



Marcus & Millichap

±4,959 SQUARE FEET
FORMER
OUR SPOT DAY CARE
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

1532 W HEFNER ROAD
OKLAHOMA CITY, OK 73120

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
AUGUST 24-26, 2026

CHISHOLM CREEK SHOPPING MALL

COSTCO *Cabela's* **iFLY**

WHOLESALE

INTERSTATE
344 **±43,258**
VPD (2024)

VIEW ONLINE AUCTION
AUGUST 24-26, 2026

\$1
ABSOLUTE
AUCTION



±4,959 SF,
FREESTANDING,
VALUE ADD OFFICE/
RETAIL (FORMER OUR
SPOT DAY CARE) ON A ±0.66
AC PARCEL OFFERED AT A
SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FAVORABLE O-2 ZONING
ALLOWING VARIOUS
USES

PRIME
FRONTAGE ALONG
HEFNER RD (±16K+ VPD)
AND EXCELLENT ACCESS
TO I-77 (OVER 90K VPD), I-344
AND HWY-74, CONNECTING
THE PROPERTY TO
KEY COMMERCIAL AND
RESIDENTIAL
DISTRICTS

1532 W HEFNER ROAD, OKLAHOMA CITY, OK 73120

ONLINE AUCTION: AUGUST 24-26, 2026 | ABSOLUTE \$1 AUCTION



BUILDING: ±4,959 SF
PARCEL NUMBER:
3713-10-381-1500
LOT SIZE: ±0.66 AC
(±28,978 SF)
PARKING: 15 SPACES



PROPERTY TYPE:
OFFICE/RETAIL
(FORMER DAY CARE)
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT



FREESTANDING
ZONING: O-2, GENERAL
OFFICE DISTRICT
YEAR BUILT: 1980
FENCED LOT



NORTH SUBMARKET
±2-MI FROM I-77, I-344
AND HWY-74
±15-MIN FROM DOWNTOWN
OKLAHOMA CITY
70K POPULATION WITH AVG
HH INCOME OF \$106K+ (3-MI)

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing office/retail building located at 1532 W Hefner Road in Oklahoma City, Oklahoma 73120 (the "Property"). Formerly occupied by Our Spot Day Care, the Property is offered at a substantial discount to replacement cost, presenting an exceptional opportunity for an owner-user or investor to acquire a highly visible retail asset with compelling value-add potential. **FIRST BID MEETS RESERVE!**

Constructed in 1980, the Property consists of a one-story, free-standing commercial building totaling ±4,959 gross square feet situated on a ±0.66-acre (±28,978 SF) parcel. The site features 15 surface parking spaces, two points of ingress and egress, and approximately ±150 feet of frontage along W Hefner Road (±16,621 VPD), providing excellent visibility and accessibility within one of northwest Oklahoma City's established commercial corridors. Formerly occupied by Our Spot Day Care on a NNN lease, and previously home to La Petite Academy, the Property offers owner-users and investors the opportunity to reposition or lease the asset at market rental rates (CoStar market retail rents of \$17-24/SF NNN). The interior is currently configured with multiple classroom areas, each featuring child-accessible restrooms, along with a kitchen, private office, storage areas, and a utility room. The fully fenced outdoor area previously accommodated playground facilities, which have since been removed, creating a flexible site suitable for a variety of future uses. The Property is zoned O-2 (General Office District), permitting a broad range of office, educational, medical, professional service, and select commercial uses. Combined with its flexible floor plan, existing parking, prominent frontage, and below-replacement-cost pricing, the Property presents an attractive adaptive reuse, owner-user, redevelopment, or value-add investment opportunity.

