



McCasland Professional Office Park | For Sale

510 EAST MEMORIAL ROAD, OKLAHOMA CITY, OK 73114

**PRICE
EDWARDS**
AND COMPANY

McCasland Professional Office Park

FOR SALE

510 East Memorial Road, Oklahoma City, OK 73114

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Price Edwards and Company in compliance with all applicable fair housing and equal opportunity laws.

Tom Fields

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PROPERTY INFORMATION

McCasland Professional Office Park

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PROPERTY DESCRIPTION

McCasland Professional Office Park is a well-located 33,200 SF office property with Memorial Road frontage and strong signage opportunities. The property consists of four (4) freestanding buildings, each totaling approximately 8,300 SF and divided into four (4) individual 2,075 SF office suites.

Suites can be easily and cost-effectively combined via a 4-foot cased opening, allowing tenants or an owner-user to expand or contract in 2,075 SF increments. Building D currently offers 6,225–8,300 SF available for occupancy. The property includes 145 parking spaces (4.37/1000).

PROPERTY HIGHLIGHTS

- An owner can occupy 6,225 SF with the ability to grow to 8,300 SF in Building D
- 33,200 SF total of all 4 buildings
- Floor to ceiling windows
- Sicilian Pizza and Ukoni 9JA Cusine in walking distance
- Owner may consider financing to a Qualified Buyer



PROPERTY OVERVIEW

Sale Price:	Taking Offers
Number of Units:	4 Buildings with 16 Units
Lot Size:	2.89 Acres
Building Size:	33,200 SF
Year Built:	1998
Occupancy:	69%
Net Operating Income (2026 estimated):	\$91,371

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LOCATION DESCRIPTION

Conveniently located at East Memorial Road and N. Lincoln Boulevard, just one-half mile west of Broadway Extension (US-77) with quick access to the Kilpatrick Turnpike. The property offers excellent connectivity to Edmond, Downtown OKC, Nichols Hills, The Village, and Gaillardia. Retail, shopping, and dining options are minutes away, with two restaurants within walking distance.

PARKING DESCRIPTION

Parking in front of each office in common with other tenants. 145 parking spaces (includes handicap) for a ratio of 4.37/1000.

UTILITIES PROVIDER

OG&E, ONG, and City of Oklahoma City (Water/Sewer)

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PROPERTY HIGHLIGHTS

- An owner can occupy 6,225/SF with the ability to grow to 8,300/SF in Building D
- 32,000 SF total
- 4 buildings with 4 offices of 2,075/SF (8,300/SF total for each building)
- +/- 145 parking spaces (4.37/1000)



