

FOR SALE

PRICE EDWARDS AND CO.

CENTENNIAL PLAZA



FOR SALE

2575 KELLEY POINTE PARKWAY | EDMOND, OKLAHOMA 73013

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.

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PROPERTY INFORMATION

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OPPORTUNITY OVERVIEW

Centennial Plaza offers a rare opportunity to acquire one of Edmond's premier multi-tenant office buildings for under \$100/SF, well below the estimated replacement cost of \$250- 300/SF. An owner-occupant can utilize the entire third floor-16,885/ SF of modern updated office space and potentially combine it with the second floor 15,674/SF creating up to 32,500/SF of high-quality office space on the top 2 floors of the building. Both the second and third floors feature covered outdoor balconies, well-appointed restrooms as well as an abundance of floor to ceiling glass throughout.

ADDITIONAL UPSIDE should buyer desire:

The 2nd floor tenant (15,674/SF) will move out of the building should the buyer need both the 3rd and 2nd floors **OR** extend the lease three years from 1/1/27 - 12/31/29 with 3% annual increases.

- 1/1/27-12/31/27: \$19.00/SF; \$24,817.17/monthly; \$297,806.04/annually
- 1 /1/28-12/31/28: \$19.57/SF; \$25,561.68/monthly; \$306,740.16/annually
- 1 /1/29-12/31 /29: \$20.16/Sf; \$26,328.53/monthly; \$315,942.36/annually

This equates to \$920,488 of additional income should the buyer desire.

Don't miss this chance to own one of Edmond's finest office buildings-ideal for an owner-occupant seeking quality office space or an investor looking for strong potential returns at minimal costs.



PROPERTY HIGHLIGHTS

- **OWNER OCCUPANT - Perfect for an owner occupant to occupy the Class A, 3rd floor.**
- **INVESTOR - With replacement cost estimated in the \$250-\$300/SF range, this property provides great upside by leasing the quality vacancy with minimal tenant improvements.**

PROPERTY SUMMARY

\$4,750,000

Sale Price

\$97.05/SF

Price Per SF

\$250-\$300/SF

Estimated Replacement Cost

CLASS A

Building

3.50 ACRES

Lot Size

48,942 SF

Building Size

2008

Year Built

38%

Occupancy

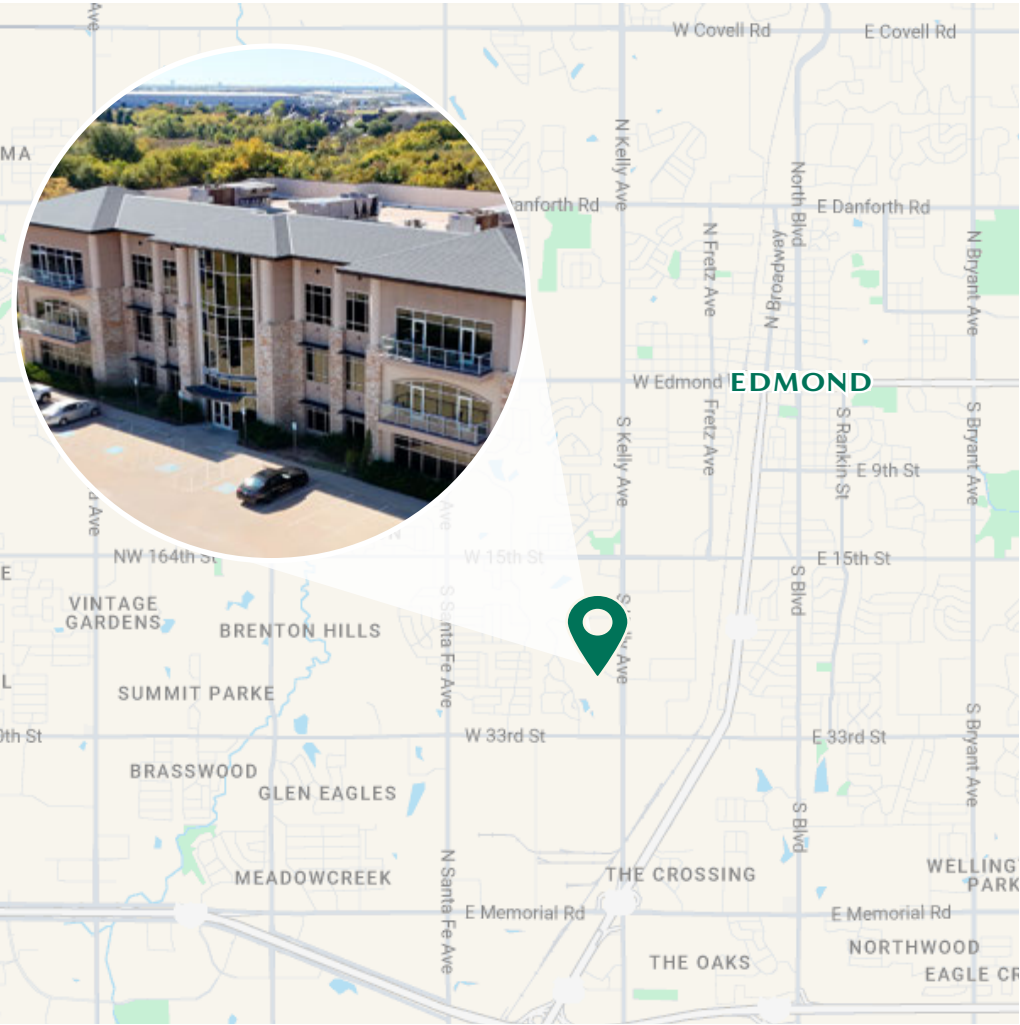
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PROPERTY OVERVIEW

