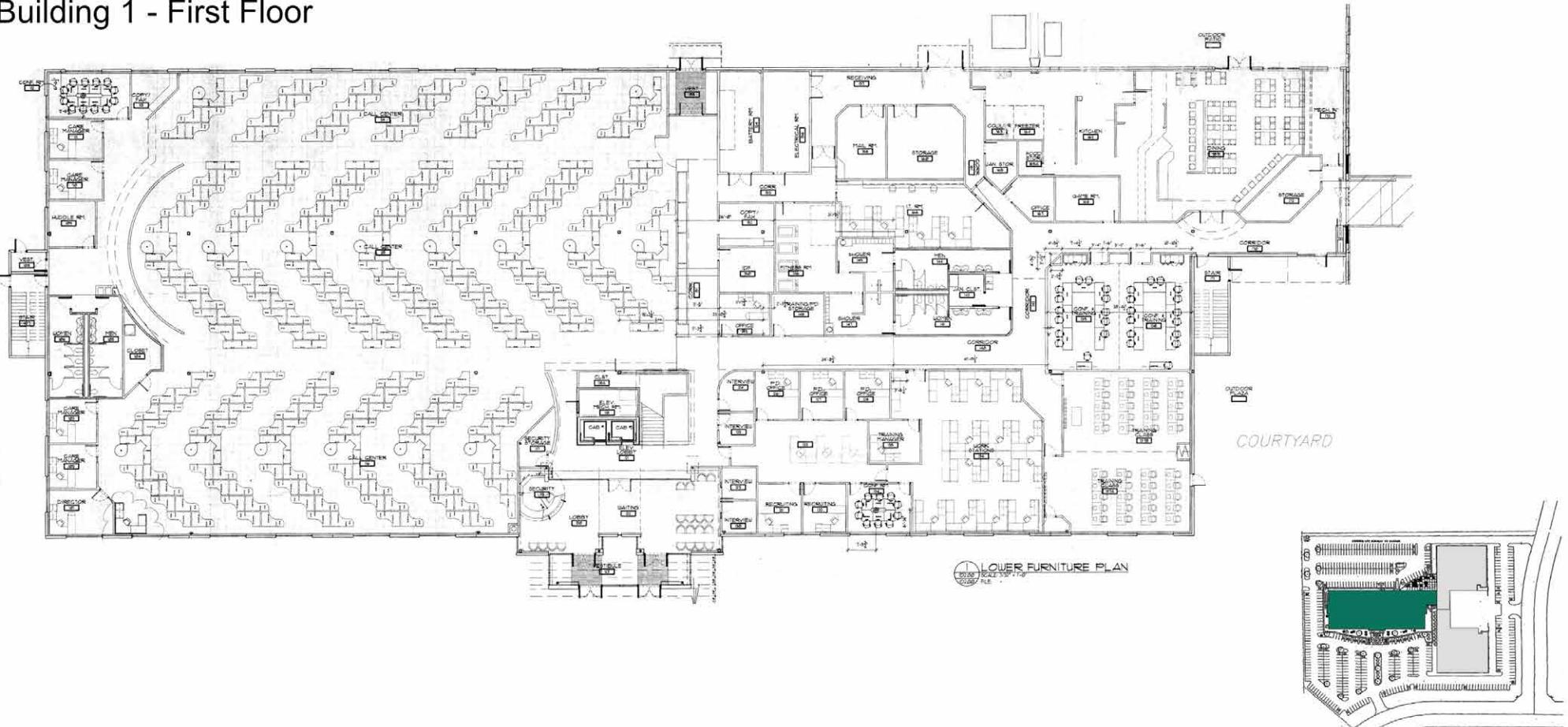
TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

