

Jamestown Office Park For Sale

3033, 3035, 3037 NW 63rd Oklahoma City, OK 73116

3033, 3035, 3037 NW 63rd

Oklahoma City, Oklahoma

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
FINANCIAL ANALYSIS	12
SALE COMPARABLES	14
LEASE COMPARABLES	18
DEMOGRAPHICS	22
ADVISOR BIOS	24

Section 1

PROPERTY INFORMATION

PRICE
EDWARDS
AND COMPANY

Jamestown Office Park

3033, 3035, 3037 NW 63rd, Oklahoma City, OK 73116



KEY PROPERTY STATISTICS

Sale Price:	\$5,500,000
Address:	3033, 3035, 3037 NW 63rd
City, State:	Oklahoma City, Oklahoma
Rentable Area:	720 - 5,322 SF
Lot Size:	3.84 Acres
Occupancy:	61
Price / SF:	\$74.44
Cap Rate:	6.19%
NOI:	\$289,572.00
Year Built:	1980
Renovated:	Multiple Renovations

THE OFFERING

Price Edwards & Company ("PEC") as the exclusive advisor, presents the opportunity to acquire the 100% fee simple interest in three buildings 3033, 3035 & 3037 NW 63rd, more commonly known as the Jamestown Office Park. This garden-style complex is located near Nichols Hills, Lake Hefner Parkway, and Northwest Expressway with easy access to fine dining, fast foods and multiple retail and service companies along N. May Avenue

PROPERTY HIGHLIGHTS

- This is a value-add investment that holds plenty of promise.
- Serene neighborhood setting with easy access to all major arterials in the northwest quadrant
- Holds a number of Tenants currently on month-to-month status at below-market rents
- Several move-in-ready suites and a current vacancy with courtyard views.

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PROPERTY DESCRIPTION

Price Edwards & Co. as the exclusive advisor, presents the rare opportunity to acquire title to three (3) free-standing office buildings more commonly known as the Jamestown Office Park. This class B office park is in a prime location west of Nichols Hills and is easily accessed by the Lake Hefner By-Pass, May Avenue, or Northwest Expressway.

LOCATION DESCRIPTION

Nestled in the heart of the desirable Northwest quadrant, this value-packed, three-building complex delivers the ambiance of a suburban garden-style property with the convenience of a larger, multi-tenant complex. Mature landscaping and multiple water features combined with floor-to-ceiling glass lines make this building a serene and comfortable working environment.

SITE DESCRIPTION

Located on the west edge of Nichols Hills, this site nestles into the Biltmore Estates neighborhood on the north with the Jamestown First Executive Condominium Development to the west. There are two curb cuts into the site, one on NW 63rd and the other to the west on NW 64th. The site is relatively flat with a slight incline to the north with adequate drainage throughout. The courtyard features lush and mature landscaping with a terraced hardscape connecting the three buildings.

EXTERIOR DESCRIPTION

Span steel construction with brick sheathing. Expansive floor-to-ceiling glass with a central courtyard.

INTERIOR DESCRIPTION

The restrooms and common halls were remodeled in 2017. The elevator in the east building was replaced in 2020. Broadloom carpet in the halls with tile flooring on the elevator walk-offs and the entry areas.

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JAMESTOWN MECHANICAL OVERVIEW

- 3033 NW 63rd has 2, 50-ton York Units placed in 2009
- 3035 NW 63rd has 4, 25-ton York units placed in 2009
- 3037 NW 63rd has 2, 50-ton York units placed in 2009
- Each building has a 1MM BTU Thermo-Solutions Boiler
- HVAC EQUIPMENT WAS INSTALLED BY JOHNSON CONTROLS IN 2009
- Each building has a centralized air handler unit with Roll filters. All controls are pneumatic with no individual thermostats.
- All the exterior gas lines were replaced in the last 5 years
- An HVAC maintenance contract is in place with Butler Mechanical
- All compressors have been converted to 410A refrigerant
- EPDM Roofs were installed in 2009. EPDM is a rubberized polymer with seams sealed with specialized liquid adhesives.
- The elevator controls were either upgraded or replaced in the 3033 NW 63 building which is under a service contract with Kone.
- The elevators in the 3035 and 3037 buildings are under a maintenance contract with the Thyssenkrupp Company.

