

# AUCTION

**MINIMUM BID:** \$535,000  
**RESERVE PRICE:** \$600,000



**BRENTWOOD OFFICE PARK – BUILDING 500**  
501 EAST 15TH STREET, EDMOND, OK 73013

**IAN SELF**

iself@priceedwards.com  
O: 405.239.1271

**TRE DUPUY**

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810

**PRICE  
EDWARDS**  
AND COMPANY



BRENTWOOD OFFICE PARK – BUILDING 500 501 EAST 15TH STREET, EDMOND, OK 73013



## THE OPPORTUNITY

Situated in the heart of Edmond's established office corridor, Brentwood Office Park – Building 500 presents a rare opportunity to acquire a well-maintained, garden-style office building. Built in 1997, the 4,150-square-foot property features flexible layouts designed for a variety of professional users.

Located at 501 East 15th Street, the building sits on approximately 0.51 acres with convenient access to major Edmond thoroughfares. The property provides individually metered suites, modern mechanical systems, and a generous surface parking area for tenants and visitors.

Currently 75% occupied, the building provides day one cash flow with upside potential through lease-up of the remaining vacant space or an owner-user strategy. Zoned D-O (Suburban Office District), Building 500 is ideal for small businesses, medical users, or investors seeking a functional and accessible office asset in one of Oklahoma's most desirable submarkets.

With its strategic location, efficient design, and strong fundamentals, Brentwood Office Park – Building 500 represents a compelling opportunity for any investor or business owner in the Edmond area.

## PROPERTY DESCRIPTION

<b>Building Address:</b>	501 East 15th Street Edmond, OK 73013
<b>Building SF:</b>	4,150 SF (Net Rentable Area)
<b>Vacant SF:</b>	1,025 SF
<b>Largest Contiguous Space:</b>	1,025 SF
<b>Occupancy %:</b>	75%
<b>Number of Floors:</b>	1
<b>Year Constructed:</b>	1997
<b>Zoning:</b>	D-O (Suburban Office District)
<b>Design:</b>	Garden-style office
<b>Frame:</b>	Wood frame construction (Class D)
<b>Vertical Clearances:</b>	8 ft

### IAN SELF

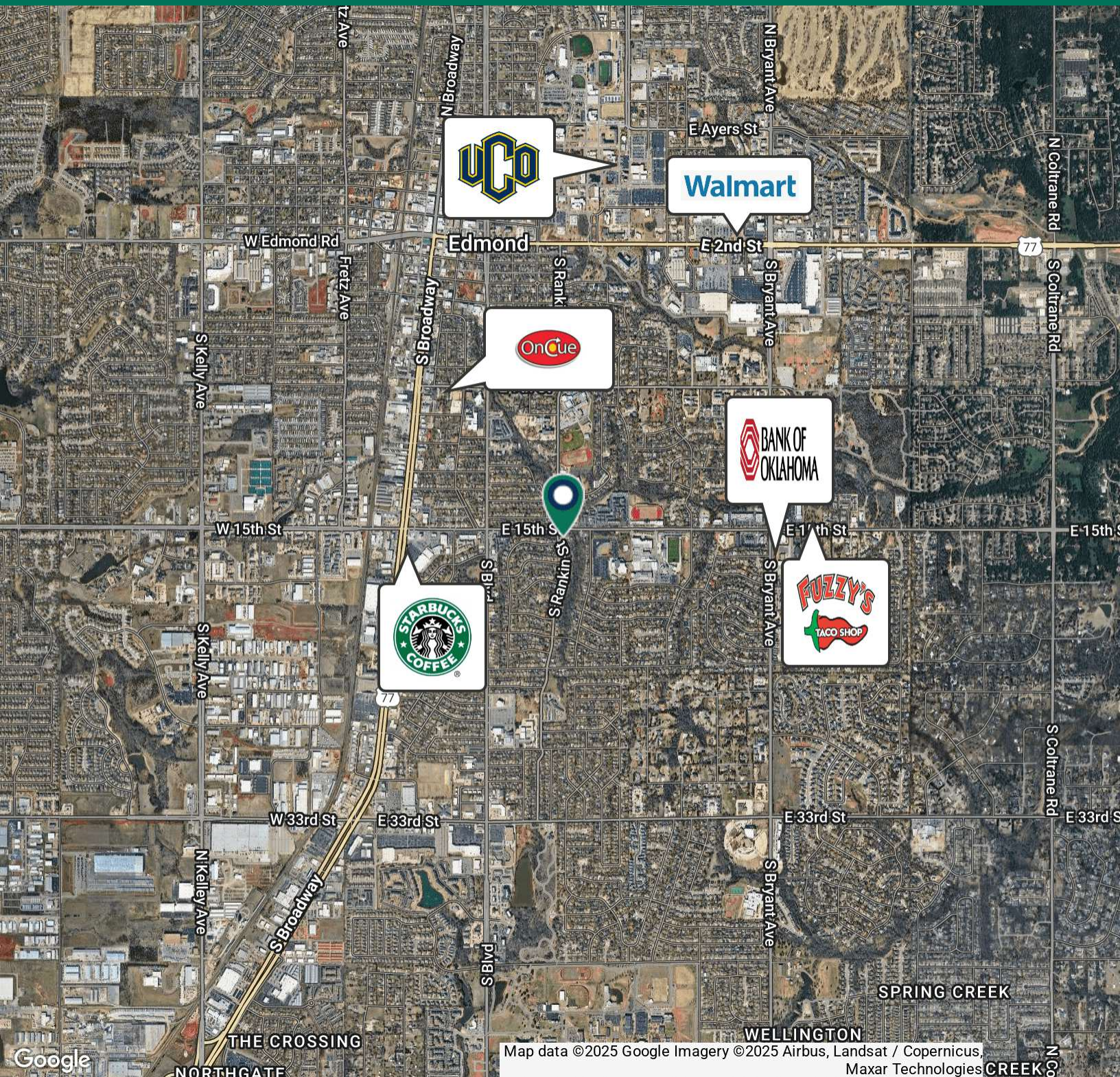
iself@priceedwards.com  
O: 405.239.1271