LOCATION:	2575 KELLEY POINTE PKWY, EDMOND, OK 73013-2990
PROPERTY TYPE:	COMMERCIAL/OFFICE
TAX DISTRICT:	TXD 512
LAND SIZE:	3.5 Acres
YEAR BUILT:	2008
BUILDING SIZE:	48,942 SF
STORIES:	3



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PROPERTY DESCRIPTION

Centennial Plaza is a Class A, 48,942 SF office property that delivers a professional, image-driven setting with excellent curb appeal. The 3-story building offers an abundance of natural light and has four outside covered balconies on the top two floors. It provides immediate access to Edmond and North OKC.

HIGHLIGHTS

- Easily accessible from Broadway Extension
- Excellent building signage opportunity
- Gym on the 1st floor with mens and womens showers and restrooms
- Top 2 floors have 4 balconies each, providing panoramic views of the city.
- Ample free concrete parking

RECENT IMPROVEMENTS

- **\$125,000 - Elevator Modernization - 2024**
- **\$96,000 - New 60 Ton HVAC Unit (3rd floor) - 2022**
- **\$13,000 - New Water Heater - 2025**

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PROPERTY PHOTOS



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RENT ROLL

SUITE	TENANT	EXPIRATION	SIZE (SF)	% OF BUILDING	USD/SF/YR	ANNUAL RENT
100	Vacant	-	3,659	7.35%	\$0	\$0
140	Vacant	-	7,649	15.36%	\$0	\$0
180	HGA Group, LLC	4/30/29	2,847	5.72%	\$19.38	\$55,176
190	Gym	-	3,088	6.20%	\$0	\$0
200	Funds for Learning	12/31/26	15,674	31.47%	\$11.48	\$180,000
300	Vacant	-	16,885	33.90%	\$0	\$0

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THIRD FLOOR

The top floor (3rd) is 16,885 SF with a class A, modern buildout and ready for immediate occupancy. It consists of:

- 22 windowed offices; 8 of which have outdoor covered balconies
- 7 interior offices
- Large breakroom plus 3 smaller break areas
- Large conference room
- Several open areas
- Modern men's and woman's restrooms
- Reception area with custom desk/work area
- All bills paid (except internet/data lines)

SECOND FLOOR

Suite 140 is 7,649 SF and conveniently located immediately to the right as you enter into the building. It consists of:

- 9 windowed offices
- 9 interior offices
- Break area
- Conference room
- Work room
- Reception area with beautiful glass into the office space

FIRST FLOOR

Suite 100 is 3,659 SF and is conveniently located immediately to the left as you enter the building. It consists of:

- 5-6 windowed offices
- 2 interior offices
- Break room
- Work area
- Storage
- Reception area with beautiful glass entry into the office space