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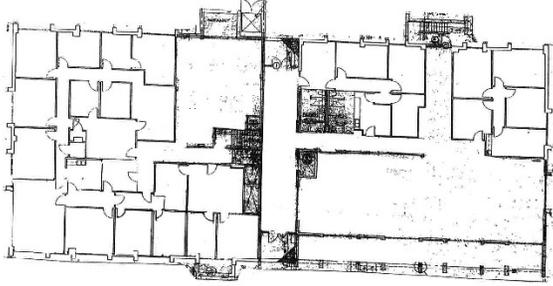
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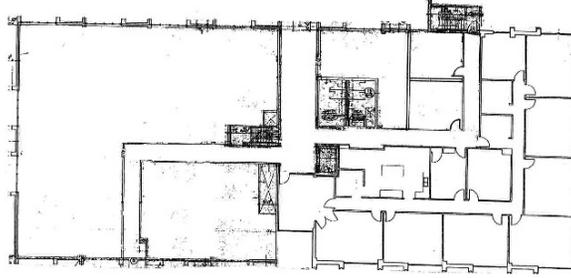
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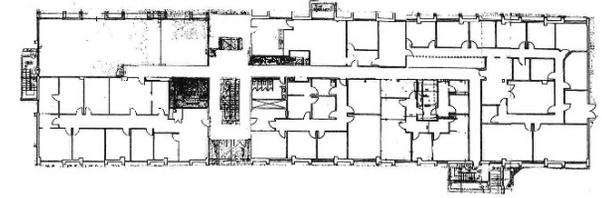
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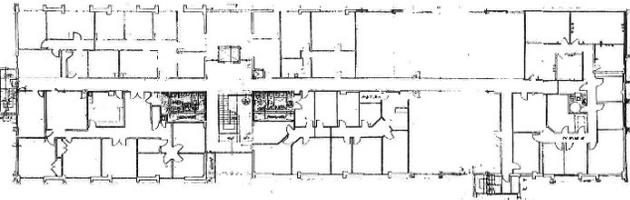
JAMESTOWN OFFICE PARK
1ST FLOOR, EAST