Building 1 - First Floor



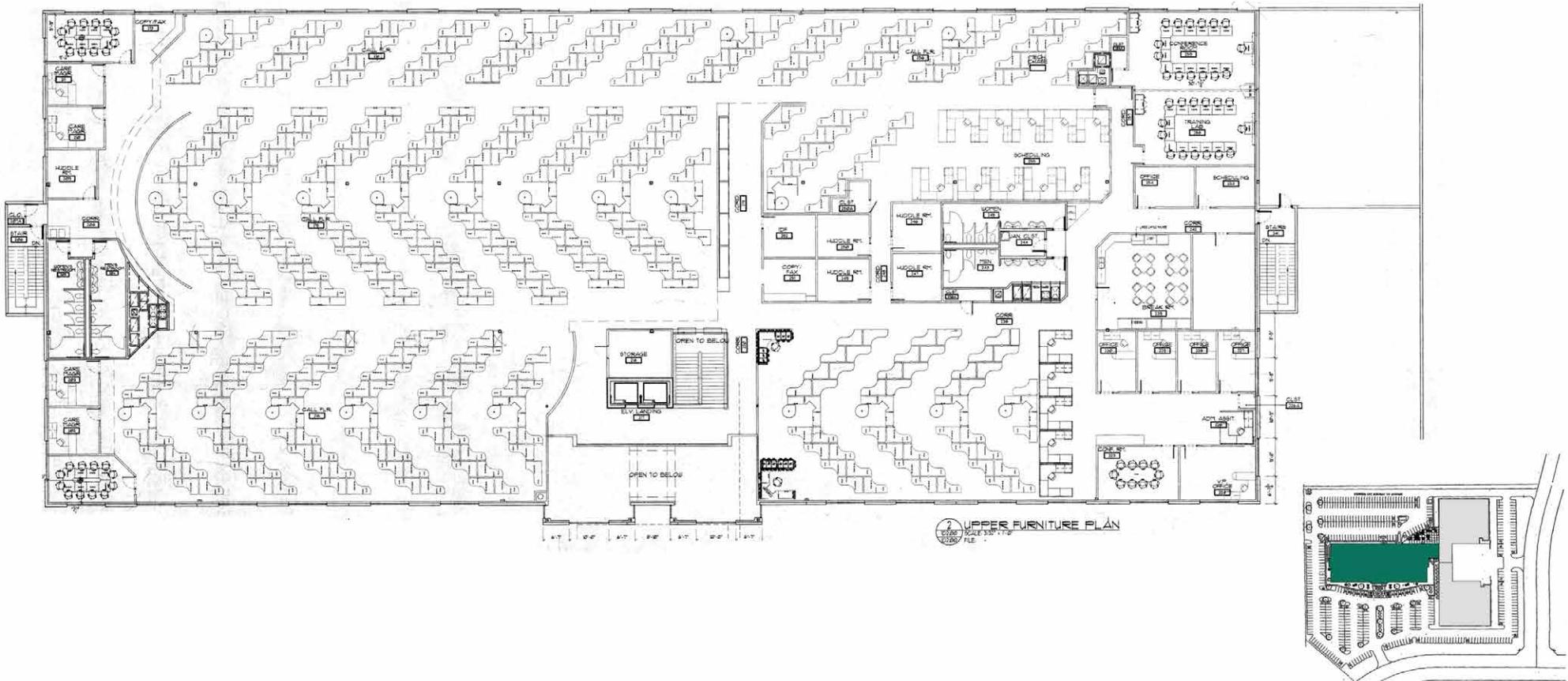
TRE DUPUY
 tdupuy@priceedwards.com
 O: 405.239.1210

IAN SELF
 iself@priceedwards.com
 O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