Strategically located in Oklahoma City, the capital and largest city in the state, within the established Western Village-Pied Piper neighborhood, the Property offers excellent visibility and convenient access to I-77 (±90,066 VPD, ±2-mi away), I-344 (±43,258 VPD, ±2.5-mi away), and HWY-74/Lake Hefner Pkwy (±105,500 VPD, ±2.5-mi away), providing efficient connectivity throughout the metro area and the broader region. Positioned immediately adjacent to the signalized intersection of W Hefner Road and N McKinley Avenue, the Property sits at the entrance to Stanley Hupfeld Academy @ Western Village Charter School, which serves 330+ students and maintains an annual waiting list exceeding 100 students. The surrounding area is anchored by established residential neighborhoods, strong educational institutions, healthcare providers, and professional office users. Nearby educational demand drivers include Heritage Hall (±1,000 students; ±1-mi), Casady School (PK-12; ±1,000 students; ±1-mi), Langston University (±2,000 students; ±5-mi), and Oklahoma City University (±2,700 students; ±6.5-mi). Community Hospital North, Oklahoma City Rehabilitation Hospital, and McBride Orthopedic Hospital, all within ±2-mi, collectively provide 122 licensed beds and employ more than 1,075 healthcare professionals. Strong demographics further enhance the location, with ±70,000+ residents and an average household income (AHHI) of ±\$106,375 within a 3-mi radius, expanding to ±182,797 residents with an AHHI of ±\$118,359 within 5-mi. Combined with its central infill location, flexible O-2 zoning, and proximity to major educational, healthcare, and employment centers, the Property is well suited for childcare, educational, medical, professional office, and other commercial or institutional users.

FORMER OUR SPOT DAY CARE

OKLAHOMA CITY, OK

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.



\$1
ABSOLUTE AUCTION

PROMINENTLY POSITIONED ALONG W HEFNER ROAD, THE PROPERTY OFFERS EXCELLENT VISIBILITY, CONVENIENT ACCESS, AND A HIGHLY FUNCTIONAL LOCATION FOR A BROAD RANGE OF COMMERCIAL, OFFICE, MEDICAL, AND SERVICE-ORIENTED USERS