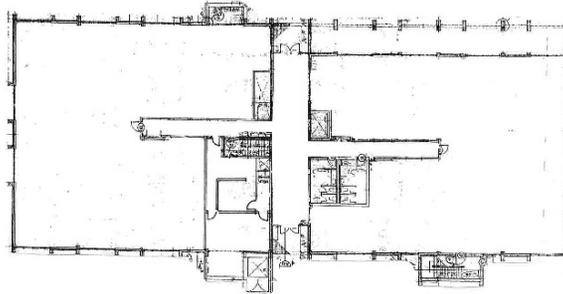
JAMESTOWN OFFICE PARK
2ND FLOOR, EAST



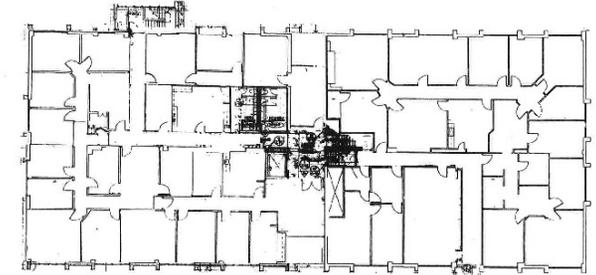
JAMESTOWN OFFICE PARK
1ST FLOOR, NORTH



JAMESTOWN OFFICE PARK
2ND FLOOR, NORTH



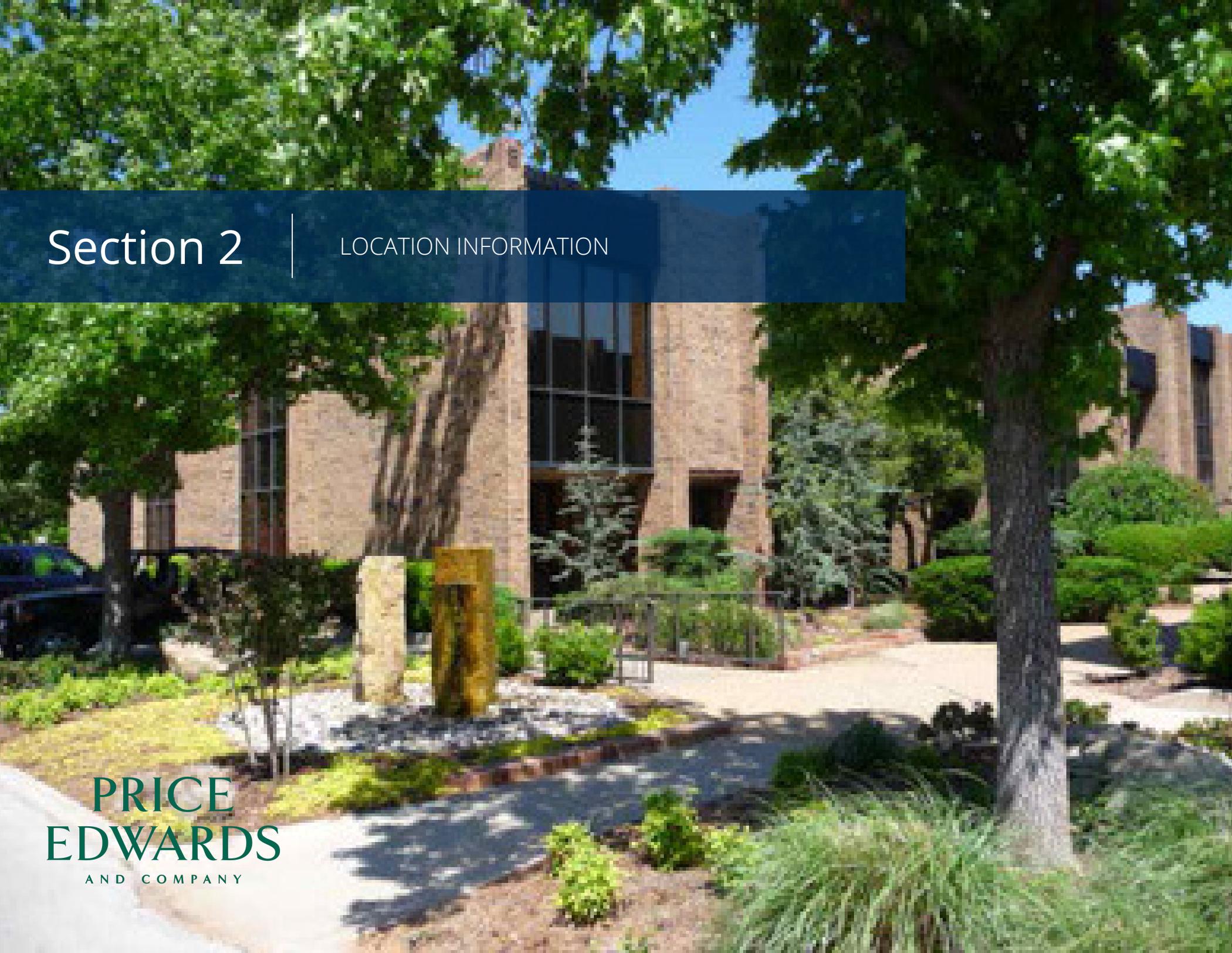
JAMESTOWN OFFICE PARK
1ST FLOOR, WEST



JAMESTOWN OFFICE PARK
2ND FLOOR, WEST

Section 2

LOCATION INFORMATION



**PRICE
EDWARDS**
AND COMPANY

Jamestown Office Park

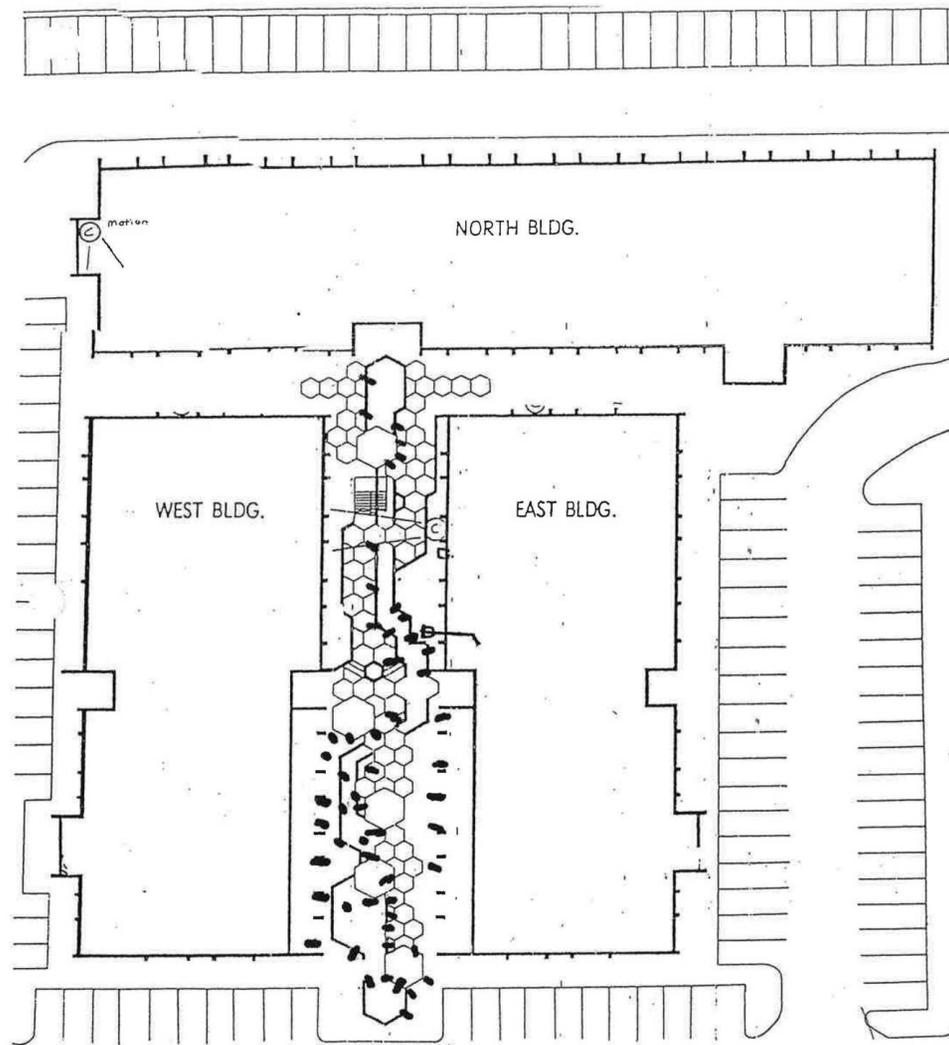
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Section 3

FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

Price	\$5,500,000
Price per SF	\$74
GRM	6.25
CAP Rate	6.19%
Cash-on-Cash Return (yr 1)	8.88%
Total Return (yr 1)	\$122,086
Debt Coverage Ratio	1.56

OPERATING DATA

Gross Scheduled Income	\$880,480
Other Income	\$25,477
Total Scheduled Income	\$905,957
Vacancy Cost	\$183,844
Gross Income	\$905,957
Operating Expenses	\$565,246
Net Operating Income	\$340,711
Pre-Tax Cash Flow	\$122,086

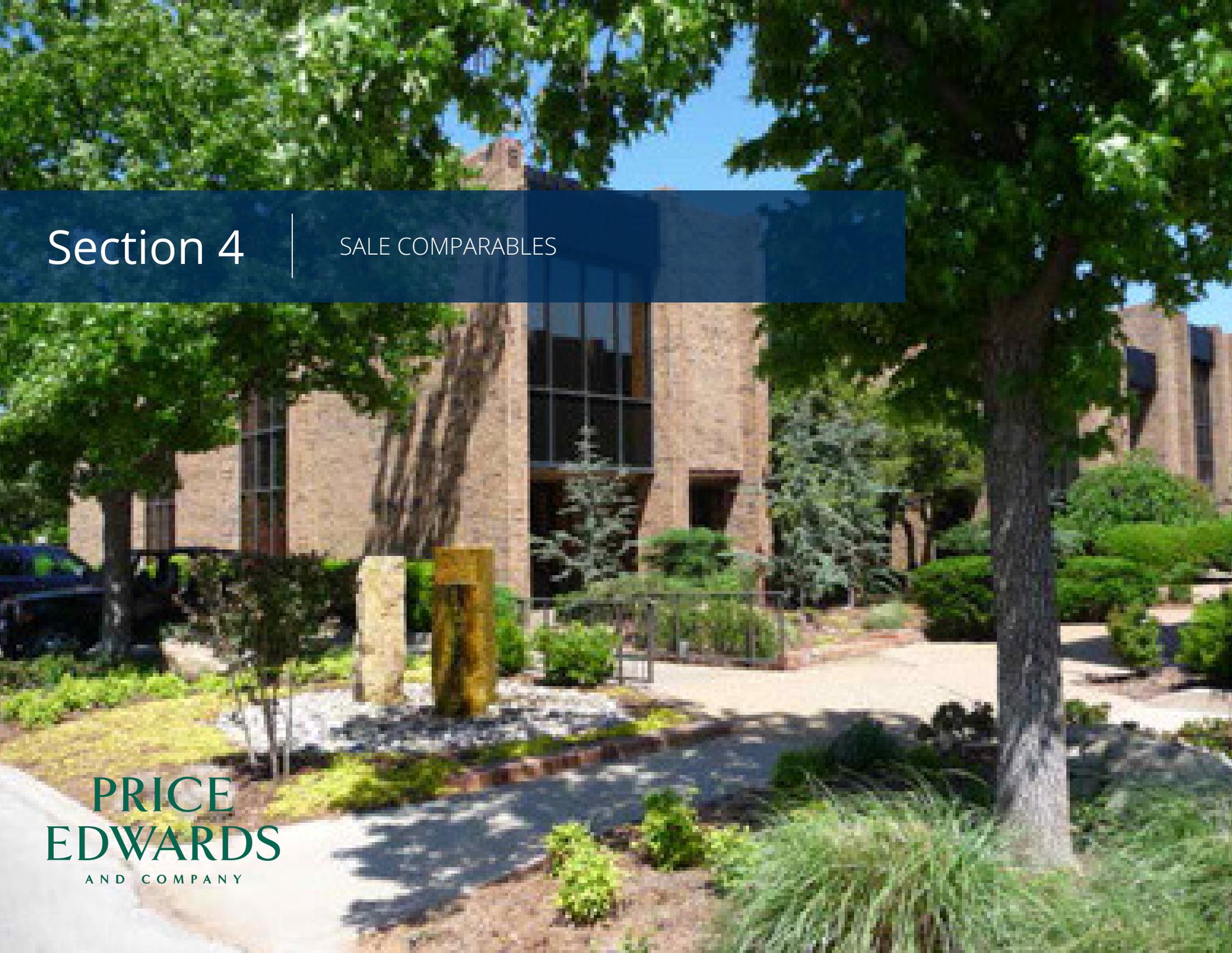
FINANCING DATA

Down Payment	\$1,375,000
Loan Amount	\$4,125,000
Debt Service	\$218,625
Debt Service Monthly	\$18,218

