CREEK
PRICE EDWARDS

# TELEFLORA CAMPUS



**FOR SALE** 3720 NW 36TH ST | 3737 NW 34TH ST | 3717 NW 34TH ST | 3700 NW 34TH ST | OKLAHOMA CITY, OK 73112

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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.

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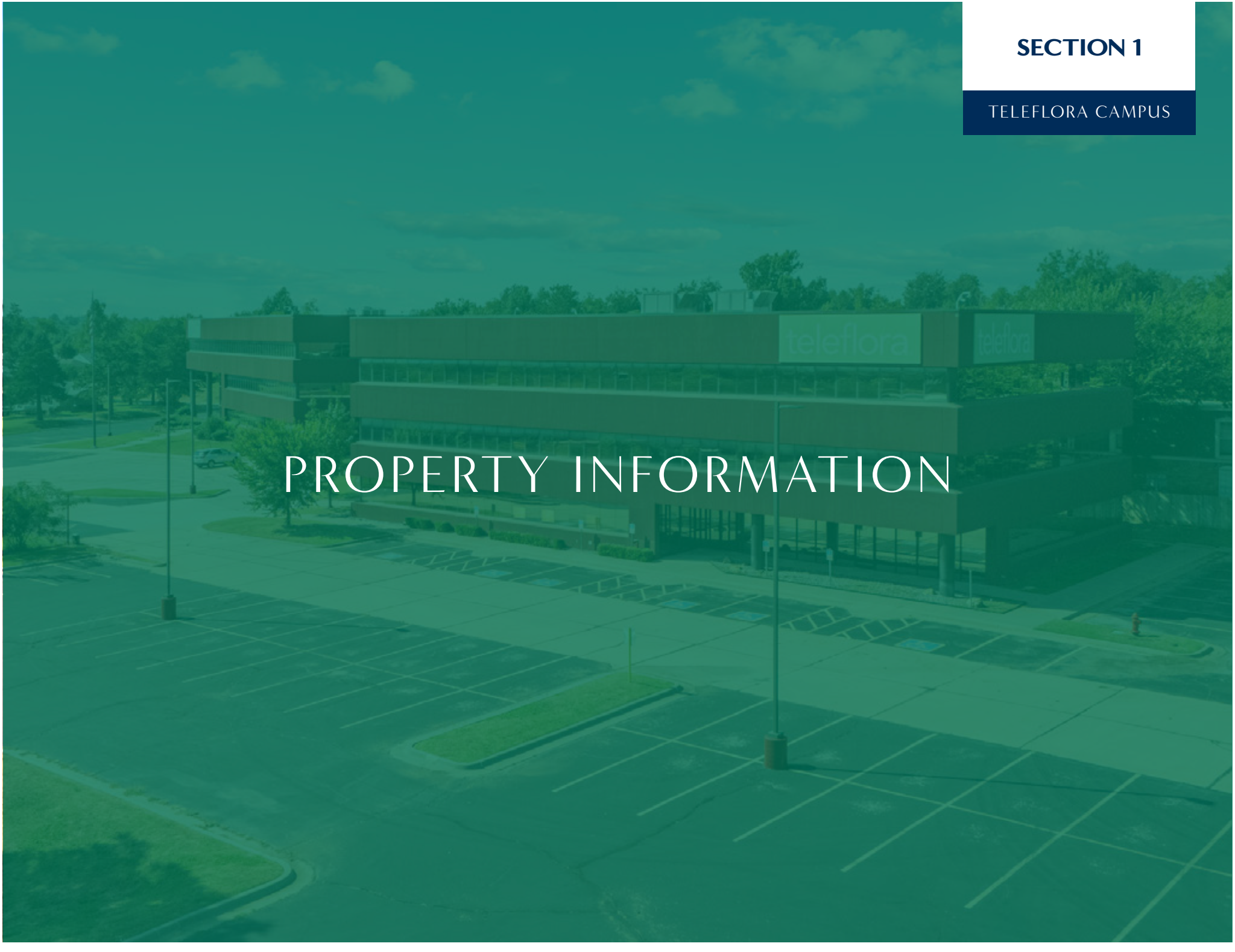