### TRE DUPUY

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810



BRENTWOOD OFFICE PARK – BUILDING 500 501 EAST 15TH STREET, EDMOND, OK 73013



## IAN SELF

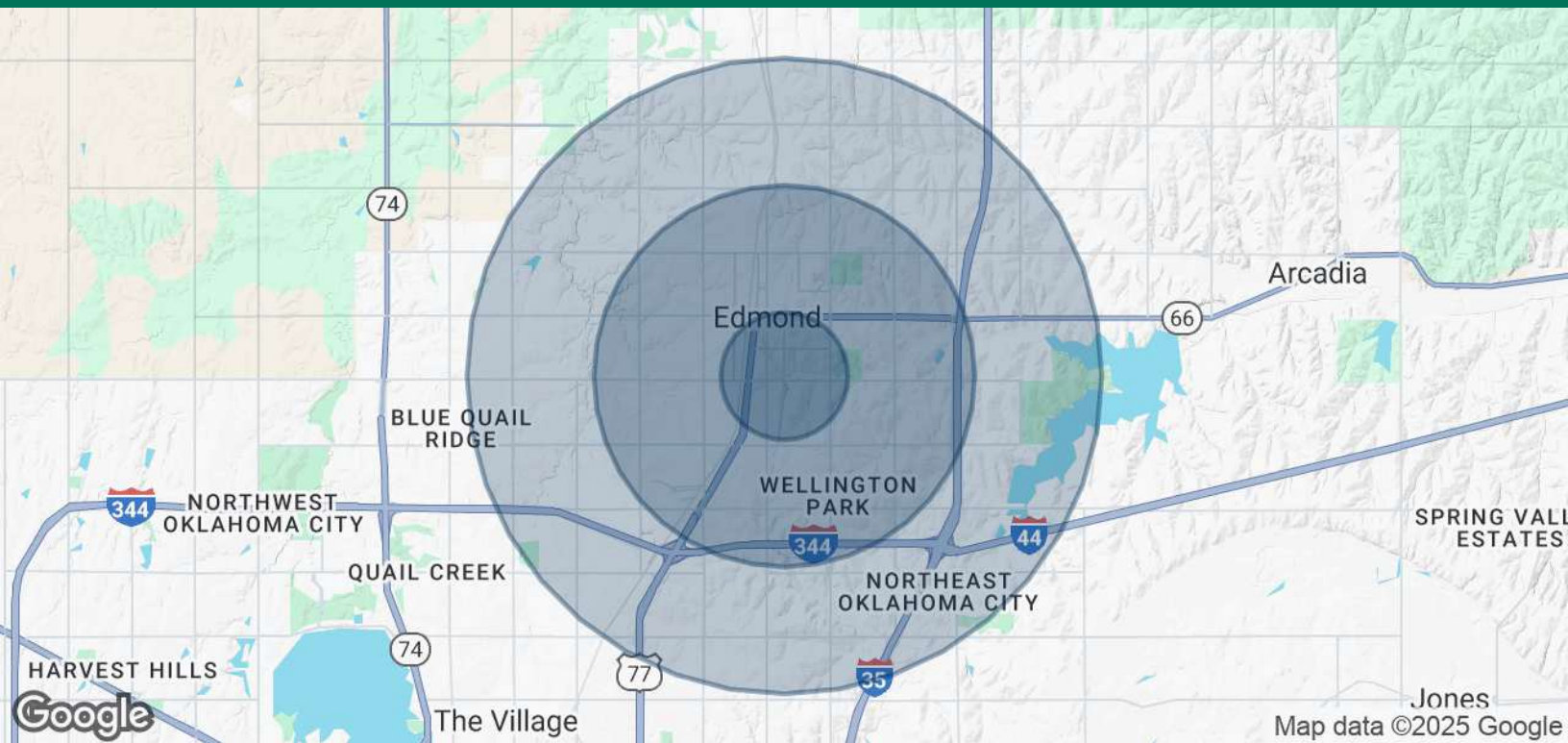
iself@priceedwards.com  
O: 405.239.1271