Section 4

SALE COMPARABLES

**PRICE
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Price:	\$5,500,000	Bldg Size:	73,886 SF
Lot Size:	3.84 Acres	Cap Rate:	6.19%
Year Built:	1980	Price/SF:	\$74.44



3909 N CLASSEN

Oklahoma City, OK 73118

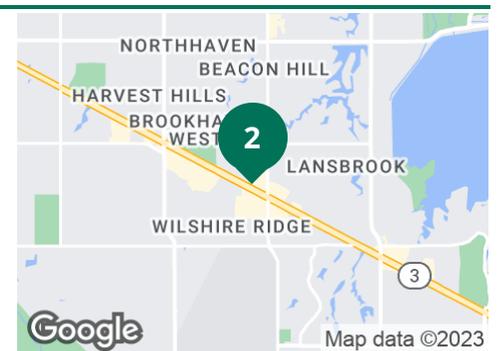
Price:	\$2,600,002	Bldg Size:	22,471 SF
Lot Size:	1.07 Acres	Year Built:	1982
Price/SF:	\$115.70		



BRIXTON SQUARE BUILDING B

7101 NW Expressway, Oklahoma City, OK 73132

Price:	\$3,300,000	Bldg Size:	33,000 SF
Lot Size:	5.97 Acres	Year Built:	2009
Price/SF:	\$100.00		



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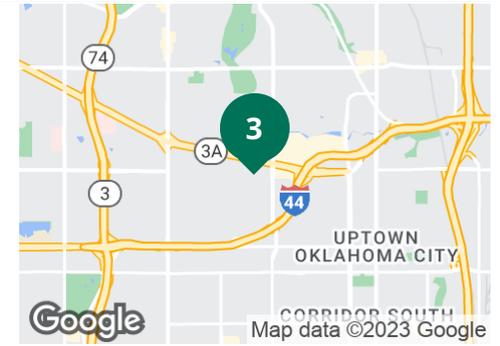
3



THE REGISTRY

2200 NW 50th, Oklahoma City, OK 73112

Price:	\$6,650,000	Bldg Size:	93,176 SF
Lot Size:	4.68 Acres	Year Built:	1981
Price/SF:	\$71.37		



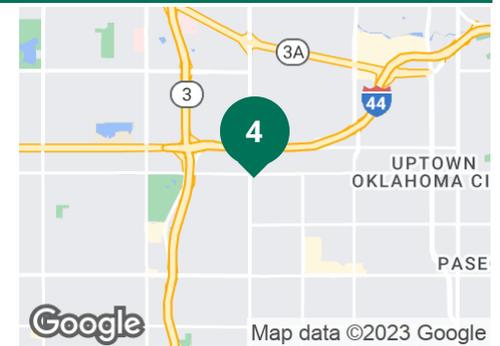
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BAKER BUILDING

2800 NW 36th, Oklahoma City, OK 73112

Price:	\$1,271,100	Bldg Size:	21,252 SF
Lot Size:	0.89 Acres	Year Built:	1971
Price/SF:	\$59.81		



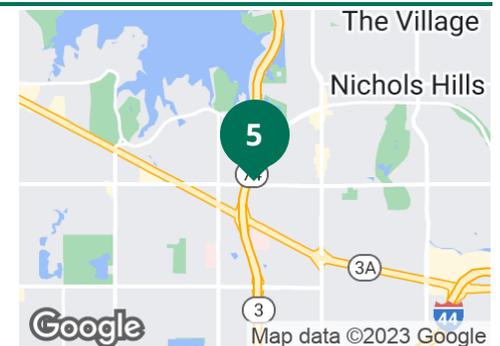
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BLUE CROSS BLUE SHIELD BUILDING

3401 NW 63rd, Oklahoma City, OK 73116

Price:	\$6,366,541	Bldg Size:	79,882 SF
Lot Size:	4.67 Acres	Year Built:	1977
Price/SF:	\$79.70		