**TOWN CENTER
IN THE VILLAGE**



**±17,255
VPD (2024)**

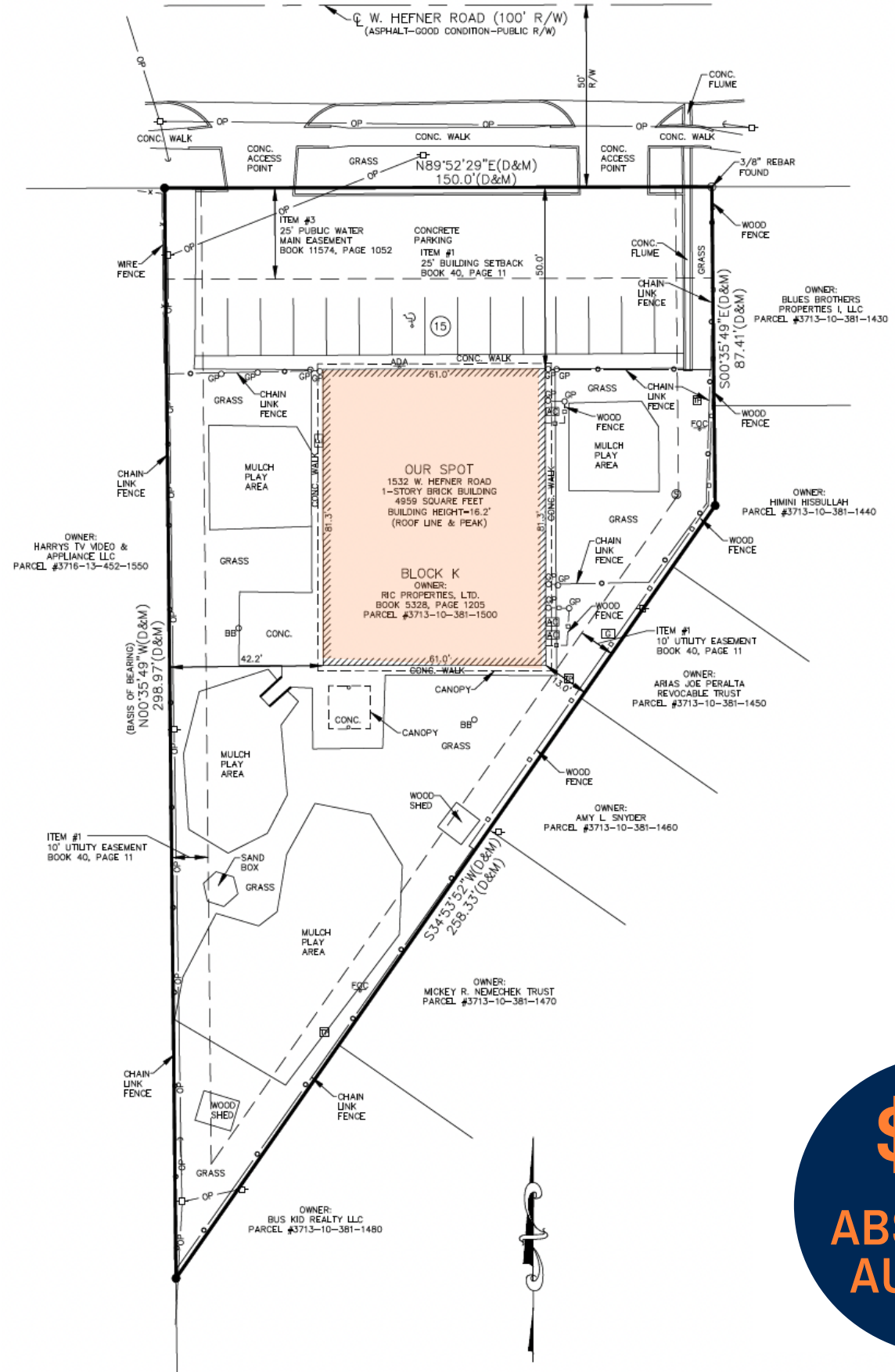


**±16,621
VPD (2025)**

N PENNSYLVANIA

W HEFNER RD

FREE-STANDING BUILDING FLEXIBLE ZONING



\$1
ABSOLUTE AUCTION

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



VIEW ONLINE AUCTION
AUGUST 24-26, 2026

FORMER OUR SPOT DAY CARE

OKLAHOMA CITY, OK

BUILDING
PHOTOS



VIEW ONLINE AUCTION
AUGUST 24-26, 2026



\$1
ABSOLUTE
AUCTION



FORMER OUR SPOT DAY CARE

OKLAHOMA CITY, OK



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OKLAHOMA CITY METRO SNAPSHOT

VIEW ONLINE AUCTION
AUGUST 24-26, 2026

A GROWING, BALANCED, AND BUSINESS-FRIENDLY MARKET

Oklahoma City continues to rank among the nation’s most affordable and business-friendly metropolitan areas, supported by steady population growth, a diversified economy, and one of the lowest costs of living among major U.S. cities. Home to more than 808,000 residents and generating approximately \$70 billion in annual GDP, the city continues to attract employers across aerospace, healthcare, logistics, technology, financial services, and advanced manufacturing.

Residents benefit from an average commute of just 21.9 minutes, among the shortest for large U.S. metros, while median household income of \$65,948 and continued housing affordability support sustained consumer spending and workforce growth. Oklahoma City’s balanced economy has helped maintain stable employment levels through multiple economic cycles, reinforcing its position as one of the region’s most resilient metropolitan markets.

A CAPITAL CITY DRIVING LONG-TERM GROWTH

As Oklahoma’s capital and largest city, Oklahoma City serves as the state’s governmental, financial, healthcare, and transportation hub. Continued investment through MAPS initiatives, infrastructure improvements, downtown redevelopment, and expanding employment centers has transformed the city into one of the Midwest’s most dynamic growth markets.

Major employers including TinkerAir Force Base, OU Health, INTEGRIS Health, Paycom, Love’s Travel Stops & Country Stores, Devon Energy, Hobby Lobby, and numerous aerospace and defense contractors continue to diversify the local economy. Supported by a business-friendly environment, expanding population, affordable operating costs, and strategic central U.S. location, Oklahoma City remains well positioned for continued commercial investment and long-term economic growth.

OKLAHOMA COUNTY OKLAHOMA CITY, OKLAHOMA

Oklahoma County serves as the governmental, economic, and population center of Oklahoma, encompassing the state’s capital and largest city. Home to more than 810,000 residents, the county anchors the Oklahoma City MSA, one of the fastest-growing metropolitan areas in the central United States. Covering approximately 718 square miles, the county combines expanding residential communities with established commercial corridors, employment centers, and transportation infrastructure that continue to attract new public and private investment.