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# PROPERTY INFORMATION

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## PROPERTY SUMMARY

**CONTACT BROKER**
Asking Price

**6.9 TOTAL ACREAGE**
Total Campus Acres

**71,118 SF**
Total Campus Size

**61,118 SF**
Office Buildings

**10,000 SF**
Industrial Building

**5.35 ACRES**
Parcel 1 Acreage

**1.62 ACRES**
Parcel 2 - Additional Land for Expansion or Redevelopment

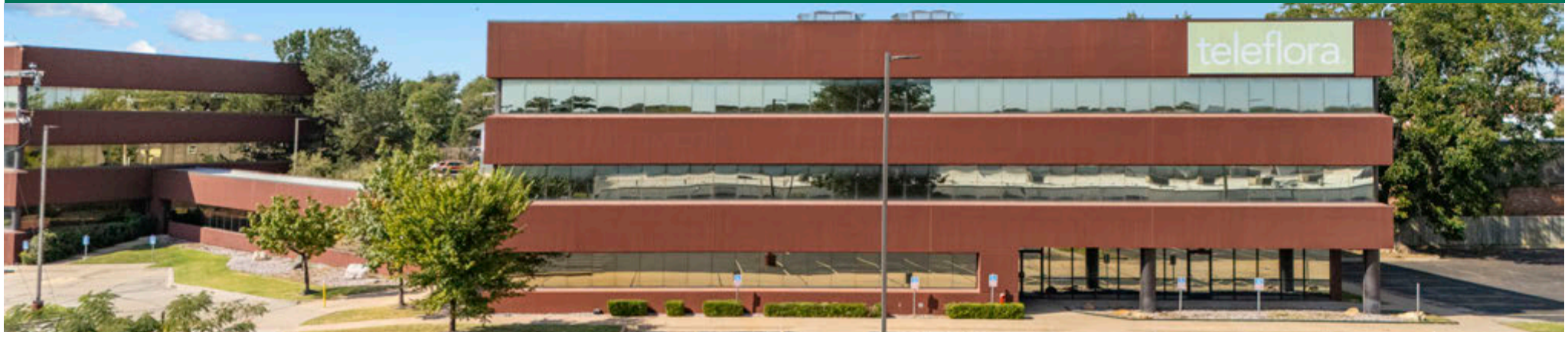
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## OPPORTUNITY DESCRIPTION

The Teleflora Office Campus presents a rare opportunity to acquire a multi-building property centrally located in Oklahoma City. Situated on approximately 5.35 acres, the campus includes two three-story reinforced concrete office buildings totaling 61,118 square feet, a 10,000 square foot industrial building, and an additional 1.62-acre land parcel offering future expansion or redevelopment potential.

The office buildings, constructed in 1982 and 1999, feature efficient floor plates with a mix of open concept layouts and private offices, 12-foot slab-to-slab clearance, and secure, controlled access. The industrial facility provides warehouse space with 16-foot ceiling clearance and supplemental office buildout, allowing for a wide range of potential end uses. The industrial building is currently leased providing immediate passive income. Ample surface parking supports all three structures, and site topography and drainage are well-suited for continued intensive use.

Located with immediate access to NW 39th Expressway and I-44, the campus sits in the heart of Oklahoma City with excellent regional connectivity. The property also benefits from its proximity to one of the city's most cherished amenities—Will Rogers Gardens—as well as nearby Grand Portland Park. Together, these recreational and cultural landmarks add unique appeal for both employees and visitors.

This offering is ideally suited for an owner-user seeking a highly functional, centralized headquarters campus, or an investor/developer pursuing repositioning and redevelopment opportunities within the Oklahoma City market. With flexible zoning across the buildings, a balance of office and industrial space, and a sizeable land component, the Teleflora Campus provides multiple pathways for creating long-term value.

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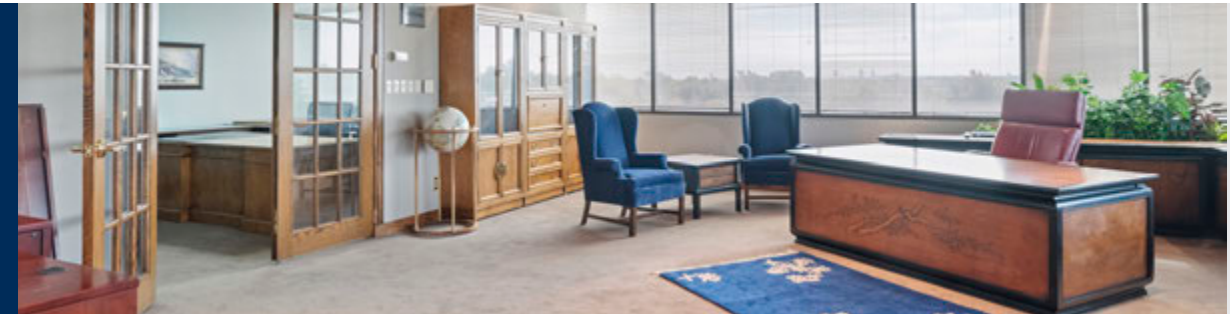
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## VALUE PROPOSITION: ACQUISITION VS. NEW CONSTRUCTION