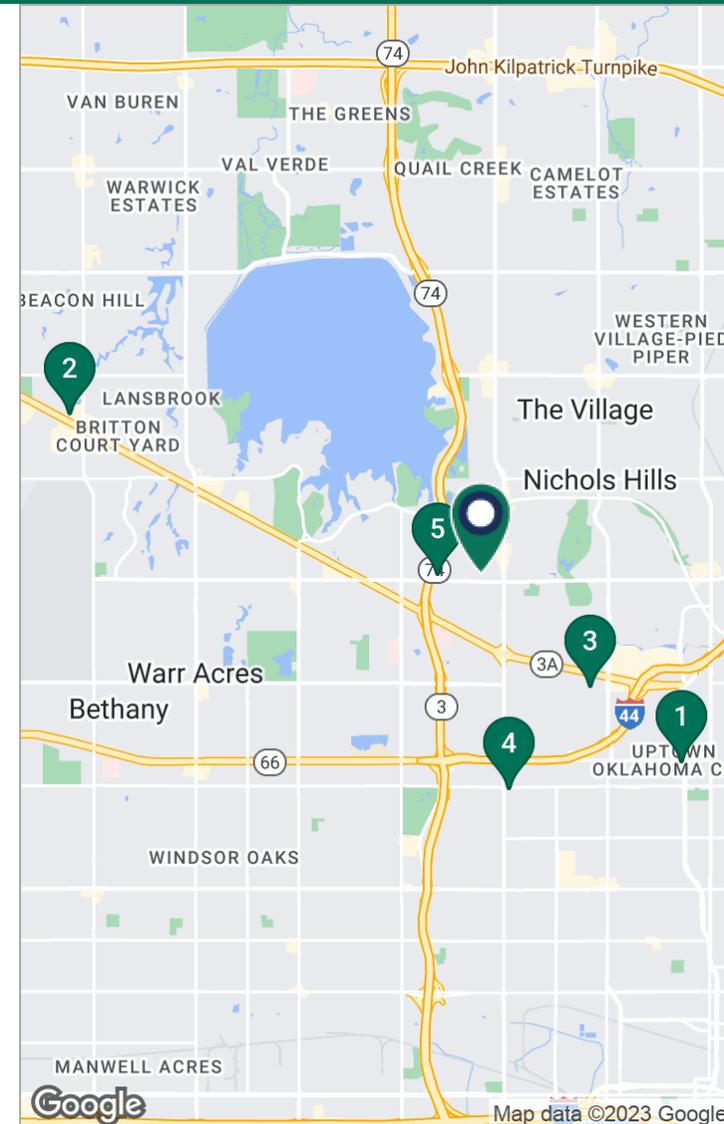


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	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	Jamestown Office Park 3033, 3035, 3037 NW 63rd Oklahoma City, OK	\$5,500,000	73,886 SF	\$74.44
1	3909 N Classen Oklahoma City, OK	\$2,600,002	22,471 SF	\$115.70
2	Brixton Square Building B 7101 NW Expressway Oklahoma City, OK	\$3,300,000	33,000 SF	\$100.00
3	The Registry 2200 NW 50th Oklahoma City, OK	\$6,650,000	93,176 SF	\$71.37
4	Baker Building 2800 NW 36th Oklahoma City, OK	\$1,271,100	21,252 SF	\$59.81
5	Blue Cross Blue Shield Building 3401 NW 63rd Oklahoma City, OK	\$6,366,541	79,882 SF	\$79.70
AVERAGES		\$4,037,529	49,956 SF	\$85.32



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Section 5

LEASE COMPARABLES

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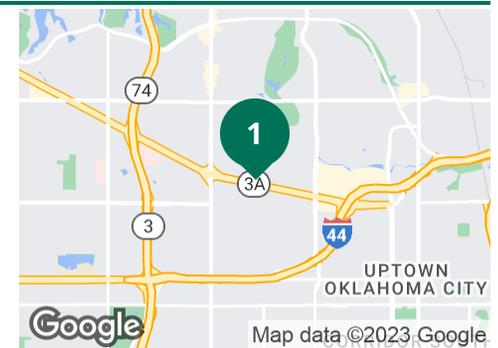
Lease Rate: \$15.00 /SF/yr Lease Type: Full Service



METRO BUSINESS TOWER

2525 NW Expressway, Oklahoma City, OK 73112

Lease Rate: \$15.00 /SF/yr Lease Type: Full Service



ONE WESTERN PLAZA

5500 N Western Ave, Oklahoma City, OK 73118

Lease Rate: \$16.00 /SF/yr Lease Type: Full Service



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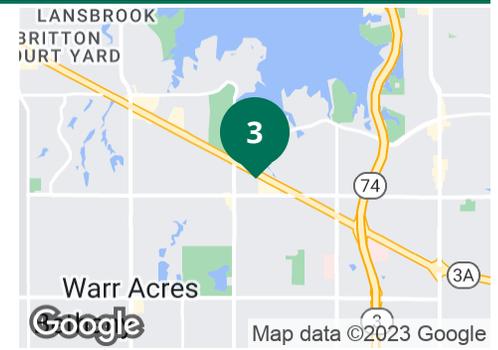
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NORTHWEST OFFICE CENTER

4334 NW Expressway, Oklahoma City, OK 73116

Lease Rate \$13.50 /SF/yr Lease Type: Full Service



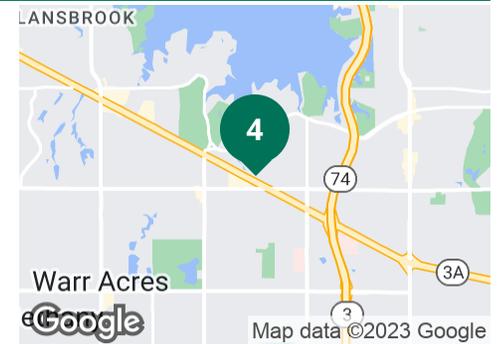
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LAKEPOINT WEST