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PROPERTY PHOTOS

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SITE PLAN

McCasland Professional Office Park

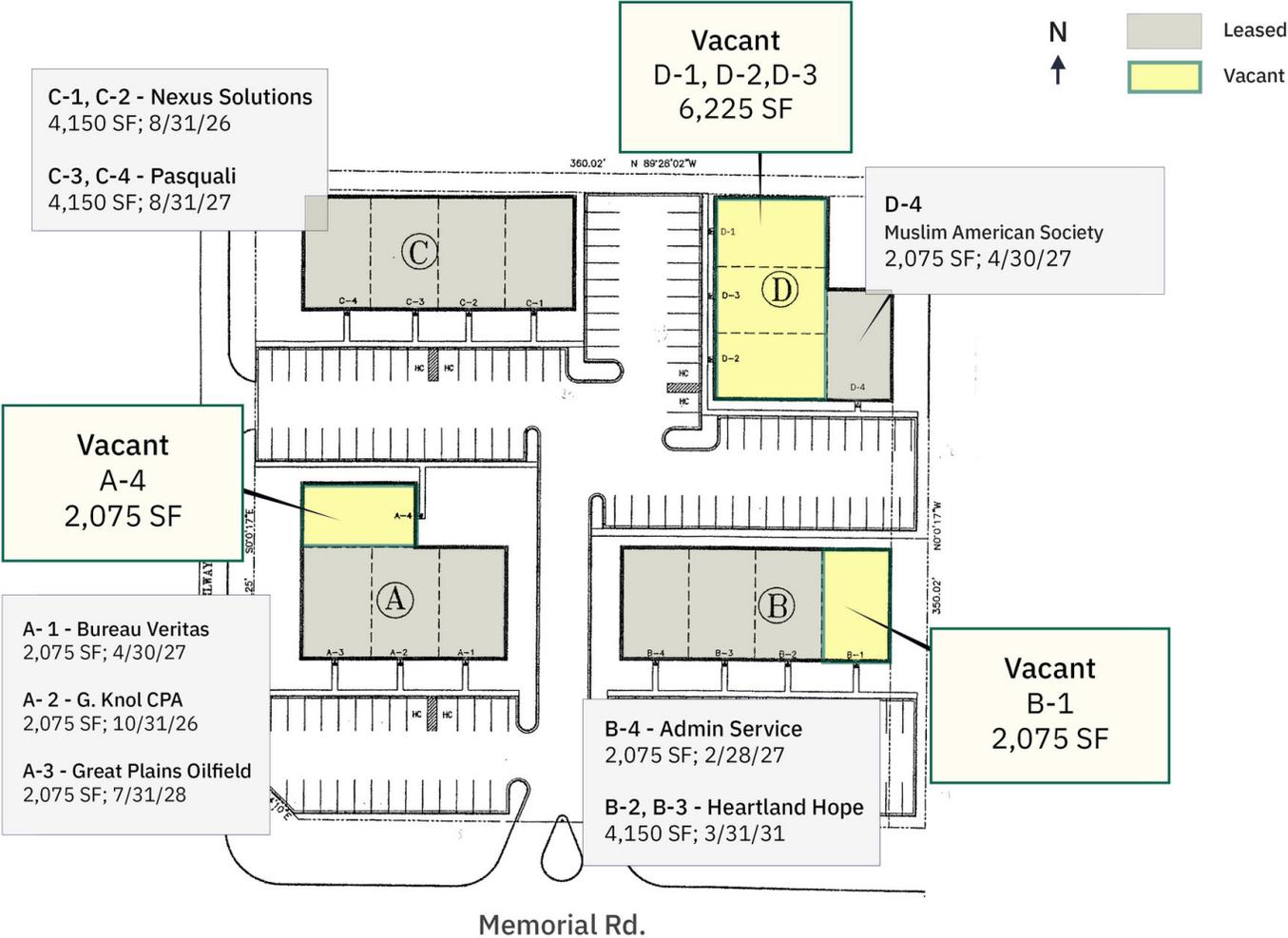
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RENT ROLL/2026 ESTIMATED FINANCIALS

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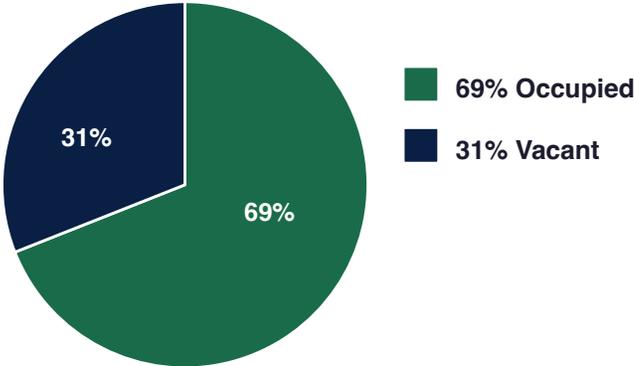
510 East Memorial Road, Oklahoma City, OK 73114

2026 ESTIMATED INCOME

Tenant	Suite	SF	Rent	CAM	Total	Per SF	Original Start	End	Annual	Months
Bureau Veritas	A-1	2,075	\$2,150.00	\$100	\$2,250.00	\$13.01	07/01/16	04/30/27	\$27,000.00	-
G. Knol, CPA	A-2	2,075	\$2,111.50	\$100	\$2,211.50	\$12.79	10/13/23	10/31/26	\$26,538.00	-
Great Plains	A-3	2,075	\$3,300.00	\$100	\$3,400.00	\$19.66	08/01/25	07/31/26	\$23,800.00	7 months
Great Plains	A-3	2,075	\$2,300.00	\$100	\$2,400.00	\$13.88	08/01/26	07/31/28	\$12,000.00	5 months
Heartland's Hope	B-2/B-3	4,150	\$4,600.00	\$200	\$4,800.00	\$13.88	04/01/26	03/31/31	\$43,200.00	9 months
Admin. Service Corp.	B-4	2,075	\$2,300.00	\$100	\$2,400.00	\$13.88	08/15/17	02/28/27	\$28,800.00	-
Nexus Solutions	C-1/C-2	4,150	\$4,200.00	\$200	\$4,400.00	\$12.72	09/01/22	08/31/26	\$52,800.00	-
Pasquali	C-3/C-4	4,150	\$4,000.00	\$100	\$4,100.00	\$11.86	07/01/17	08/31/27	\$49,200.00	-
Muslim American	D-3/D-4	4,150	\$3,800.00	\$100	\$3,900.00	\$11.28	05/29/17	04/30/26	\$15,600.00	4 months
Muslim American	D-4	2,075	\$2,300.00	\$100	\$2,400.00	\$13.88	05/29/17	04/30/27	\$19,200.00	8 months
TOTAL									\$298,138.00	