The Teleflora Campus delivers substantial cost advantages compared to ground-up development in today's inflationary construction environment. Recent Bureau of Labor Statistics data shows the Producer Price Index for new office building construction has increased 90% since 2014, while construction materials costs have risen 64% over the same period. These macro trends have made new construction prohibitively expensive for many businesses. This campus offers immediate occupancy at a basis well below current replacement costs.

**Cost Comparison Advantages:**

- No 18-24 month construction timeline
- No exposure to material cost escalation risk
- No architectural or engineering fees
- Existing infrastructure and utilities in place
- Established parking and site improvements complete



The campus infrastructure includes systems and amenities that would require significant capital investment to replicate: reinforced concrete structure with steel column framing, gas-fired boiler with roof-mounted packaged HVAC units, comprehensive fire and life safety systems, 277/480-volt electrical service rated 800-2,500 amps, low-slope modified bituminous asphalt roofing, and cast-in-place reinforced concrete foundations with slab-on-grade floors.

Location within a mile of I-44 and the 39th Expressway provides immediate access to a built-out commercial ecosystem, unlike new construction in developing submarkets where surrounding amenities remain years away. The campus benefits from proximity to over 1,200 hotel rooms for visiting clients or employees, dozens of restaurant options, and advanced medical facilities throughout the broader central Oklahoma City corridor.

The multiple-building configuration offers operational flexibility unavailable in single-building purchases. Ownership can phase occupancy as business needs evolve or consolidate operations into the most efficient building while marketing excess space. The industrial component creates opportunities for businesses requiring warehouse, distribution, or light manufacturing capabilities alongside administrative office space.

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## 3720 NW 36TH STREET - NORTH OFFICE BUILDING

| | |
|---|---|
| BUILDING AREA: | 23,936 SF |
| SITE AREA: | 5.35 acres (shared with 3737 NW 34th) |
| FLOORS: | 3 stories |
| TYPICAL FLOOR: | 7,978 SF |
| YEAR BUILT: | 1999 |
| ZONING: | O-2 General Office |
| CONSTRUCTION: | Reinforced concrete |
| CLEARANCE: | 12′ slab to slab |




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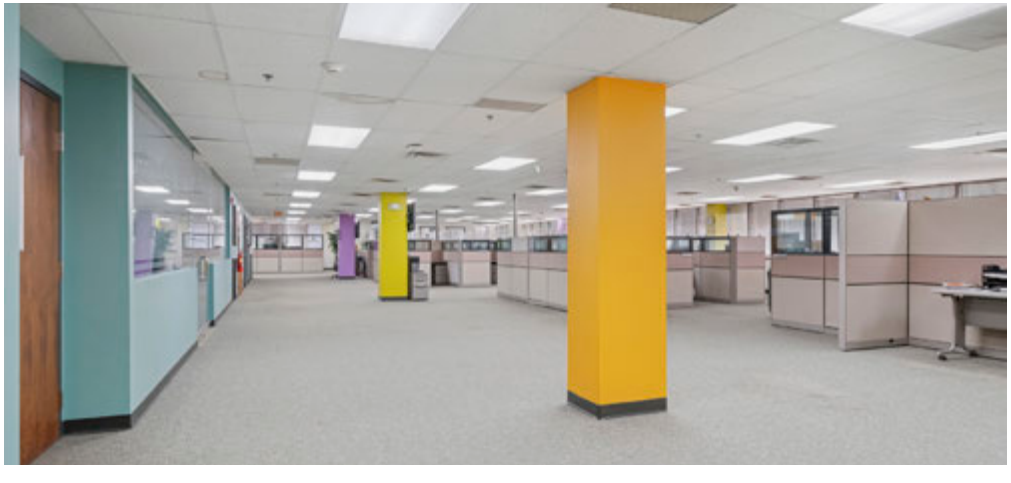
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## 3720 NW 36TH STREET - NORTH OFFICE BUILDING