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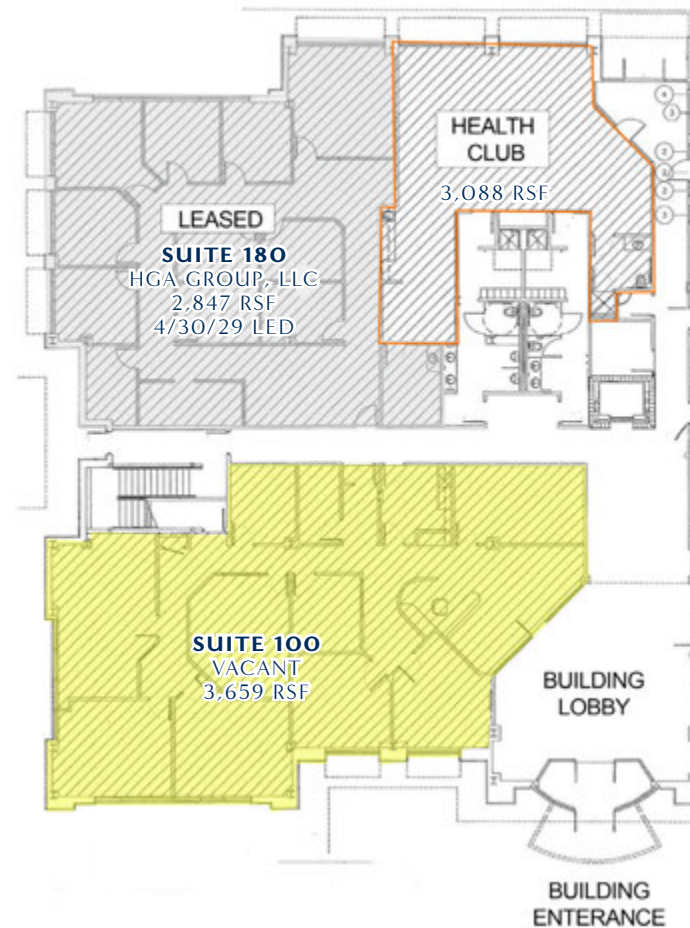
STACKING PLAN
<div>FIRST FLOOR SUITE 180 - HGA - 2,847 SF - LED 4/30/29 SUITE 100 - VACANT - 3,659 SF SUITE 140 - VACANT - 7,649 SF SUITE 190 - GYM - 3,088 SF</div>
<div>SECOND FLOOR SUITE 140 - FUNDS FOR LEARNING - 15,674 SF - LED 12/31/26</div>
<div>THIRD FLOOR SUITE 300 - VACANT - 16,885 SF CLASS "A" OFFICE SPACE</div>