Building 1 - Second Floor



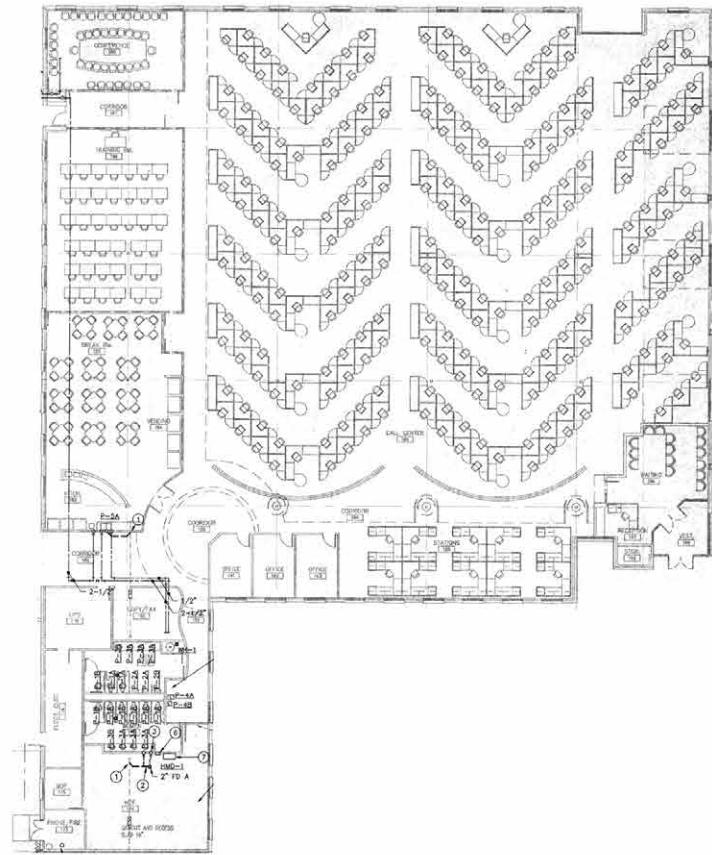
TRE DUPUY
 tdupuy@priceedwards.com
 O: 405.239.1210

IAN SELF
 iself@priceedwards.com
 O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

Building 2 - North



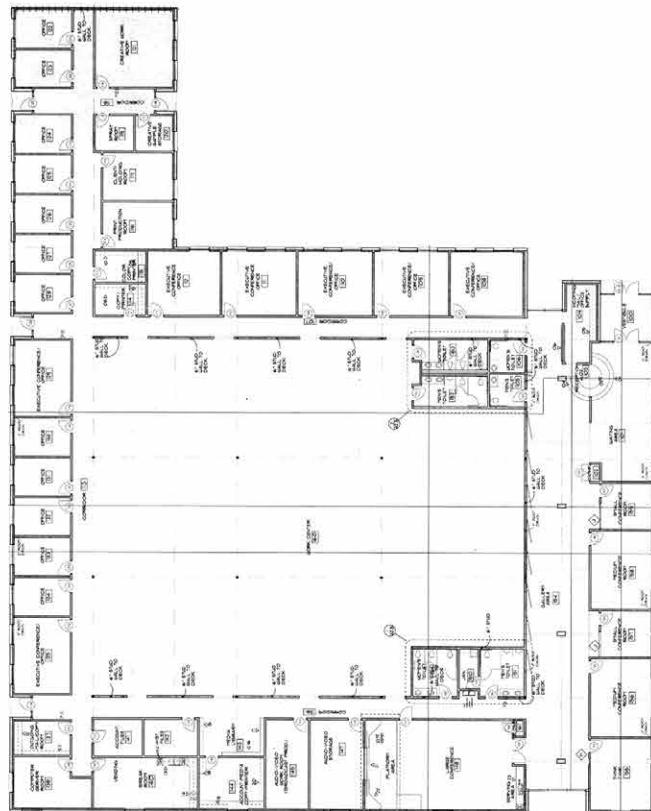
TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