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## 3720 NW 36TH STREET - NORTH OFFICE BUILDING

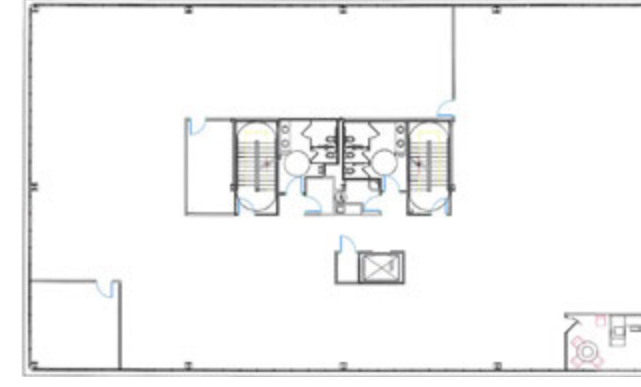
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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## 3737 NW 34TH STREET - SOUTH OFFICE BUILDING

| | |
|---|---|
| BUILDING AREA: | 37,182 SF |
| SITE AREA: | 5.35 acres (shared with 3720 NW 36th) |
| FLOORS: | 3 stories |
| TYPICAL FLOOR: | 12,394 SF |
| YEAR BUILT: | 1982 |
| ZONING: | O-1 Limited Office |
| CONSTRUCTION: | Reinforced concrete |
| CLEARANCE: | 12′ slab to slab |




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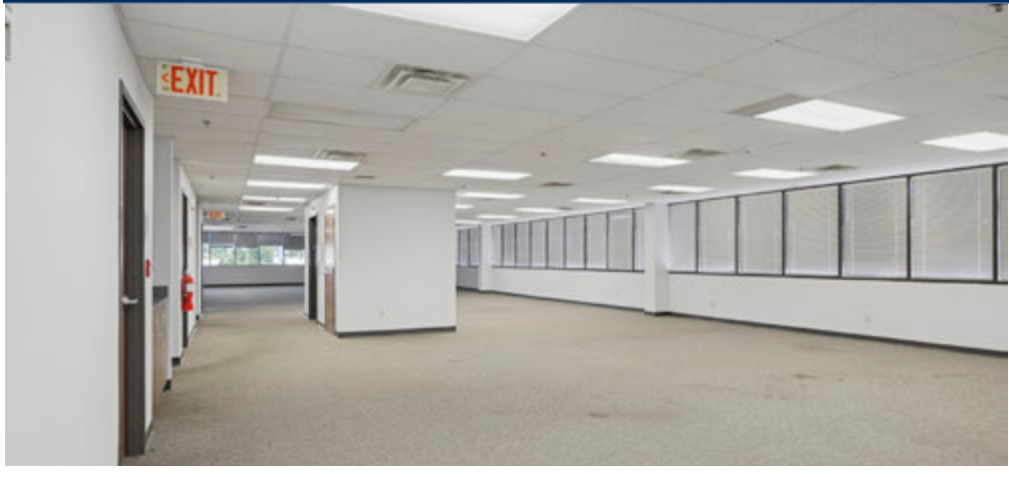
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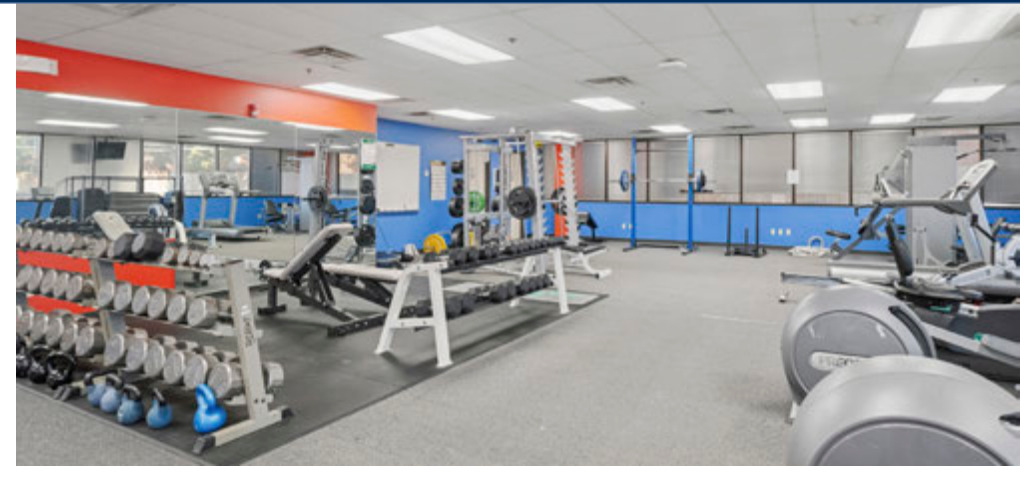
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## 3737 NW 34TH STREET - SOUTH OFFICE BUILDING