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FLOOR PLAN - FIRST FLOOR

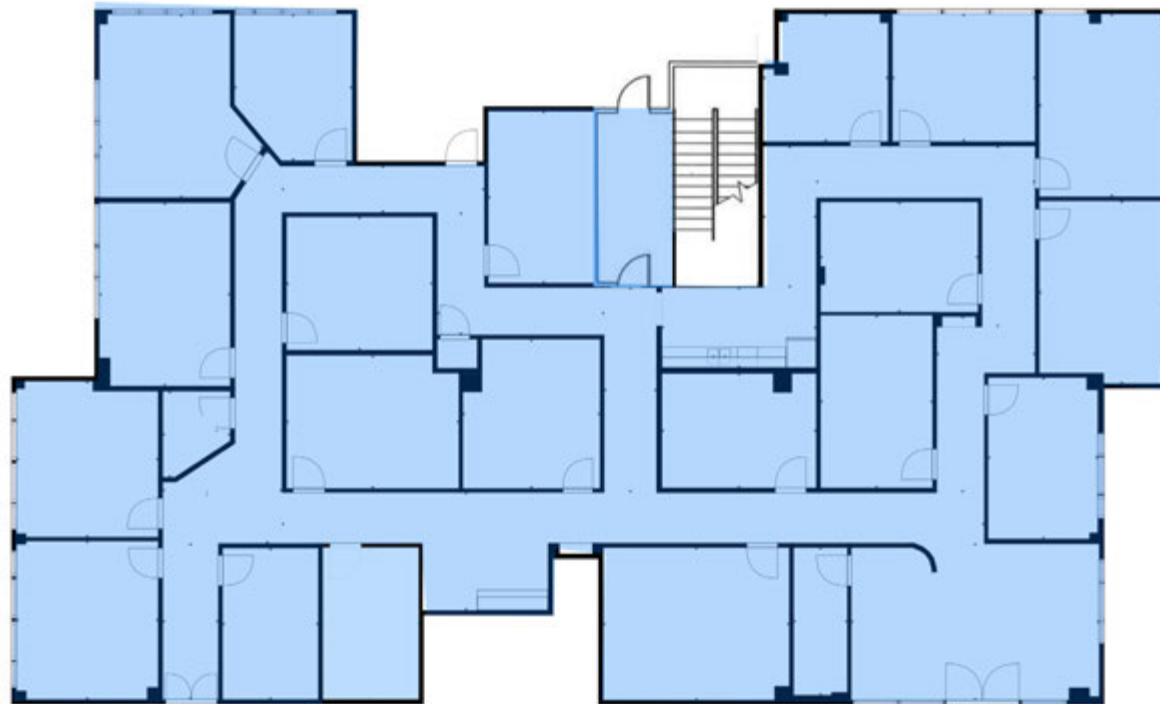


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FLOOR PLAN - FIRST FLOOR



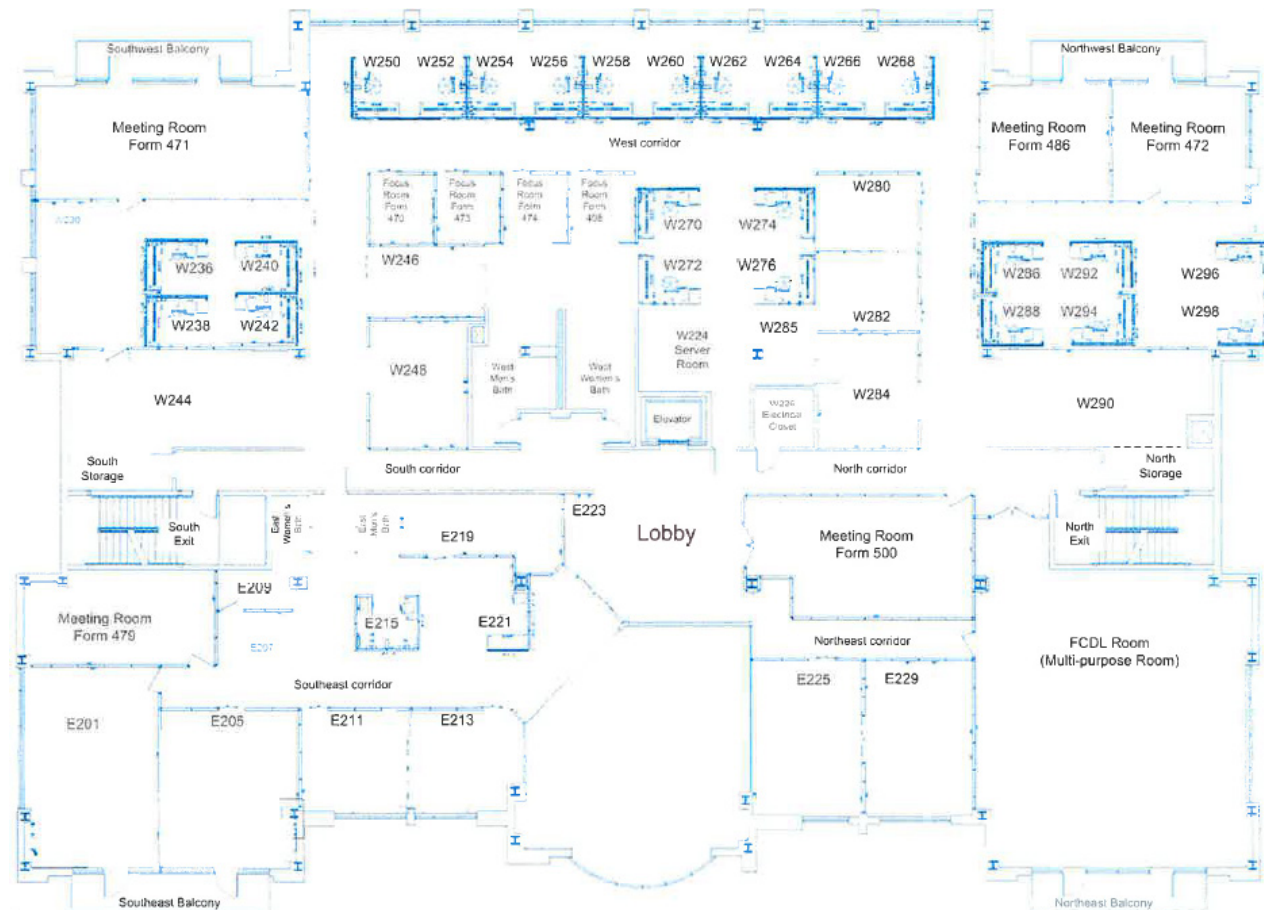
SUITE 140
VACANT
7,649 RSF

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FLOOR PLAN - SECOND FLOOR



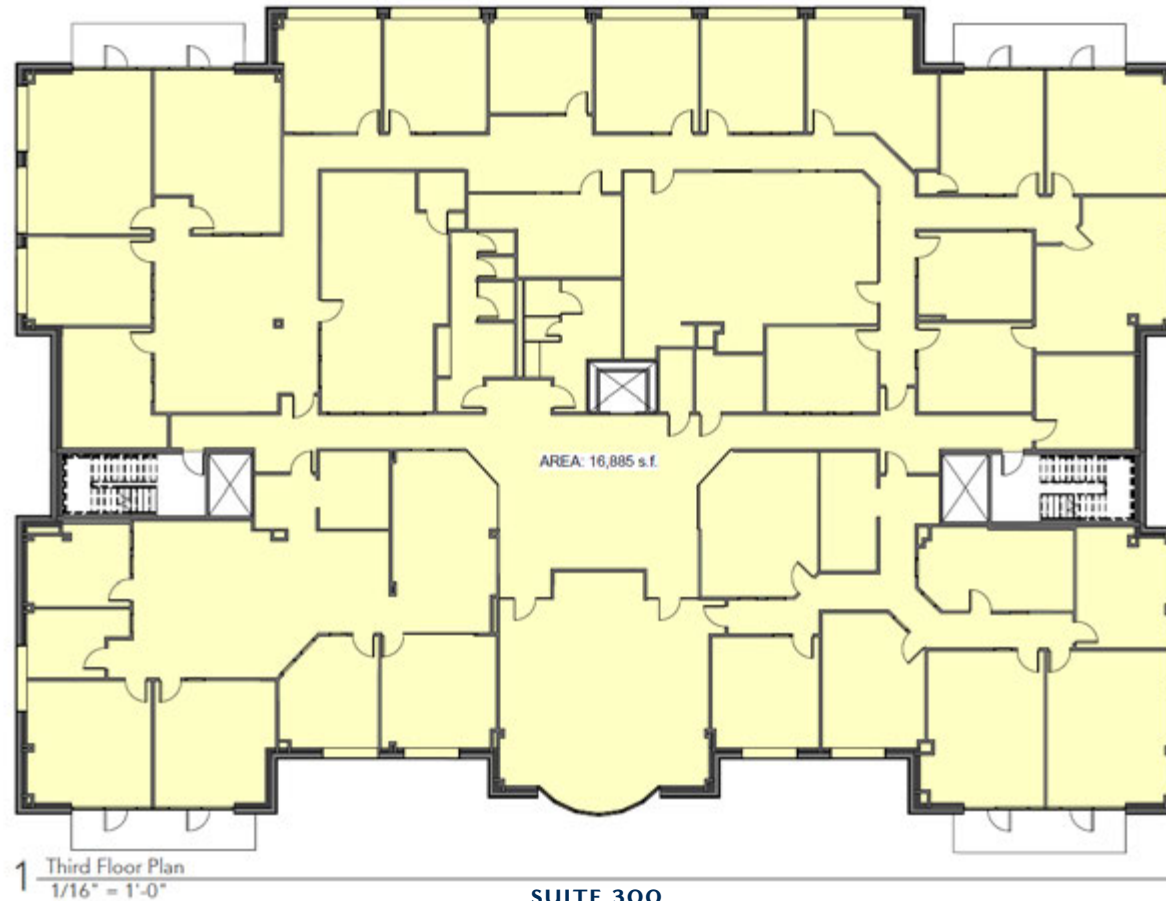
SUITE 200
FUNDS FOR LEARNING
15,674 RSF

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FLOOR PLAN - THIRD FLOOR



SUITE 300
VACANT
16,885 RSF

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SECTION 2

CENTENNIAL PLAZA

FINANCIAL ANALYSIS

FOR SALE

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INVESTMENT OVERVIEW

PRICE:	\$4,750,000
PRICE PER SF:	\$97.05/SF
ESTIMATED REPLACEMENT COST:	\$250-\$300/SF

OPERATING DATA (ESTIMATED 2026)