The county’s economy is anchored by aerospace and defense, healthcare, logistics, advanced manufacturing, education, energy, finance, and professional services. Major employers include Tinker Air Force Base, Oklahoma’s largest single-site employer, along with INTEGRIS Health, OU Health, Paycom, Love’s Travel Stops & Country Stores, Hobby Lobby, Devon Energy, and numerous federal, state, and municipal agencies. This diversified employment base supports long-term economic resilience while driving sustained demand across office, retail, industrial, medical, and service-oriented commercial real estate.

Oklahoma County benefits from exceptional regional connectivity via I-35, I-40, I-44, the Kilpatrick Turnpike, Lake Hefner Parkway, and Will Rogers World Airport, providing efficient access throughout the Central U.S. The county is also served by an extensive rail network and Oklahoma’s inland logistics infrastructure, reinforcing its role as a regional distribution and commerce hub. Educational institutions including Oklahoma City University, Oklahoma State University–Oklahoma City, and nearby The University of Oklahoma, together with Oklahoma’s nationally recognized CareerTech system, continue to produce a highly skilled workforce supporting the state’s largest industries.

Supported by continued infrastructure investment, a business-friendly operating environment, affordable operating costs, and a strategic central U.S. location, Oklahoma County remains one of Oklahoma’s premier destinations for business expansion, commercial investment, and long-term economic growth.

Source: <https://www.greateroklahomacity.com>

OKLAHOMA COUNTY IS THE ECONOMIC CENTER OF THE STATE AND OKLAHOMA CITY IS THE STATE CAPITAL AND THE LARGEST MSA IN THE STATE WITH MORE THAN 808,000 RESIDENTS

OKLAHOMA CITY OFFERS AN EXCELLENT LOCATION FOR SERVICING ALL MARKETS IN OKLAHOMA, TEXAS, ARKANSAS, KANSAS AND MISSOURI, AT CROSSROADS OF I-40, I-35, AND I-44

HOME TO INTEGRIS HEALTH AND OU HEALTH, TWO OF THE LARGEST HEALTHCARE SYSTEMS IN THE STATE, EMPLOYING THOUSANDS AND FUELING ONGOING DEMAND FOR SERVICES AND SUPPORTING INDUSTRIES



POPULATION
(2025 EST.)

702,913
OKLAHOMA CITY



GDP (NOMINAL)
(2024)

\$46.7B
OKLAHOMA CITY



MEDIAN HOME VALUE
(2025)

\$231,300
OKLAHOMA CITY



MEDIAN GROSS RENT
(2025)

\$1,130
OKLAHOMA CITY



WILL ROGERS WORLD AIRPORT
(2025 YTD THROUGH MAY)

5.0M+
TOTAL PASSENGERS



AVERAGE COMMUTE TIME
(MINUTES) (2024)

20.1
OKLAHOMA CITY



TOTAL EMPLOYMENT
(2025)

386.6K
OKLAHOMA CITY



LABOR FORCE
(2025)

371.4K
OKLAHOMA CITY



Sources: U.S. Census Bureau (2025 Population Estimates, 2024 ACS 5-Year Estimates), Bureau of Economic Analysis (2024), Will Rogers World Airport Trust (May 2025 YTD Passenger Summary), U.S. Bureau of Transportation Statistics (2024), Oklahoma Employment Security Commission (May 2025), Zillow (Home Value Index – May 2025), Esri (2025), C2ER (2024)

FORMER OUR SPOT DAY CARE

OKLAHOMA CITY, OK

BUILT FOR BUSINESS AND QUALITY OF LIFE

THE GREATER OKLAHOMA CITY METRO AREA



ECONOMIC ADVANTAGES

A DIVERSIFIED REGIONAL ECONOMY

The Greater Oklahoma City Metropolitan Area is one of the nation's fastest-growing regional economies, combining affordable operating costs, central U.S. accessibility, and a highly diversified employment base. Home to ±1.5 million residents, the region attracts investment across aerospace, defense, healthcare, logistics, advanced manufacturing, technology, and professional services. Regional economic output exceeds \$90 billion annually, supported by more than 800,000 workers and a business-friendly environment that continues to attract employers seeking long-term growth, reliable infrastructure, and access to major domestic markets.