## TRE DUPUY

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810



BRENTWOOD OFFICE PARK – BUILDING 500 501 EAST 15TH STREET, EDMOND, OK 73013



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,258	76,788	152,957
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,274	30,803	59,660
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$86,750	\$112,853	\$126,029
Average House Value	\$256,036	\$311,395	\$353,820

Demographics data derived from AlphaMap

## IAN SELF

iself@priceedwards.com  
O: 405.239.1271

## TRE DUPUY

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810

BRENTWOOD OFFICE PARK – BUILDING 500 501 EAST 15TH STREET, EDMOND, OK 73013

## NOTICE OF SALE OF STATE-OWNED REAL ESTATE

The Commissioners of the Land Office, ex rel. State of Oklahoma (CLO) shall offer for sale at public auction the following described real estate located in Oklahoma County. Said public auction shall be held on Tuesday, July 29<sup>th</sup>, 2025 at 11:00 AM at 501 E. 15<sup>th</sup> Street, Edmond, Oklahoma and subject to the following terms and conditions:

Real Estate Description:

A tract of land being a part of the SE/4 of the SW/4 of Section 36, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the SW corner of the SE/4 of said SW/4, said point being N 89°41'59" E, 1315.75 feet from a found CST nail with LS1484 tag for the SW corner of said SW/4 and S 89°41'59" W, 1315.62 feet from a found CST nail with CA4717 tag for the SE corner of said SW/4; Thence N 89°41'59" E along the South line of said SW/4 (Basis of Bearing), a distance of 25.00 feet; Thence N 00°10'12" W 25.00 feet East of and parallel with the West line of the SE/4 of said SW/4 a distance of 481.26 feet to a set Mag nail with CA4717 tag for the POINT OF BEGINNING;

Thence continuing N 00°10'12" W a distance of 140.98 feet to a found 1/2" iron pin with CA4717 cap at the South Right-of-Way line of Mary Lee Lane as shown on the recorded plat of BRENTWOOD 2ND; Thence S 89°49'07" E (Record S 89°51'58" W) along said Right-of-Way line, a distance of 158.56 feet (Record 160.00 feet) to a found 3/8" iron pin at the Northwest Corner of Lot 1 in Block 5 of the recorded plat of BRENTWOOD 2ND; Thence S 00°35'38" E (Record S 00°08'02" E) along the West line of Lots 1 and 2 in Block 5 of the recorded plat of BRENTWOOD 2ND, a distance of 140.37 feet to a set Mag nail with CA4717 tag; Thence S 89°57'29" W a distance of 159.60 feet to the POINT OF BEGINNING.

Said tract having an area of 22,377.5 Square Feet or 0.51 Acres, more or less.

Street Address: 501 E. 15<sup>th</sup> Street, Unit 500, Edmond.