TOTAL SCHEDULED INCOME:	\$235,176
OPERATING EXPENSES:	\$295,653
NET OPERATING INCOME:	(\$60,477)



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PROFORMA - 2027 - 9.02 CAP RATE

ANNUAL RENT	RENT/SF	TENANT	SF	SUITE
\$56,836	\$19.96	HGA Group	2,847	180
\$297,806	\$19.00	Funds For Learning	15,674	200
\$320,815	\$19.00	New Tenant	16,885	300
\$145,331	\$19.00	New Tenant	7,649	140
\$820,788	Total			
\$(392,349)	Estimated Expenses			
\$428,439	NOI			

NOTE: Estimated expenses are 2025 actuals with a 3% increase. The 3rd floor was occupied all of year 2025.

PROFORMA - 2029 - 9.53 CAP RATE

ANNUAL RENT	RENT/SF	TENANT	SF	SUITE
\$58,548	\$20.56	HGA Group	2,847	180
\$315,942	\$20.16	Funds For Learning	15,674	200
\$340,352	\$20.16	New Tenant (from 2027)	16,885	300
\$154,182	\$20.16	New Tenant (from 2027)	7,649	140
\$869,024	TOTAL			
\$(416,242)	Estimated expenses (3% increase from 2028)			
\$452,782	NOI			

NOTE: Assumes HGA Group renews 5/1/29 with a 3% increase to \$4,927/monthly

PROFORMA - 2028 - 9.27 CAP RATE

ANNUAL RENT	RENT/SF	TENANT	SF	SUITE
\$57,396	\$20.16	HGA Group	2,847	180
\$306,740	\$19.57	Funds For Learning	15,674	200
\$330,439	\$19.57	New Tenant (from 2027)	16,885	300
\$149,691	\$19.57	New Tenant (from 2027)	7,649	140
\$844,266	TOTAL			
\$(404,119)	Estimated expenses (3% increase from 2027)			
\$440,147	NOI			



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EXPENSES SUMMARY - 2026

CLEANING EXPENSES:	\$28,664
REPAIRS & MAINTENANCE:	\$34,920
UTILITIES:	\$68,296
ROADS & LANDSCAPING:	\$13,200
PARKING OPERATIONS:	\$1,500
ADMINISTRATIVE EXPENSES:	\$44,568
REAL ESTATE TAXES:	\$68,515
BUILDING INSURANCE:	\$30,990
OFFICE ADMINISTRATION:	\$5,000
OPERATING EXPENSES	\$295,653



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LOCATION INFORMATION

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LOCATION DESCRIPTION

Edmond, Oklahoma is one of the state's strongest growth hubs, driven by a highly educated population, high household incomes and immediate access to the I-35 corridor that links the city to the broader Oklahoma City metro.

The community has posted record commercial development in recent years, including major investment in multifamily, mixed-use, retail and office projects, supported by proactive tools such as TIF districts and the Edmond Economic Development Authority.

