



EPIC Charter School Building

7720 NW 85th Terrace · Oklahoma City, OK 73179

ASKING PRICE

\$6,675,000

CAP RATE

7.52%

OCCUPANCY

100%

35,862 SF

Building Size

4.23 AC

Lot Size

\$184

PSF

1997

Year Built

2020

Renovated

PROPERTY HIGHLIGHTS

- 100% Leased to Epic Charter Schools, one of Oklahoma's largest public charter school systems.
- Long-term lease extending through June 30, 2037, with annual rent increases – approx. 1.2% annually.
- Annual lease ratification tied to legislative funding.
- 2.88 AC of expansion land available to purchase
- Purpose-selected facility, consolidating multiple locations.
- Building Generator – 500 KW Cummins Onan Generator

AT A GLANCE

Property Type	Office / Flex
Location	Northwest OKC
Occupancy	100% Leased
Tenant	Epic Charter Schools
Lease Type	Absolute NNN
Zoning	PUD-262
Parking	462 p.s. (12.9 / 1000)

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Tenant Overview

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EPIC Charter Schools is Oklahoma's largest public virtual charter school, serving approximately 31,000 students and families across all 77 Oklahoma counties. The statewide, tuition-free school offers flexible educational programs ranging from Pre-K through high school, along with adult diploma pathways for qualifying Oklahomans up to age 30. EPIC is an accredited public school system authorized and overseen by the Oklahoma Statewide Charter School Board.

Following a period of financial restructuring, EPIC has taken significant steps to strengthen its operations and financial position. In March 2026, the school repaid the remaining \$14.5 million balance on its \$30 million line of credit more than three months ahead of maturity, avoiding approximately \$197,000 in additional interest expense. The early repayment reflects EPIC's increased emphasis on disciplined budgeting, expense management and long-term financial stability.

A comprehensive forensic audit accepted by the Oklahoma Statewide Charter School Board in January 2026 found no misappropriation of funds or willful wrongdoing. The audit included 15 recommendations intended to improve budgeting, governance and financial controls, most of which EPIC reported had already been implemented or were in progress. These corrective measures, together with the early repayment of its credit facility, demonstrate meaningful progress toward a more stable and accountable operating platform.

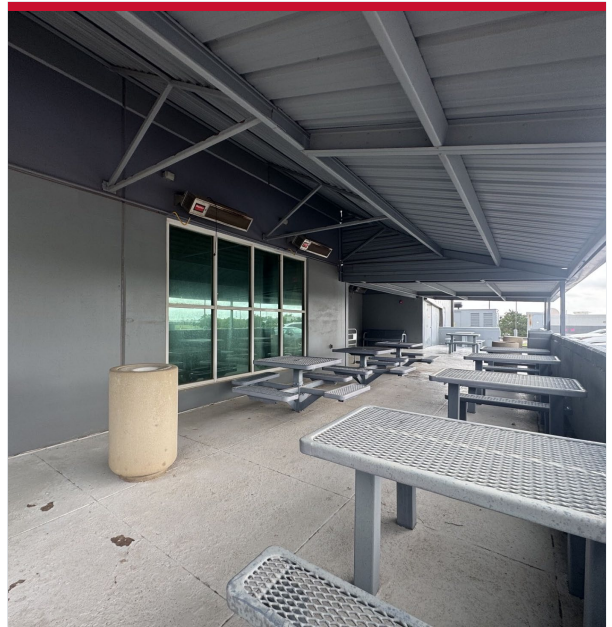
EPIC's statewide reach, substantial enrollment base and established position within Oklahoma's public education system provide an important foundation for its continued operation. Its recent financial actions and implementation of enhanced oversight measures further strengthen EPIC's operating profile.

Annual Ratification

The annual ratification provision reflects EPIC's status as a publicly funded charter school. Because state funding is appropriated annually, EPIC must confirm funding each fiscal year before ratifying its lease obligations for the upcoming year.