All bidders are required to register with the CLO prior to submitting a bid. To pre-register as a bidder, contact J. Alva Brockus, CLO Director of Commercial Real Estate at (405) 521-4200 or [alva.brockus@clo.ok.gov](mailto:alva.brockus@clo.ok.gov). Bidders can also register in person the day of the auction.

The following information is available upon request from the CLO through its Commercial Real Estate Division at this same number and email address for pre-registering as a bidder.

LIST OF ITEMS AVAILABLE

- Offering Memorandum
- ALTA/NSPS Land Title Survey (dated July 30, 2024)
- Parcel Subdivision Boundary Survey (dated December 23, 2024)
- Phase I Environmental Site Assessment (dated July 29, 2024)
- ALTA Commitment for Title Insurance (revised July 30, 2024)
- Copies of Current Leases
- Current Rent Roll
- Copies of Current Service Contracts
- Draft Sales Contract (to be executed by the winning bidder at the conclusion of the public auction)

Real Estate inspections/tours can be conducted by scheduling the inspection with the CLO's Real Estate Management Agent Price Edwards by contacting Tre Dupuy (405) 239-1210 or Ian Self (405) 239-1271 in advance. For security and safety reasons, no access will be allowed to building interior space without coordinating said access. Such inspections/tours shall be coordinated with the tenants occupying the property. Any party wanting

**IAN SELF**

iself@priceedwards.com  
O: 405.239.1271

**TRE DUPUY**

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810

## BRENTWOOD OFFICE PARK – BUILDING 500 501 EAST 15TH STREET, EDMOND, OK 73013

to schedule an interior property tour must pre-register as a bidder with the CLO prior to scheduling the appointment with Price Edwards.

The real estate cannot be sold for less than the appraised value and is subject to the rights of the current lessees. The CLO will not execute any new leases or modify the terms of any existing leases until the date of the Auction. After the date of the Auction, any new leases, or modifications of terms of existing leases will only be done upon written approval of the winning bidder.

All associated costs of sale are to be paid by the purchaser and are in addition to the purchase price. These costs include (but are not limited to):

- Appraisal Costs totaling \$5,950.00.
- Advertising Costs not to exceed \$3,000.00.
- Any costs associated with holding the sale.
- All closing costs, including but not limited to abstracting, title insurance, closing fees, etc.

The real estate is sold “as is, where is” and is subject to all leases, easements, rights of way and restrictions of record. Prospective bidders are advised to inspect the real estate before the sale. The CLO does not warrant access, and all acres and square footages are approximate. The State of Oklahoma does not warrant title to the real estate and will convey the property via Quit Claim Deed. The State reserves and retains all minerals and water rights it may have, if any.

The CLO reserves the right to reject all bids, and no bid is finally accepted until approved by the CLO’s Commissioners.

The successful bidder shall remit no less than twenty-five thousand dollars (\$25,000.00) of the purchase price at the conclusion of the auction. The balance of the purchase price is due at or before closing. The closing shall be set upon Commission approval of the sale, receipt of full payment for real estate and associated costs as well as compliance with notice of sale. Possession shall be delivered at closing which shall be no later than September 30<sup>th</sup>, 2025, or forty-five (45) days after approval of the winning bid by the CLO’s Commissioners, whichever date shall occur last. Closing may be an alternative date only if agreed to by all parties. In no event shall the closing occur later than October 10<sup>th</sup>, 2025 without approval of the CLO’s Commissioners. When all payments are received and all other terms of sale met, the CLO will issue a Quit Claim Deed to the real estate.

If the successful bidder fails to pay the balance of the purchase price, or associated costs, or fails to comply with the notice of sale, the bidder shall forfeit all monies paid to CLO as liquidated damages.

Minimum Bid at Auction: Five Hundred, Thirty-Five Thousand Dollars (\$535,000.00), which is the Commission-approved appraised value.

Reserve Price Established by Commissioners: Six Hundred Thousand Dollars (\$600,000.00)

Announcements and corrections at time of auction may supersede this notice.

This notice is dated this 11<sup>th</sup> day of June, 2025.

Commissioners of the Land Office  
State of Oklahoma  
By: Dan Whitmarsh, Secretary

**IAN SELF**

iself@priceedwards.com  
O: 405.239.1271

**TRE DUPUY**

tdupuy@priceedwards.com  
O: 405.239.1210 C: 405.412.3810