CONTINUED ON NEXT PAGE

Tenant	Suite	SF
Vacant	A-4	2,075
Vacant	B-1	2,075
Vacant	D-1/D-2	4,150
Vacant	D-3	2,075
		10,375



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2026 ESTIMATED INCOME

Repairs & Maintenance		Utilities/Trash/Sewer (includes vacant spaces)		Real Estate & Insurance	
HVAC Contract	\$11,824	Difference in Reimbursement from Tenants	\$1,851	2025 Actual Taxes	\$45,310
Misc. HVAC repairs	\$12,000	2024 & 2025 Vacant space average	\$6,257	Insurance	\$48,665
Pest Control	\$3,660		\$8,108		\$93,975
Snow Removal	\$6,140	Landscaping		Administrative Expense	
Window Cleaning	\$1,230	\$2,000 month full service	\$24,000	Management Fee	\$24,000
Fire Extinguishers	\$240	Sprinkler Repair	\$1,500	Bank Fee	\$899
Maintenance Personnel (\$48/hour)	\$11,343		\$25,500		\$24,899
Misc. Plumbing	\$2,387	Total Estimated Expenses			
Electrical/Parking lot repairs	\$1,967	\$206,767			
Misc.	\$3,494	\$6.23 Per SF			
	\$54,285	Estimated Income	\$298,138		
		Estimated Expenses	\$206,767		
		Estimated NOI	\$91,371		

This information assumes no new leasing plus A-2 and C-1/C-2 renewing

OWNER MAY CONSIDER FINANCING WITH QUALIFIED BUYER

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ADVISOR'S BIO

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ADVISOR BIOS



TOM FIELDS

Phone: (405) 843-7474

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Fax: (405) 236-1849

Email: tfields@priceedwards.com

Address: 210 Park Ave, Suite 700, Oklahoma City, OK 73102

Specialties:

- Office Leasing
- Office Sale
- Investment Sales

Mr. Fields is a 40 year veteran in commercial real estate and has been with Price Edwards and Company for 38 years. Upon joining Price Edwards and Company in 1987, Fields became part of the Office Division marketing team responsible for the company's office portfolio. Fields has successfully negotiated transactions with such firms as Unisys, Genzyme, Halliburton, The National Weather Service, General Services Administration, Veterans Administration, Walgreen's, New York Life Insurance, Labcorp, the State of Oklahoma, as well as hundreds of local and regional firms. Fields earned a Bachelor of Science in Business Administration from Oklahoma State University and a member of The Commercial Real Estate Council of Oklahoma City. Tom is an 11-time CoStar "Broker of the Year" award recipient.

HIGHLIGHTED SALES

PROPERTY	DESCRIPTION	SQUARE FEET	PRICE
Metro Medical Office	Medical Office Sale	210,000	\$20,150,000
3&5 Corporate Plaza	Office Sale	97,880	\$8,700,000
Logan County	Land Sale	13,198,680	\$4,255,922
Hideaway Pizza	Restaurant Sale	6,654	\$3,095,000
Broadway Executive Park 7&9	Office Sale	30,505	\$2,700,000
Timberbrooke Office Park	Office Sale	23,800	\$2,400,000
601 I-240 Service Road	Retail	22,540	\$1,745,000

HIGHLIGHTED LEASES

TENANT	PROPERTY	LOCATION	SQUARE FEET
GTI Tire	Warehouse	Oklahoma City	132,190
Centene Management	Quail Springs Pkwy Plaza	Oklahoma City	83,955
Cytovance Biologics	PHF Research Park	Oklahoma City	77,500
Cytovance	Built-to-Suit	Oklahoma City	60,000
Oklahoma Board of Regents	OU Research Park	Oklahoma City	51,307
XTO Energy	Oklahoma Tower	Oklahoma City	43,233
Haliburton	Oklahoma Tower	Oklahoma City	34,496