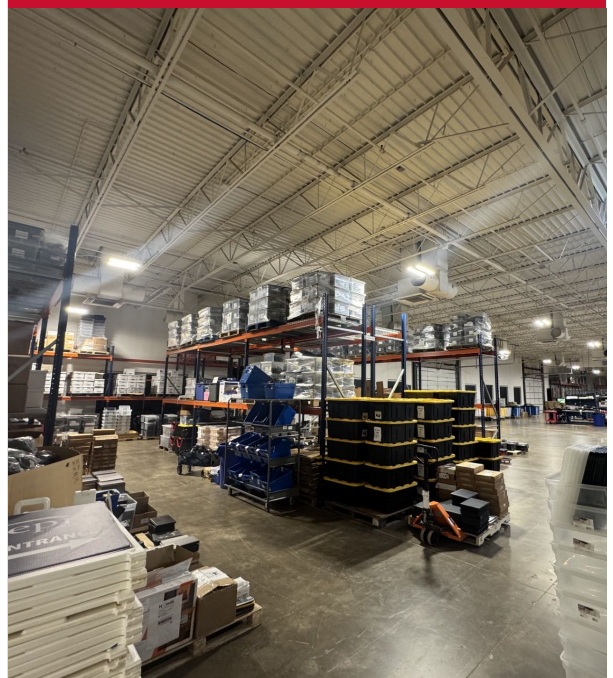
Exterior Photos

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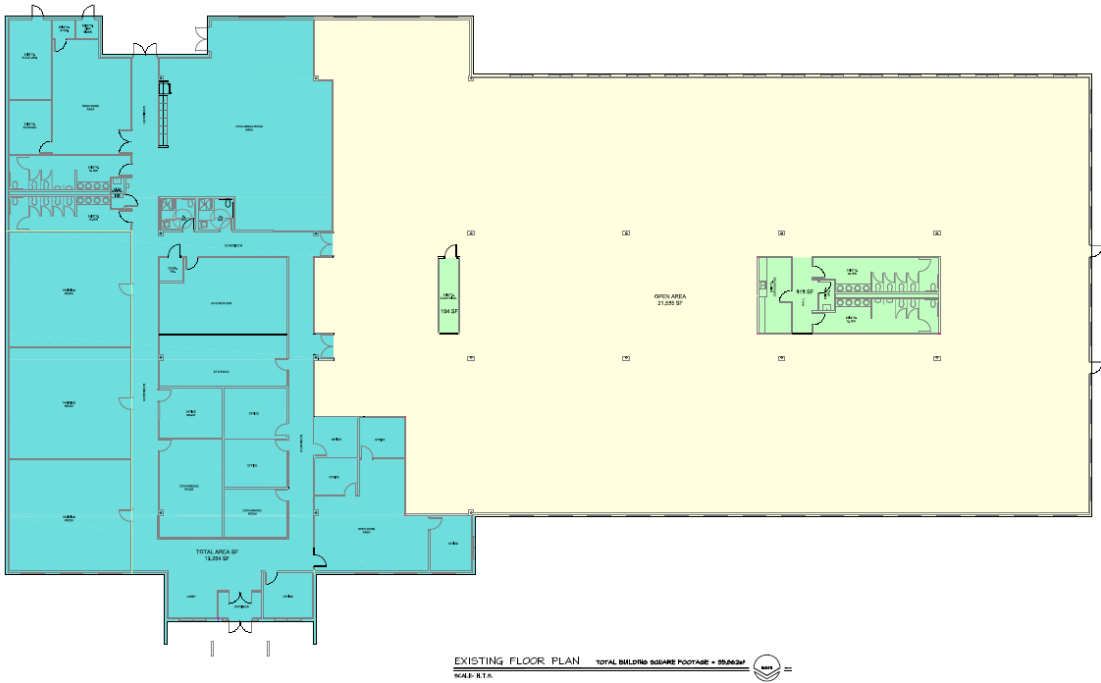
Interior Photos

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Floor Plan

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Site Plan

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The subject property, outlined in yellow, benefits from access to the adjoining north parking lot through a recorded cross-access and parking agreement. Together, the on-site and shared parking areas provide 462 parking spaces, resulting in an exceptional parking ratio of approximately 12.9 spaces per 1,000 square feet.

Additional Land & Development Opportunity

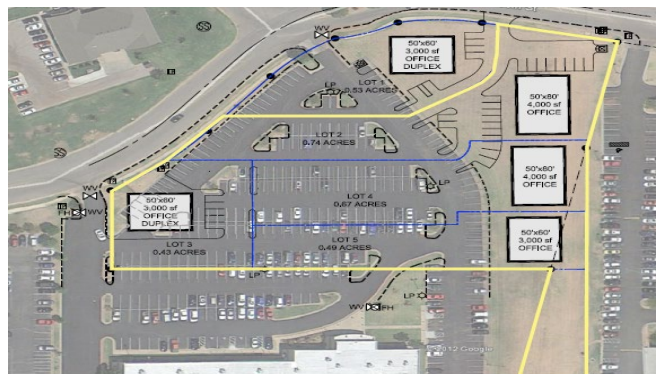
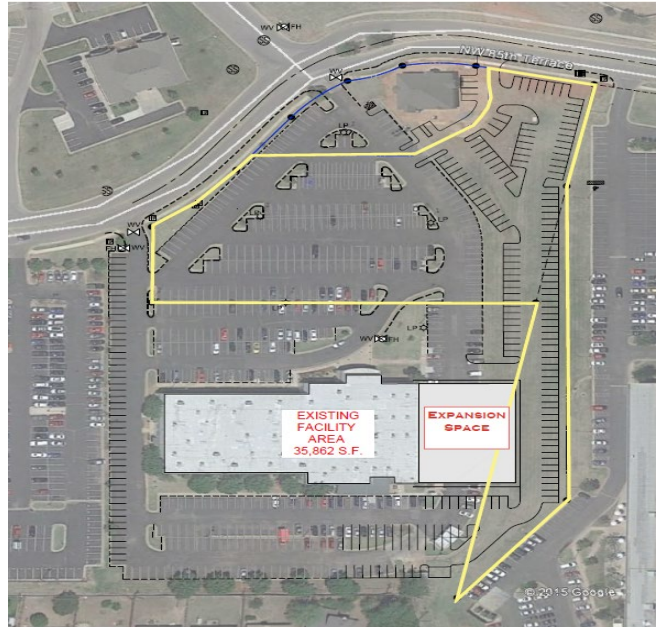
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An adjoining 2.88-acre tract, highlighted in yellow on the accompanying concepts, is also available for purchase separately at \$3.00 per square foot. Based on the stated acreage, the offering price is approximately \$375,000.

The additional land provides a prospective purchaser with flexibility to accommodate future growth or create a complementary development adjacent to the existing 35,862-square-foot facility. One concept illustrates how the adjoining property could support an expansion of the existing building while providing site circulation. A second concept demonstrates the tract's potential for development with multiple freestanding office buildings, creating an opportunity for additional rental income or a separately phased office project.

The adjoining tract offers a unique value-add opportunity that may enhance the long-term utility, expansion potential and overall value of the subject property.

The concepts shown are provided solely for illustrative purposes. Building configurations, square footages, access, parking and development capacity are subject to survey, zoning, engineering, utility availability and approval by the applicable governmental authorities.



Aerial View

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