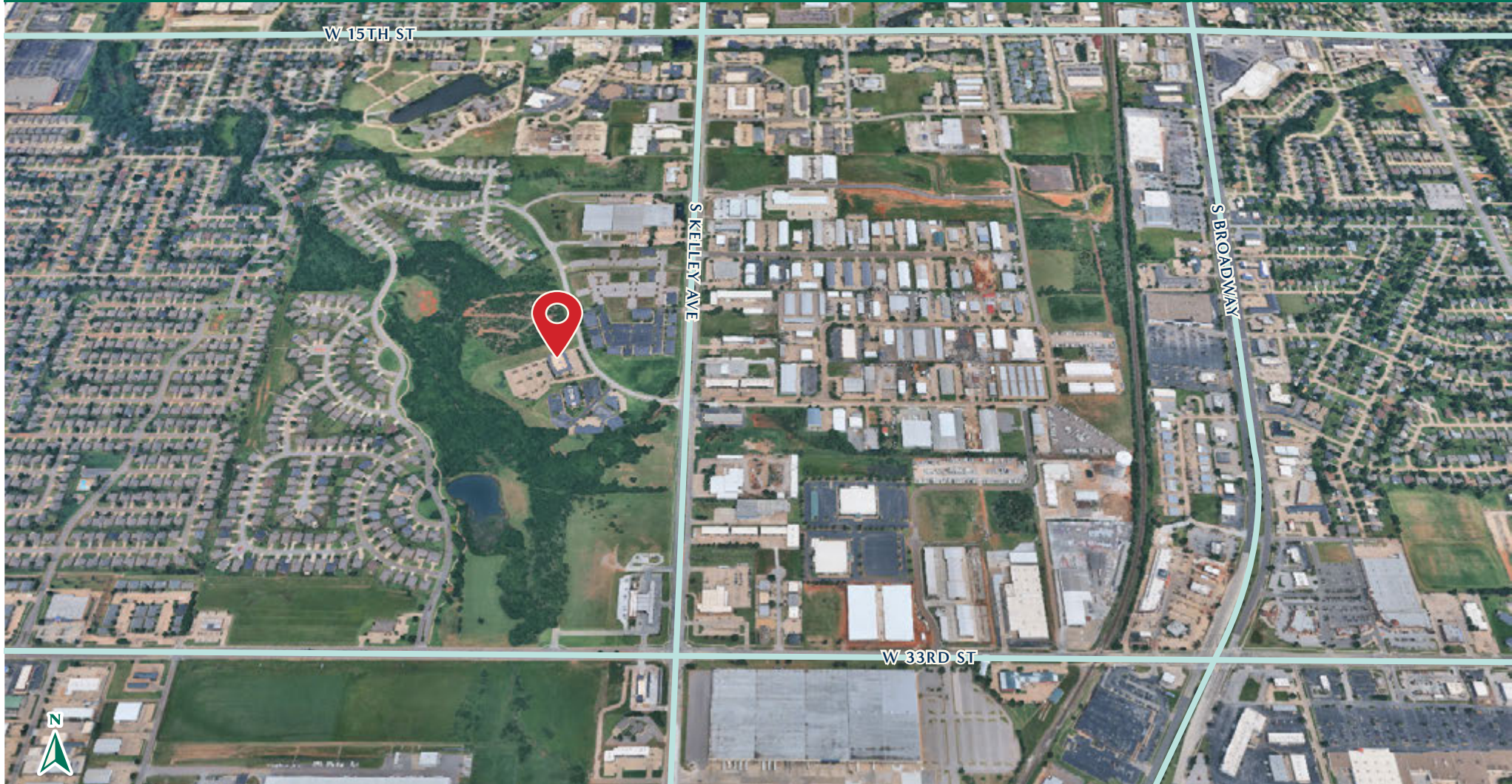
With ongoing growth east of I-35 and continued downtown redevelopment, Edmond offers a business-friendly environment, strong demographics and a stable tax base that attract corporate users, service providers and new development.

Although rising land costs and competition from residential projects present challenges, the city remains a strategic, economically vibrant location for businesses seeking high-quality labor, safe communities and long-term growth potential.

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DEMOGRAPHICS



FOR SALE

2575 KELLEY POINTE PARKWAY | EDMOND, OKLAHOMA 73013

DEMOGRAPHICS

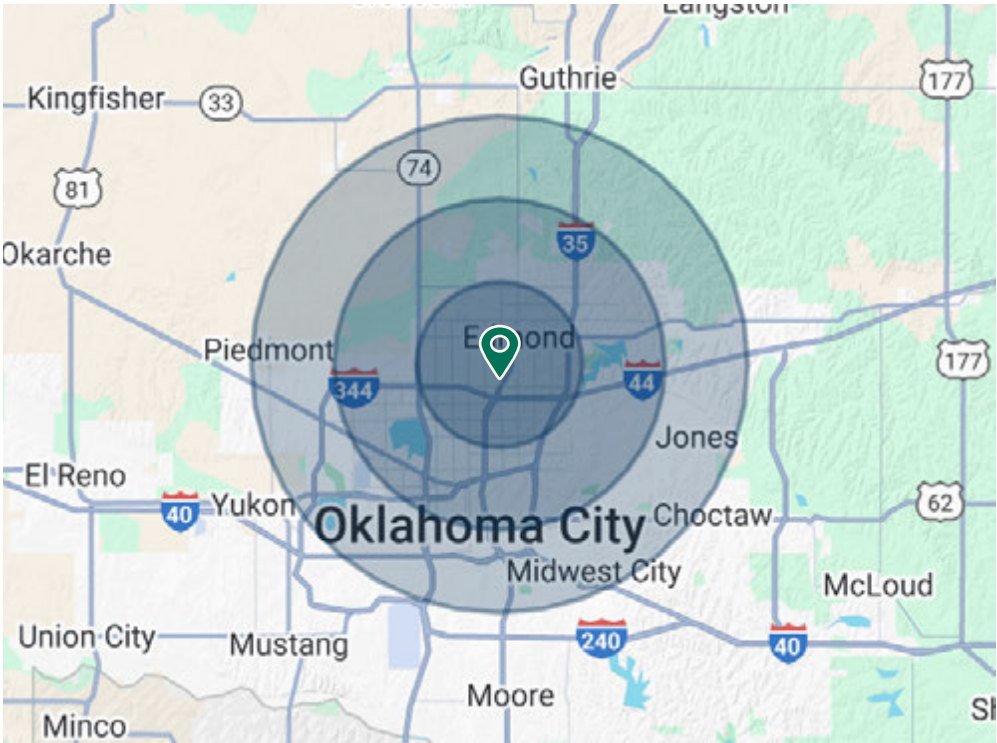
2575 KELLEY POINTE PARKWAY, EDMOND, OK 73013			
	5 MILES	10 MILES	15 MILES
TOTAL POPULATION:	180,388	437,403	768,508
TOTAL HOUSEHOLD:	71,996	178,663	306,313
AVERAGE HOUSEHOLD INCOME:	\$116,243	\$113,120	\$113,120