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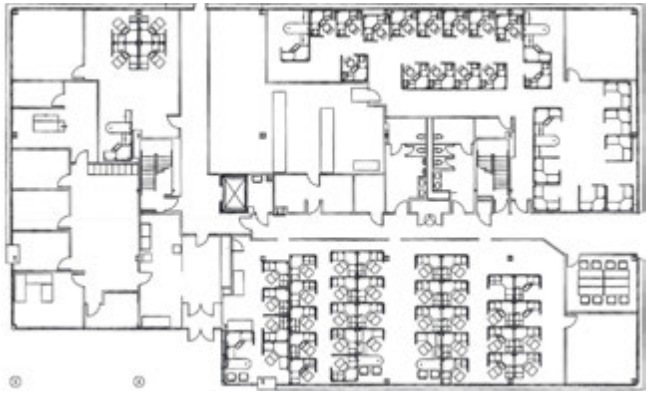
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## 3737 NW 34TH STREET - SOUTH OFFICE BUILDING

FIRST FLOOR



SECOND FLOOR




THIRD FLOOR



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## 3717 NW 34TH STREET - INDUSTRIAL BUILDING

| | |
|---|---|
| BUILDING AREA: | 10,000 SF<br>(±9,100 SF warehouse / ±900 SF office) |
| SITE AREA: | 5.35 acres<br>(same legal parcel as office buildings) |
| FLOORS: | 1 story with interior Mezzanine |
| MAXIMUM CLEAR HEIGHT: | 16′ |
| YEAR BUILT: | 1982 |
| ZONING: | PUD (Planned Unit Development) |
| OCCUPANCY: | 100% leased |



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## 3717 NW 34TH STREET - INDUSTRIAL BUILDING









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## 3700 NW 34TH STREET - ADDITIONAL LAND

| | |
|---|---|
| LAND AREA: | 1.62 acres (70,567 SF) |
| ZONING: | R-1 Single Family Residential |
| TOPOGRAPHY: | Slopped with tree coverage |
| ACCESS: | Portland Avenue (access easement to adjacent property noted) |