COUNTY ASSESSOR REPORT

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Tax Exemptions can save you money!
 Homestead, Additional Homestead, Senior Freeze, 100%DAV
See if you qualify

[Read more](#)

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

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Real Property Display - Screen Produced 3/6/2026 1:10:06 PM

Account: **R121471900** Type: **Commercial** Location: 510 E MEMORIAL RD, Unit A 1

Building Name/Occupant: MCCASLANDS MEMORIAL OFFICE PARK Parcel Map: OKLAHOMA CITY

Owner Name 1: MCCASLANDS MEMORIAL OFFICE PARK LLC Parcel PIN#: 3657-12-147-1900

Owner Name 2: 1/4 section #: 3657

Owner Name 3: Parent Acct: 3657-12-147-2000

Billing Address: PO BOX 720360 Tax District: TXD 212

City, State, Zip: OKLAHOMA CITY, OK 73172-0360 School System: Edmond #12

Country: (If noted) Land Size: 125,688.0000 Square Feet

Personal Property Land Value: 1,041,656 [Click to View Taxes](#)

See 15-T13N-R3W Qtr NE [MEMORIAL INDUSTRIAL PARK Block 000 Lot 000](#) [Subdivision Sales](#)

Full Legal Description: MEMORIAL INDUSTRIAL PARK 000 000 BLKS 10 & 11

No comparable sales report available.



No comparable sales returned.

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. [Contact information HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	3,561,422	3,423,475	376,581	0	376,581	120.32	\$45,310	\$1,826
2024	3,260,453	3,260,453	358,649	0	358,649	119.96	\$43,024	\$0
2023	3,260,453	3,260,453	358,649	0	358,649	119.02	\$42,687	\$0
2022	3,260,453	3,260,453	358,649	0	358,649	120.10	\$43,074	\$0
2021	3,260,453	3,260,453	358,649	0	358,649	118.88	\$42,636	\$0
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Property Account Status/Adjustments/Exemptions

Account #	Exemption Description	Amount
R121471900	5% Capped Account	0

Property Deed Transaction History (Recorded in the [County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
2/26/2026	> Hmstd Off &	16395	74	\$0	BELLE ISLE APARTMENTS LLC	MCCASLANDS MEMORIAL OFFICE PARK LLC
2/26/2026	> Hmstd Off &	16395	84	\$0	BELLE ISLE APARTMENTS LLC	MCCASLANDS MEMORIAL OFFICE PARK LLC
2/27/2015	> Deeds	12760	1579	\$3,375,000	G E C PROPERTIES LLC	BELLE ISLE APARTMENTS LLC
3/20/2006	> Other	10050	292	\$0	COTTON GARY E	G E C PROPERTIES LLC
1/17/2001	> Mult Parcel	8002	176	\$2,818,500	MEMORIAL OFFICE PARK LLC	COTTON GARY E
--	<	>	>	[1/2]		

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	03/14/2025	3,561,422	3,423,475	376,581	0	376,581
2016	03/14/2016	3,375,000	3,375,000	371,249	0	371,249
2014	03/25/2014	1,421,370	1,421,370	156,350	0	156,350
2011	03/10/2011	1,733,725	1,490,814	163,989	0	163,989

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
4/17/1997	10207429	OKLAHOMA CITY	1	Add On	75,000	Inactive
4/17/1997	10207430	OKLAHOMA CITY	1	Add On	75,000	Inactive
4/17/1997	10207431	OKLAHOMA CITY	1	Add On	75,000	Inactive
4/17/1997	10207432	OKLAHOMA CITY	1	Add On	75,000	Inactive
4/17/1997	10207433	OKLAHOMA CITY	1	Add On	75,000	Inactive

[1/5]

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<input type="button" value="Click"/>	1	Improved	Office Style Park	1998	8,442	1 Stories
<input type="button" value="Click"/>	2	Improved	Office Style Park	1998	8,280	1 Stories
<input type="button" value="Click"/>	3	Improved	Office Style Park	1998	8,280	1 Stories
<input type="button" value="Click"/>	4	Improved	Office Style Park	1998	8,262	1 Stories