STRATEGIC LOCATION

LOGISTICAL ADVANTAGES

Greater Oklahoma City occupies one of the nation's premier inland logistics locations at the crossroads of Interstates 35, 40, and 44. The metro area:

- Has access to more than 150 million consumers within a day's drive
- Is served by Will Rogers World Airport, Wiley Post Airport, and Tinker Air Force Base
- Has regional freight movement supported by Class I rail service and an extensive interstate network
- Is approximately 90-mi from the Port of Catoosa, providing barge access to the Gulf of Mexico

The metro's central location continues to support distribution, manufacturing, logistics, and e-commerce operations throughout the South Central United States.



RETAIL ENGINE OF THE STATE

A REGIONAL CONSUMER HUB

Greater Oklahoma City remains Oklahoma's dominant retail market, accounting for ±45% of statewide taxable retail sales while serving consumers throughout central and western Oklahoma. The region's expanding population, diversified employment base, and strong purchasing power continue to attract national retailers, restaurants, entertainment venues, healthcare providers, and mixed-use development. Continued residential growth and commercial investment reinforce the metro's position as Oklahoma's primary retail and consumer destination.



OKLAHOMA RANKS A TOP DESTINATION

FOR POPULATION GROWTH

INBOUND MIGRATION

Greater Oklahoma City continues to attract new residents seeking affordability, employment opportunities, and quality of life. Population growth has consistently outpaced national averages as the region benefits from domestic migration, expanding employment opportunities, and one of the nation's lowest overall costs of living.

- Metro population has increased by more than 200,000 residents since 2010.
- Oklahoma continues to rank among the nation's leading states for inbound migration and housing affordability.
- Continued population growth supports expanding consumer demand, workforce availability, and commercial development.

With a growing population of young professionals and retirees, OKC continues to rise as a destination of choice for affordability, career prospects and quality of life.



YEAR-OVER-YEAR JOB GROWTH

A RESILIENT EMPLOYMENT MARKET

Greater Oklahoma City's diversified economy continues to support consistent employment growth across healthcare, aerospace, logistics, construction, manufacturing, professional services, and technology.

- Labor force exceeds 800,000 workers.
- Consistently among the lowest unemployment rates for large metropolitan areas.
- Major expansion projects continue to drive long-term employment across aviation, advanced manufacturing, bioscience, and logistics.



WORKFORCE

A TALENT PIPELINE FOR GROWTH

Greater Oklahoma City benefits from one of the strongest workforce development systems in the region, anchored by CareerTech, more than 15 colleges and universities, and nationally recognized aerospace and engineering programs.

- More than 215,000 college students enrolled throughout the region.
- Oklahoma CareerTech remains one of the nation's premier workforce training systems.
- Employers benefit from affordable labor costs, low unionization rates, and workforce development programs.
- Continued investment in higher education and technical training supports expanding industries including aerospace, healthcare, manufacturing, logistics, and technology.

OKLAHOMA CITY METRO BY THE NUMBERS



\$97B+
REGIONAL GDP
(2025)

Driving one of the most diversified economies in the central U.S.



1.5M+
METRO POPULATION
(2025)

Among the fastest-growing metros in the Midwest.



820K+
LABOR FORCE
(2025)

A deep and reliable talent pool across key industries.



150M+
CONSUMERS WITHIN
ONE DAY'S DRIVE
(2025)

Strategically located in the heart of the U.S.



CENTRAL U.S. LOCATION
UNMATCHED ACCESS

500 MILES | 750 MILES | 1,000 MILES



\$31B+
ANNUAL TAXABLE
RETAIL SALES
(2025)

≈45% of Oklahoma's total taxable retail sales.



#4
LOWEST COST OF
DOING BUSINESS
(2025)

One of the nation's most business-friendly states.



3 AIRPORTS
SERVING THE REGION
(2025)

Will Rogers World Airport, Wiley Post Airport, and Tinker Air Force Base supporting passenger, cargo, and military aviation.