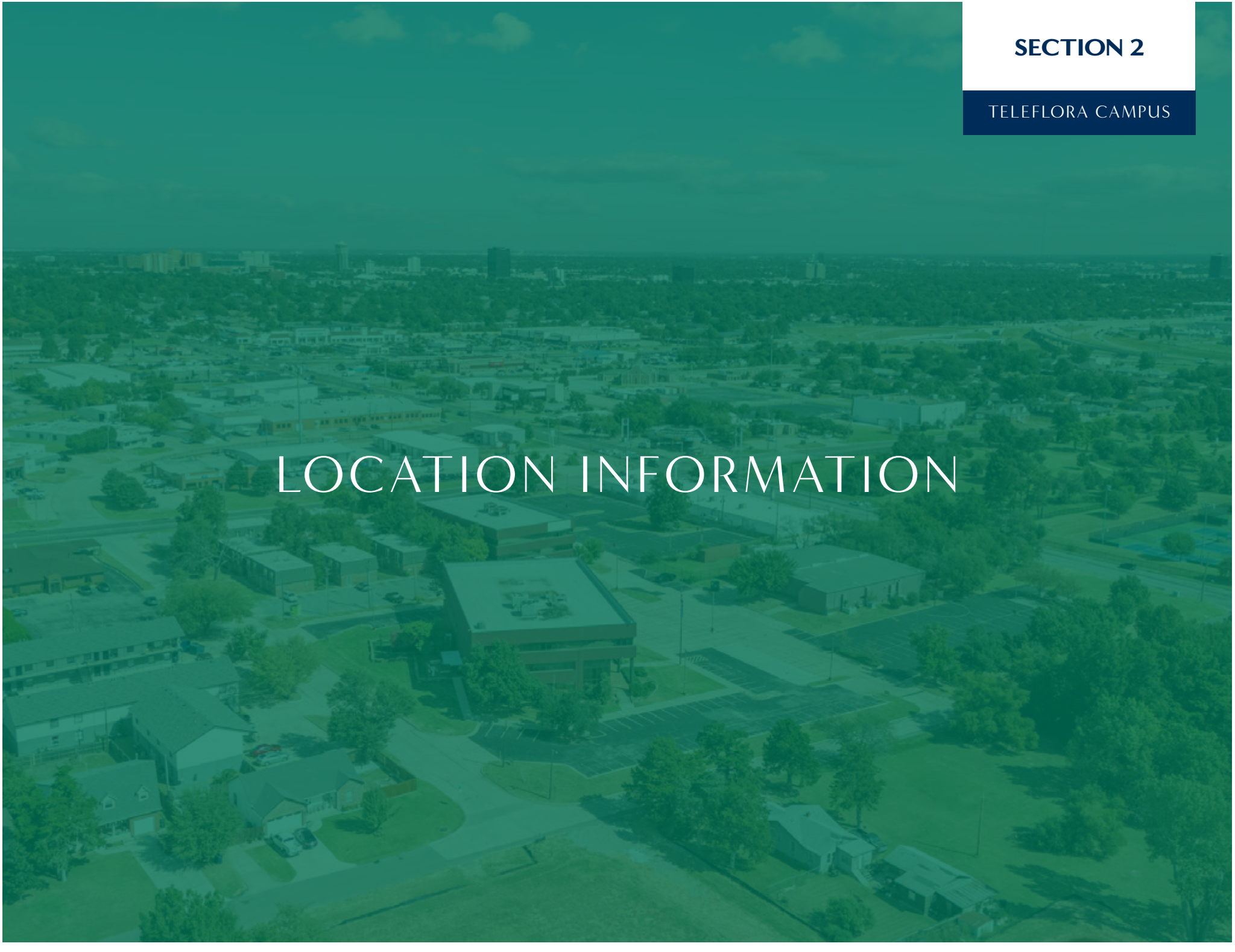



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SECTION 2

TELEFLORA CAMPUS

# LOCATION INFORMATION

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## LOCATION DESCRIPTION

Central Oklahoma City maintains a strategic position within the broader metropolitan office market. While the Oklahoma City office market faces vacancy challenges common to post-pandemic markets nationwide, central locations benefit from established infrastructure, mature landscaping, competitive parking availability, and diversified access to multiple submarkets.

CoStar market data shows comparable Oklahoma City office asking rents ranging from $13.00 to $23.98 per square foot full service, with larger floor plates in the $15-$19 range. Comparable industrial space in the area commands $7.25 to $10.50 per square foot NNN. These fundamentals support the existing lease structures at the Teleflora Campus while providing benchmarks for future leasing activity.

The campus competes with a broad spectrum of Oklahoma City office product while offering distinctive characteristics: its multiple-building configuration, exceptional parking ratio 5+ spaces per 1,000 SF versus market standard of 4.0), amenity package including fitness center and training facilities, and mix of office and industrial space create differentiation opportunities for owner-users or investors seeking unique property characteristics.

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## TRANSPORTATION ACCESS

The Teleflora Campus occupies a strategic position in central Oklahoma City with direct access to the city's primary transportation corridors. Located immediately adjacent to NW 39th Expressway (US Route 66) and Interstate 44, the property provides unparalleled connectivity throughout the Oklahoma City metropolitan area.

Interstate 44 runs diagonally through Oklahoma City, connecting to I-35, I-40, and I-235, providing freight and commuter access to all major employment centers. The 39th Expressway serves as a major east-west arterial, facilitating rapid movement across the metropolitan area.

Downtown Oklahoma City sits approximately 8 miles southeast via I-44 and I-40, representing a 15 minute commute during non-peak hours. Will Rogers World Airport lies 10 miles southwest, while Wiley Post Airport—serving general aviation and corporate flight departments—is located just 5 miles west. This dual-airport proximity serves businesses requiring frequent air travel or cargo handling.