Building 2 - South



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

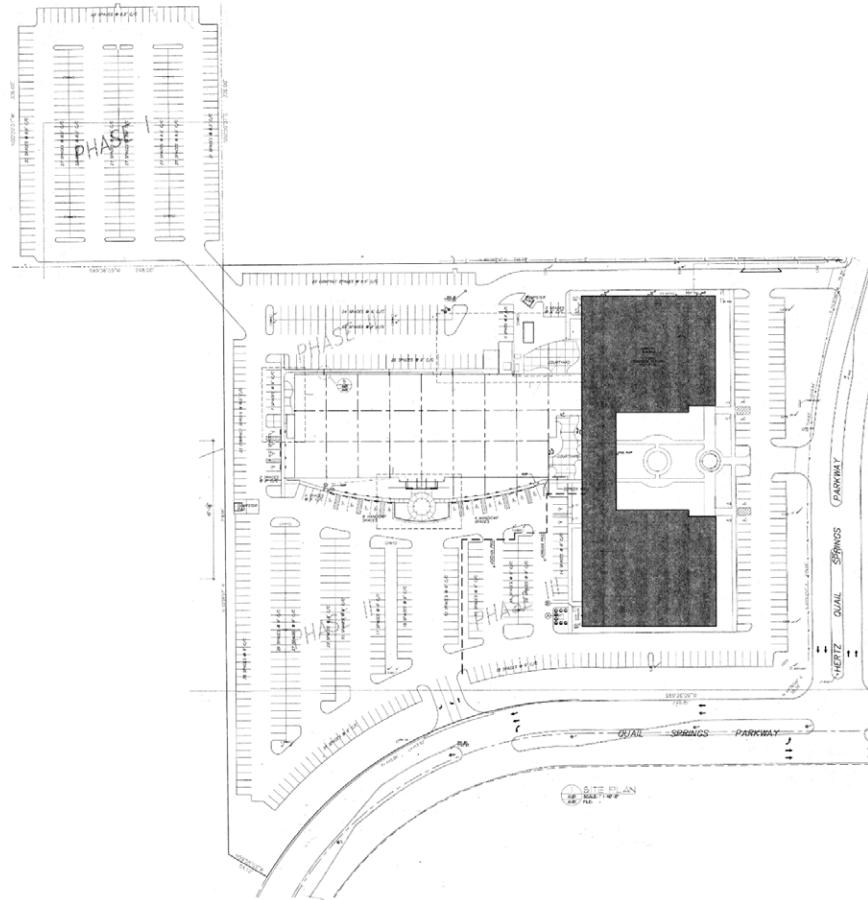
IAN SELF
iself@priceedwards.com
O: 405.239.1271

PRICE
EDWARDS
AND COMPANY

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

Site Plan



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

SECTION 2

LOCATION INFORMATION



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

PRICE
EDWARDS
AND COMPANY

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



LOCATION DESCRIPTION

Located in Northwest Oklahoma City, the Quail Commerce Center occupies a key spot near the intersection of the John Kilpatrick Turnpike and Lake Hefner Parkway (State Highway 74), with the address of 3201 Quail Springs Parkway. Close to Memorial Road, the property is part of the 125-acre Quail Springs Corporate Park, which hosts a variety of notable organizations including the Federal Bureau of Investigation and Integris, as well as high-quality office buildings.

Hotels like Hilton Garden Inn and Marriott's Springhill Suites are conveniently located nearby, with a selection of dining options that cater to a range of tastes and preferences.

The Quail Springs area, developed by W.P. "Bill" Atkinson, has seen significant growth over the last twenty years, spurred by the development of the John Kilpatrick Turnpike.

Nearby communities such as Gaillardia and Rose Creek feature homes ranging from \$750,000 to several million dollars. The Quail Springs Mall, a large retail space of 1.2 million square feet, is located just one mile east, offering shopping and entertainment.

Additionally, the area is complemented by new commercial developments like Chisholm Creek, positioned two miles from Quail Commerce Center.

Quail Commerce Center is characteristic of the area's development and offers a range of amenities and residential options. It provides easy access to Downtown Oklahoma City, and is well-connected to regional and national travel with proximity to Will Rogers and Wiley Post Airports.

TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

PRICE
EDWARDS
AND COMPANY

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



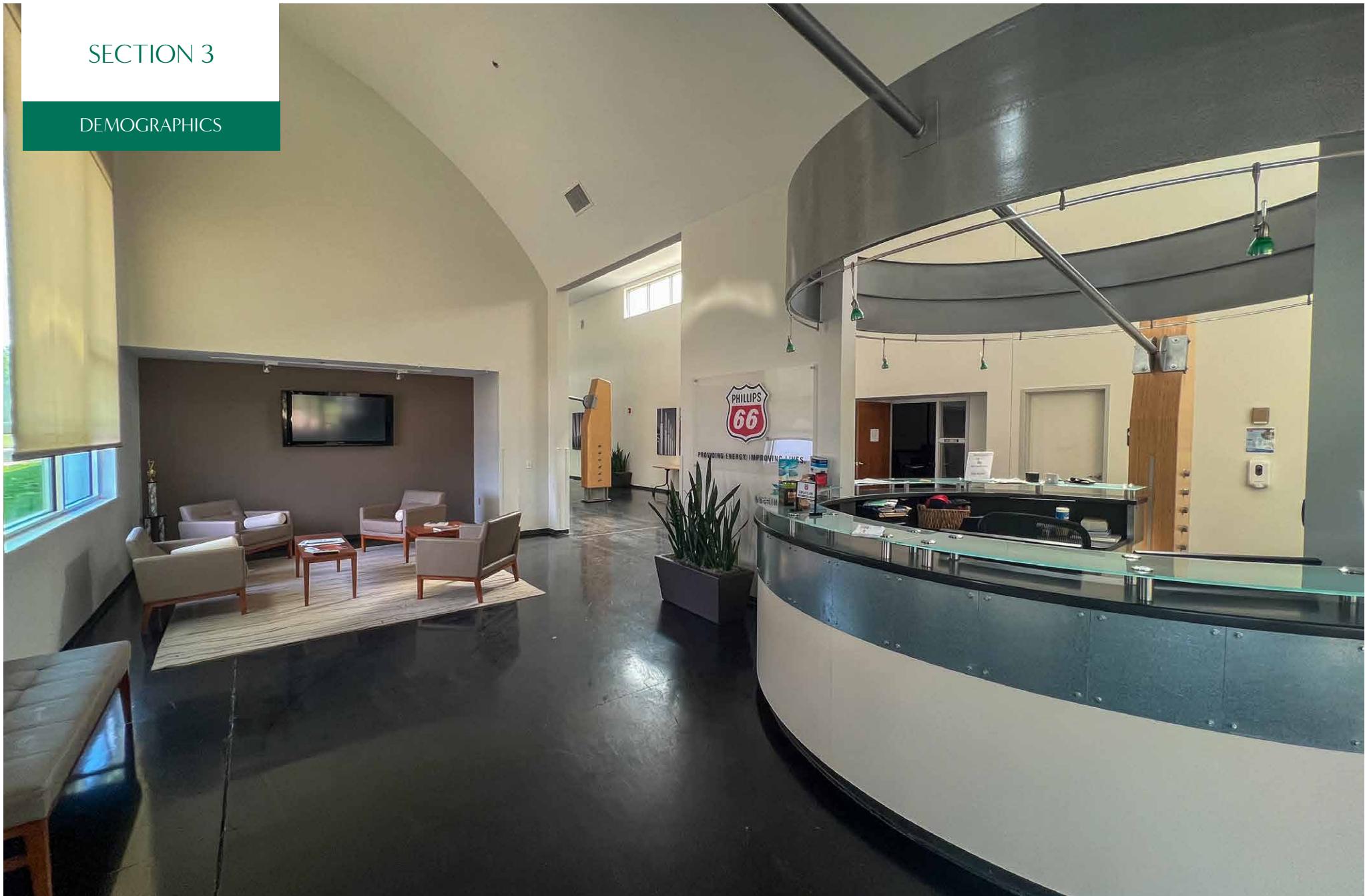
TRE DUPUY
 tdupuy@priceedwards.com
 O: 405.239.1210