EXPANDED AERIAL

VIEW ONLINE AUCTION
AUGUST 24-26, 2026

FORMER OUR SPOT DAY CARE

OKLAHOMA CITY, OK

7-Eleven SONIC LONG JOHN SILVER'S CHICKEN - SEAFOOD A&W TACO BELL POPEYES McDONALD'S KFC WING-STOP

INTERSTATE 344 ±43,258 VPD (2024)

Walmart

SCHOOL HERITAGE HALL HIGH SCHOOL ±1,000 STUDENTS

TOPGOLF

SSMHealth

CHISHOLM CREEK SHOPPING MALL COSTCO WHOLESALE iFLY Cabela's

W HEFNER RD

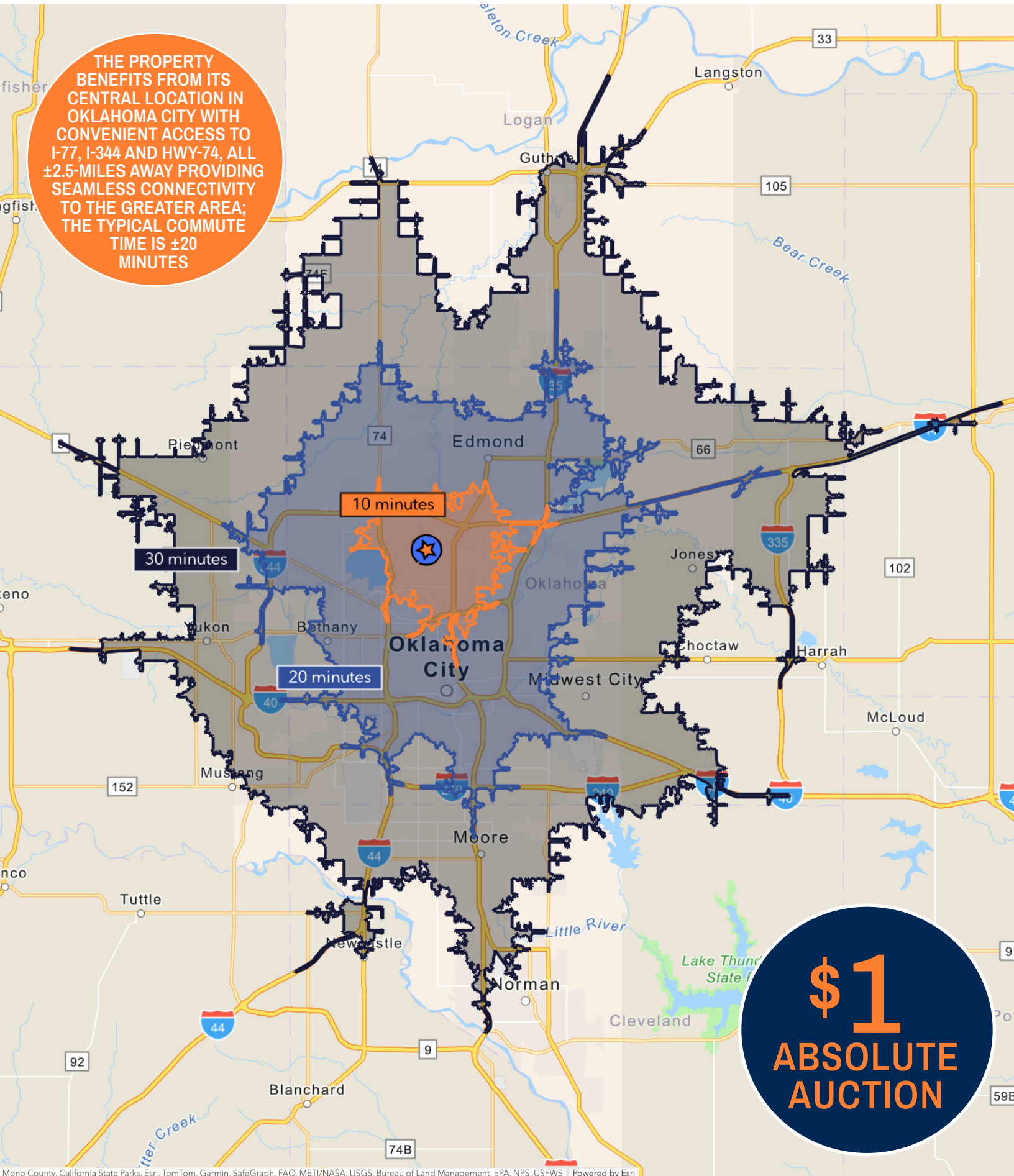
N MICKINLEY AVE

±16,621 VPD (2025)