## IMMEDIATE AREA AMENITIES

The campus benefits from proximity to some of Oklahoma City's most distinctive cultural and recreational assets. Will Rogers Gardens, a 30-acre botanical garden operated by Oklahoma City Parks & Recreation, sits less than one mile south of the property. The facility includes formal gardens, walking trails, event spaces, and serves as one of the city's premier horticultural showcases. Grand Portland Park, located immediately east of the property, offers walking paths and green space for employee recreation and outdoor breaks. The park provides immediate access to outdoor amenities rare for urban office campuses. Lake Hefner, a 2,500-acre reservoir three miles west, provides 9 miles of paved trails popular with runners, cyclists, and walkers. The lake area includes restaurants, golf courses, and water recreation, creating lifestyle amenities that support employee recruitment and retention.

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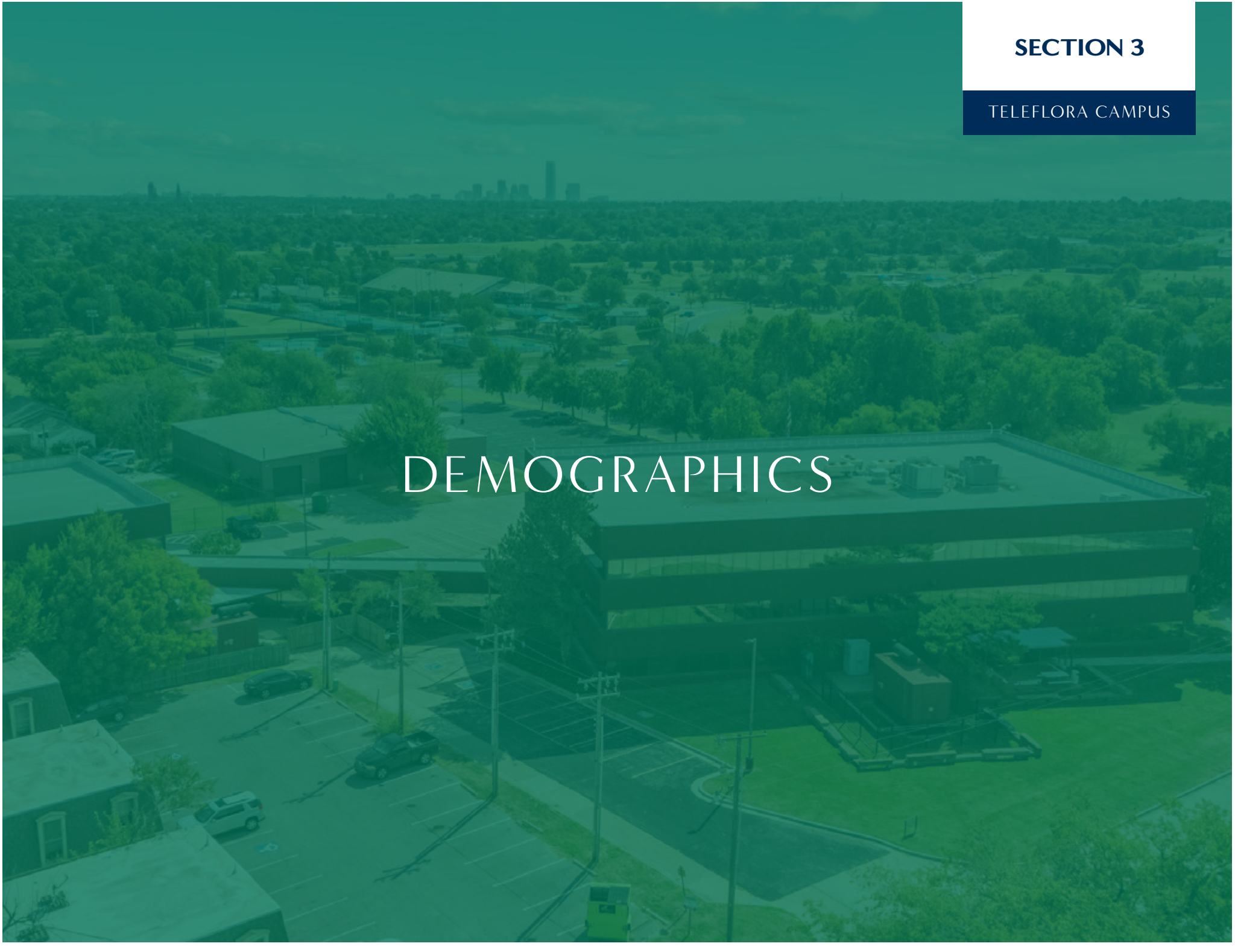