180K+
TOTAL POPULATION
(5 MILES)



\$116K+
AVERAGE HOUSEHOLD
INCOME (5 MILES)



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ADVISOR BIOS

FOR SALE

2575 KELLEY POINTE PARKWAY | EDMOND, OKLAHOMA 73013

ADVISOR BIOS



TOM FIELDS

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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

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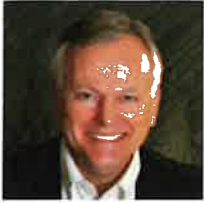
The background of the entire page is a photograph of a gym interior, featuring several treadmills in the foreground and large windows in the background. A semi-transparent green overlay covers the entire image. The text is overlaid on this green background.

PRICE EDWARDS AND CO.

SECTION 6

CENTENNIAL PLAZA

COUNTY ASSESSOR



**DID YOU
KNOW?**

Oklahoma County consists of:
720 Square miles with more than 320,000 parcels
representing 23% of the State's assessed value

[Read more](#)

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

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[New Search](#)

Real Property Display - Screen Produced 11/7/2025 12:54:35 PM

Try our new Mapping Site - The current version will retire December 31st, 2025

Account: **R213651000** Type: **Commercial** Location: **2575 KELLEY POINTE PKWY**
Building Name/Occupant: **CENTENNIAL PLAZA** [Map](#) [New Map](#) **EDMOND**
Owner Name 1: **CP2 PROPERTIES LLC** Parcel PIN#: **3610-21-365-1000**
Owner Name 2: **ATTN ALVIN BATES** 1/4 section #: **3610**
Owner Name 3: Parent Acct: **3610-14-366-2030**
Billing Address: **2575 KELLEY PT PKWY STE 225** Tax District: **TXD 512**
City, State, Zip: **EDMOND, OK 73013-2990** School System: **Edmond #12**
Country: (If noted) Land Size: **152,515.0000 Square Feet**

[Personal Property](#)

Land Value: 610,060

[Treasurer:](#)

[Click to View Taxes](#)

Sect 3-T13N-R3W Qtr SE [CENTENNIAL PLAZA AT KELLEY POINTE](#) [Block 001](#) [Lot 001](#) [Subdivision Sales](#)

Full Legal Description: CENTENNIAL PLAZA AT KELLEY POINTE 001 001

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	5,510,171	5,510,171	606,118	0	606,118	105.03	\$63,661	\$0
2024	5,510,171	5,510,171	606,118	0	606,118	105.03	\$63,661	\$0
2023	5,510,171	5,510,171	606,118	0	606,118	104.24	\$63,182	\$0
2022	5,510,171	5,510,171	606,118	0	606,118	104.64	\$63,424	\$0
2021	5,510,171	5,510,171	606,118	0	606,118	104.15	\$63,127	\$0

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

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

Date	Type	Book	Page	Price	Grantor	Grantee
------	------	------	------	-------	---------	---------

No deed history records returned.

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


Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2021	03/22/2021	5,510,171	5,510,171	606,118	0	606,118
2016	03/14/2016	5,533,000	5,533,000	608,630	0	608,630

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
--------	----------	-------------	--------	-------------	-----------------------	--------

No Building Permit records returned.

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
	1	Improved	Office Style Executive	2008	48,942	3 Stories

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