IAN SELF
 iself@priceedwards.com
 O: 405.239.1271

PRICE
 EDWARDS
 AND COMPANY

SECTION 3

DEMOCRAPHICS



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

PRICE
EDWARDS
AND COMPANY

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134

DEMOGRAPHIC SUMMARY

3201 Quail Springs Pkwy, Oklahoma City, Oklahoma, 73134

Ring of 3 miles

KEY FACTS

70,414

Population



31,322

Households

37.2

Median Age

\$60,247

Median Disposable Income

EDUCATION

2.9%



No High School Diploma

15.2%

High School Graduate



27.1%

Some College/
Associate's Degree



54.7%

Bachelor's/Grad/ Prof
Degree

INCOME



\$73,597

Median Household Income



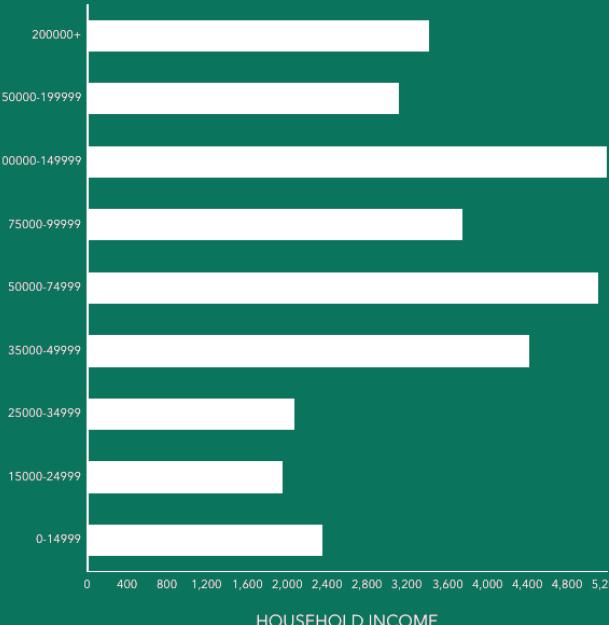
\$48,500

Per Capita Income



\$143,819

Median Net Worth



Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

PRICE
EDWARDS
AND COMPANY

SECTION 4

ADVISOR BIOS



TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271

**PRICE
EDWARDS**
AND COMPANY

FOR SALE: QUAIL COMMERCE CENTER

3201 QUAIL SPRINGS PKWY, OKLAHOMA CITY, OK 73134



TRE DUPUY

Office Advisor

tdupuy@priceedwards.com

O: 405.239.1210

PROFESSIONAL BACKGROUND

Mr. Dupuy has 17 years of experience in office leasing, office investment, and tenant representation in the Oklahoma City market. He has spent a good portion of his career in project leasing of Class-A office space in the heart of downtown OKC. Dupuy has negotiated over 1 Million square feet of office product and has been directly responsible for over 2 Million square feet of class-A office product in OKC. Dupuy understands the entire leasing process and has experience in creating marketing plans and materials, as well as other creative solutions for leasing and sales. Dupuy earned his Bachelor's Degree of Business Administration, specializing in Managing Information Systems, from the University of Oklahoma.



IAN SELF

Office Advisor

iself@priceedwards.com

O: 405.239.1271

PROFESSIONAL BACKGROUND

Ian Self joined Price Edwards and Company in January of 2021 as a Provisional Sales Associate in the office division. Ian graduated from The University of Oklahoma in 2020 with a Bachelor's Degree in Business Administration with a concentration in Finance. He was previously an Intern at Price Edwards in the Summer of 2018, working primarily with the Office and Retail divisions. In his time at Price Edwards, Ian has focused on landlord representation as well as investment sales of office properties. Ian is a member of the Commercial Real Estate Council, and currently serves on both the Heritage Hall Alumni Association Board, and the Oklahoma Cleats for Kids Young Professionals' Board.

TRE DUPUY
tdupuy@priceedwards.com
O: 405.239.1210

IAN SELF
iself@priceedwards.com
O: 405.239.1271