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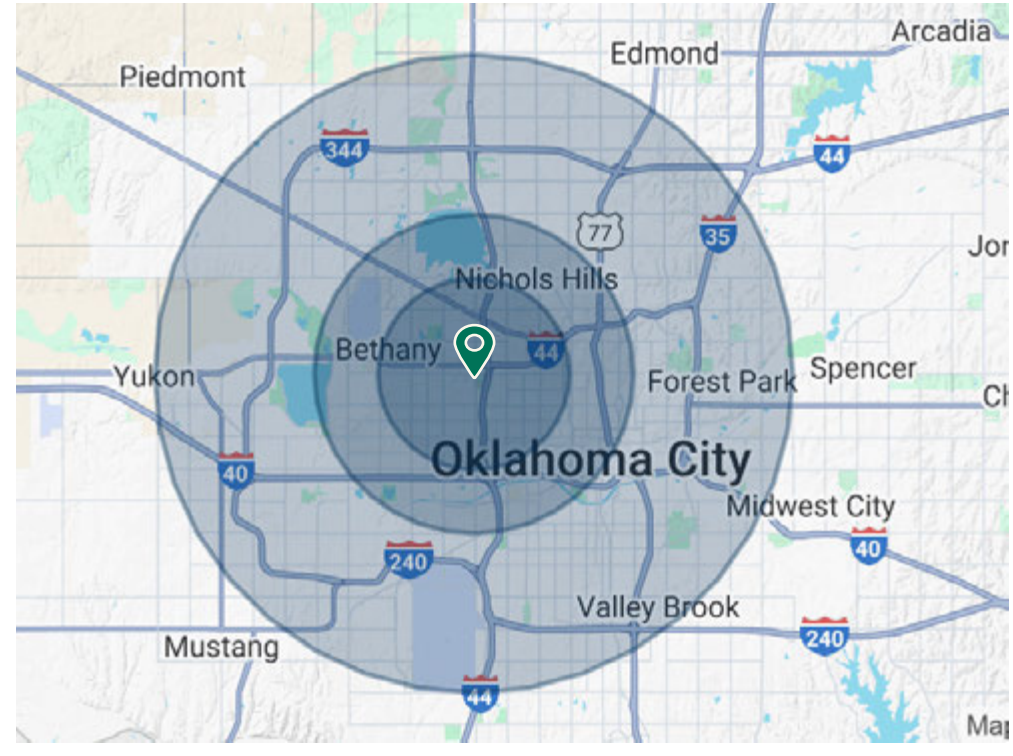
# DEMOGRAPHICS

## DEMOGRAPHICS

| 3720 NW 36TH STREET, OKLAHOMA CITY, OK 73112 | 3 MILES | 5 MILES | 10 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS: | 47,342 | 92,845 | 240,182 |
| TOTAL POPULATION: | 111,689 | 218,521 | 596,187 |
| AVERAGE HOUSEHOLD INCOME: | $70,674 | $75,666 | $84,840 |

**218K+**
TOTAL POPULATION (5 MILES)

**$75K+**
AVERAGE HOUSEHOLD INCOME (5 MILES)




The three-mile radius around NW 36th and Portland Avenue is home to roughly 110,000 residents whose median age is about 35, and the area supports a median household income near $50,000—figures that reflect a balanced mix of young families, professionals, and longer-term residents. Educational attainment is solid: approximately 30 percent hold bachelor's degrees or higher, meaning the local labor pool is well equipped for knowledge-based roles in technology, healthcare, professional services, and administrative operations. Because the area blends working and middle class with a fair share of white-collar talent, your tenants/business can tap into both discretionary consumer demand and a capable workforce. The demographic base also helps stabilize consumption across multiple tiers from premium goods, value goods, casual dining, franchises, and service businesses. In short: this is a market with both depth via established residents and dynamic work-force of younger professionals, giving your development or enterprise strong local support for retail, office, hospitality, and mixed-use activation.

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# ADVISOR BIOS

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TRE DUPUY
Office Advisor
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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.



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Office Advisor
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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.



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Retail Advisor
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Aaron Diehl is a seasoned commercial real estate professional with a strong background in financial analysis, pro-forma modeling, and strategic negotiations. Since joining Price Edwards in 2020, Aaron has leveraged his expertise to structure complex real estate deals, including developing custom pro-formas that integrate State and Federal Historic Tax Credits and Renewable Energy Tax Credits. His ability to assess risk and analyze market trends has helped investors maximize returns while revitalizing Oklahoma City's commercial landscape.

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