4545 NW 64th, Oklahoma City, OK 73116

Lease Rate \$16.00 /SF/yr Lease Type: Full Service



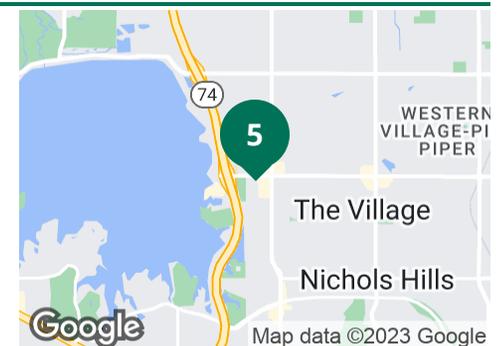
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NANTUCKET LANDING

3140 W Britton Road, Oklahoma City, OK 73120

Lease Rate \$14.50 /SF/yr Lease Type: Full Service

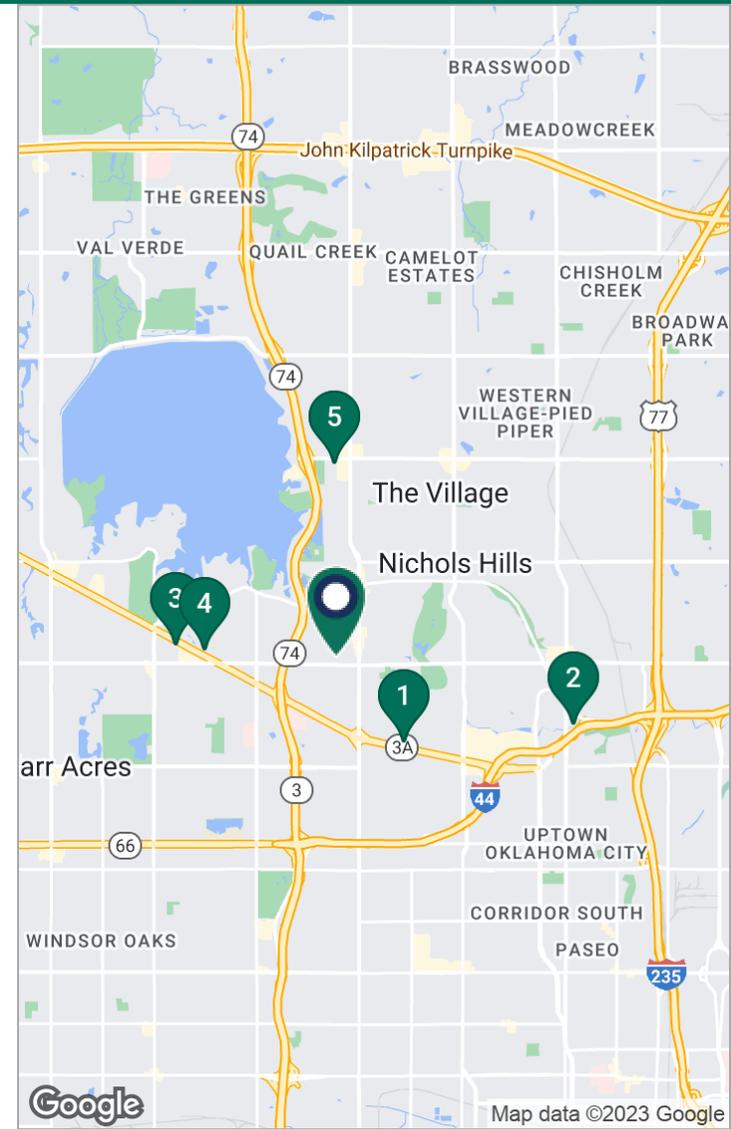


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	NAME/ADDRESS	LEASE RATE	LEASE TYPE
★	Jamestown Office Park 3033, 3035, 3037 NW 63rd Oklahoma City, OK	\$15.00 SF/yr	Full Service
1	Metro Business Tower 2525 NW Expressway Oklahoma City, OK	\$15.00 /SF/yr	Full Service
2	One Western Plaza 5500 N Western Ave Oklahoma City, OK	\$16.00 /SF/yr	Full Service
3	Northwest Office Center 4334 NW Expressway Oklahoma City, OK	\$13.50 /SF/yr	Full Service
4	Lakepoint West 4545 NW 64th Oklahoma City, OK	\$16.00 /SF/yr	Full Service
5	Nantucket Landing 3140 W Britton Road Oklahoma City, OK	\$14.50 /SF/yr	Full Service
AVERAGES		\$15.00 /SF/YR	