\$1 ABSOLUTE AUCTION

STRATEGICALLY POSITIONED WITHIN AN ESTABLISHED COMMERCIAL CORRIDOR, THE PROPERTY IS SURROUNDED BY MATURE RESIDENTIAL NEIGHBORHOODS, EDUCATIONAL INSTITUTIONS, HEALTHCARE PROVIDERS, AND NEIGHBORHOOD-SERVING BUSINESSES THAT SUPPORT LONG-TERM COMMERCIAL DEMAND

NORTH SUBMARKET DRIVE TIME MAP (10, 20, 30-MINUTES)

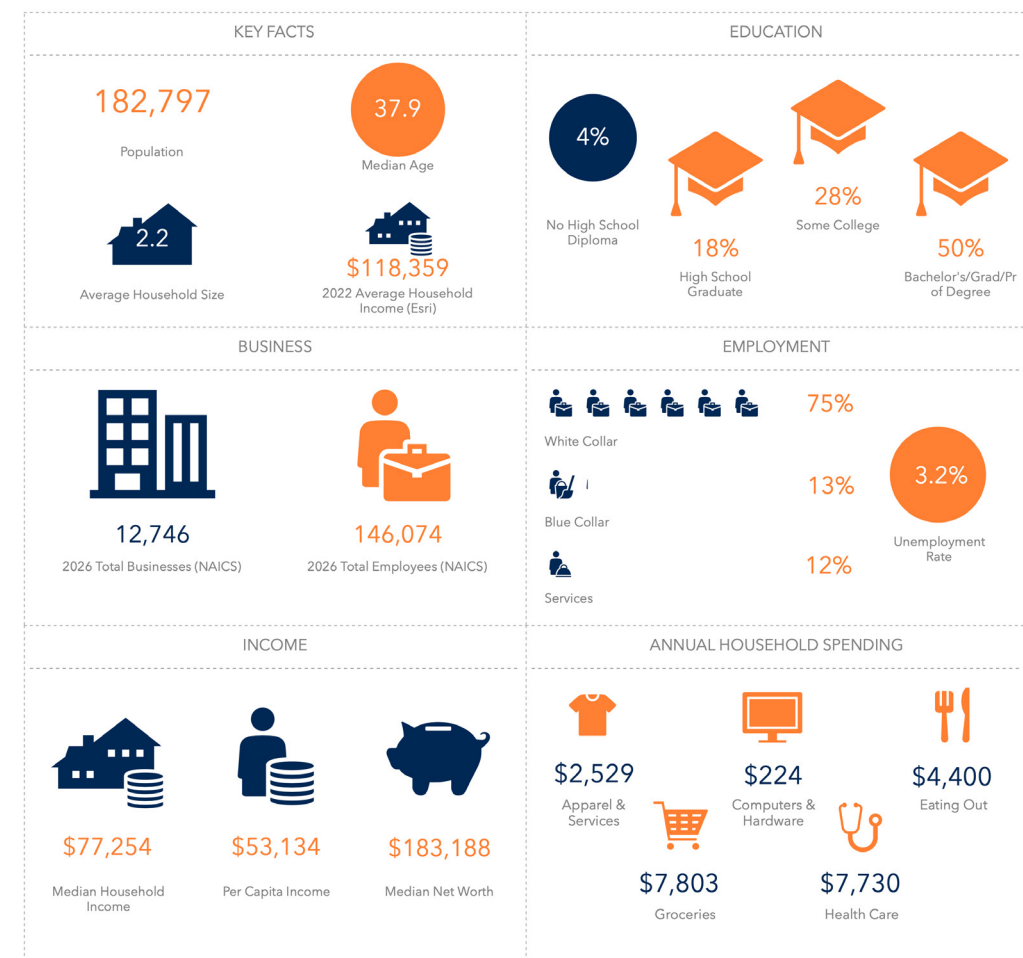
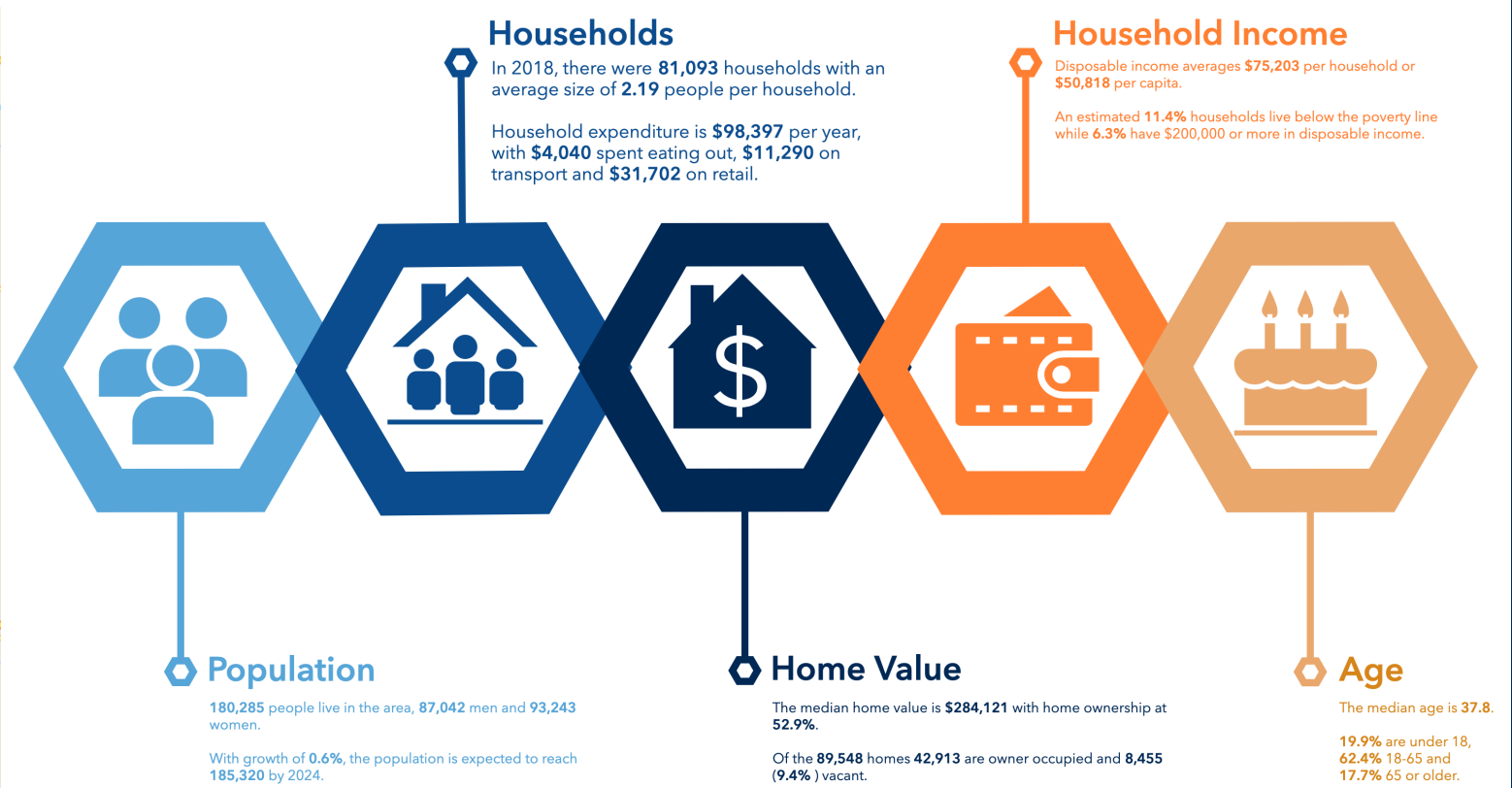


5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
AUGUST 24-26, 2026

FORMER OUR SPOT DAY CARE

OKLAHOMA CITY, OK



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240169

ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: AUGUST 24-26, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for AUGUST 24-26, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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TIM SPECK, BROKER OF RECORD

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