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Section 6

DEMOGRAPHICS

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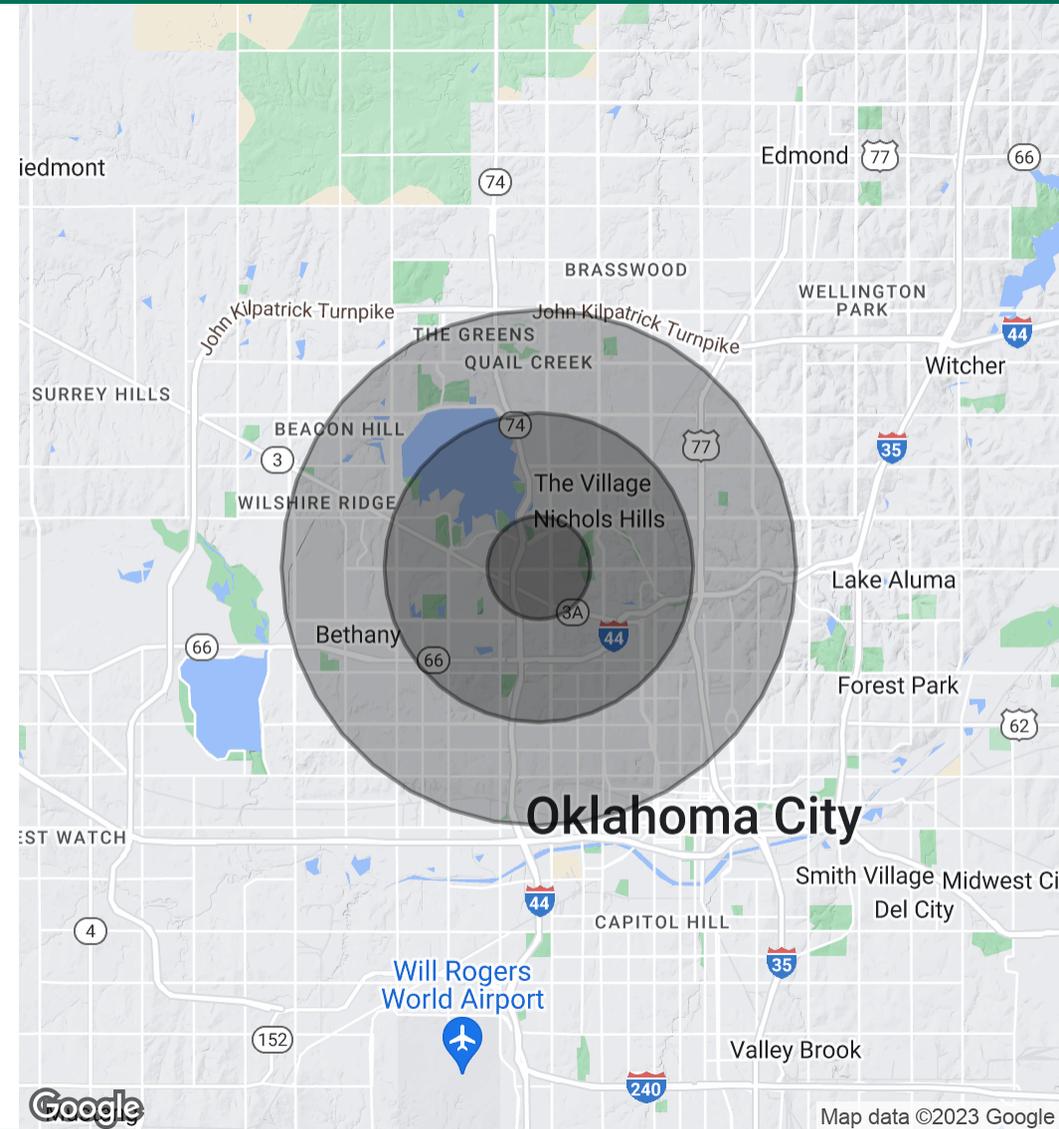
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,953	85,003	246,298
Average Age	41.0	38.3	35.5
Average Age (Male)	37.9	36.2	34.3
Average Age (Female)	44.1	39.9	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,148	39,399	107,157
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$72,967	\$67,697	\$59,048
Average House Value	\$222,053	\$192,336	\$163,320

* Demographic data derived from 2020 ACS - US Census



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Section 7

ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Mr James is an Office leasing and investment specialist with 20 years experience in the Oklahoma City market. Mr. James affords a broad spectrum of experience in both Landlord and Tenant representation working with such companies as Lockheed Martin, Con Agra, Starbucks Coffee Company, Weokie Credit Union, TIAA-Crefff, Advance Foods, Firestone, and NAPA Automotive to name but a few. Mr. James ability to foster creative thoughtful solutions for leasing and investment needs to a diverse customer base is one his many strengths. Mr. James holds a BA degree from Southern Nazarene University, an MBA degree from Oklahoma City University and has completed all classes for his CCIM designation.

EDUCATION

MBA Oklahoma City University
BA Southern Nazarene University

MEMBERSHIPS

CREC

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