



REGIONAL CAMPUS INVESTMENT OPPORTUNITY

Oklahoma City MSA // 802,628 SF // Partial Sale Leaseback // Future Development Opportunity



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THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to offer for sale 100 North Mustang Road (the “Property” or “Campus”) in Yukon, OK (OKC MSA). The Property comprises of 802,628 SF in three buildings on 120 acres of land and offers investors immediate income from a lease back to Xerox as well as upside potential from the lease up of existing vacancy and future development of 30 acres with I-3 zoning. The Property is strategically located on Mustang Road, directly north of I-40, 9 miles west of I-44, and 13 miles west of I-35.

The offering includes Building 100 (539,087 SF), Building 200 (227,596 SF), & Building 400 (35,945 SF), as well as two separate land parcels totaling ~30 Acres. Building 200 will be leased back to Xerox in its entirety on a NNN basis.

Xerox Corporation is the primary direct operating subsidiary of Xerox Holdings Corporation (NASDAQ: XRX) an American multinational corporation that specializes in the development, production, and sale of document management solutions and services.

TRANSACTION SUMMARY

Property Overview

Building 100:	539,087 SF
Building 200:	227,596 SF
Building 400:	35,945 SF

Land Overview

North Site	~13 Acres
South Site (I-40 Frontage)	~17 Acres
Zoning	I-3



INVESTMENT HIGHLIGHTS

SALE & PARTIAL LEASEBACK

The proposed lease is NNN and provides day one income from Xerox. The Tenant has occupied the property since the construction of the buildings in 1973 and will be consolidating their mission critical operations into building 200.



GLOBAL, INDUSTRY LEADING TENANCY

For more than 100 years, Xerox has continually redefined the workplace experience. Harnessing its leadership position in office and production print technology, Xerox has expanded into software and services to sustainably power the hybrid workplace of today and tomorrow. Today, Xerox is continuing its legacy of innovation to deliver client-centric and digitally-driven technology solutions to meet the needs of today's global, distributed workforce. From the office to industrial environments, Xerox's differentiated business and technology offering, and financial services are essential workplace technology solutions that drive client's success.

xerox™ REGIONAL CAMPUS
INVESTMENT OVERVIEW

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VALUE ADD POTENTIAL THROUGH LEASE UP AND DEVELOPMENT

Potential investors will have the opportunity to capitalize on the lease up of an additional 575,032 SF as well as the future development of ~30 acres of land, positioned on one of Oklahoma City's primary distribution arteries. The Property's location on I-40 provides an attractive draw for tenants looking for local and regional connectivity, just a 15-minute drive from both Will Rogers World Airport and Downtown Oklahoma City. Additionally, 17 of the 30 developable acres have direct access to I-40 frontage and benefits from I-3 zoning which is the heaviest permitted industrial zoning in the OKC MSA.



EVOLVING OKC ECONOMY

Over the course of the last decade, Oklahoma City has been experiencing a rapid profile change, leading it to evolve into a dynamic urban center capable of supporting best-in-class developments. Oklahoma City, the 20th largest city in the US, is both the capital and largest city in the state of Oklahoma covering over 600 square miles across four counties. The Oklahoma City area consistently ranks as one of the top regions in the southwest in the aviation, aerospace, biotech, energy and logistics industries. OKC offers a dynamic combination of an accessible and educated workforce, a cost of living well below the national average, and a diversified employment sector that is positioned for growth. Over the course of the last two decades, Oklahoma City has already experienced and influx of over \$5 billion of public and private capital in quality-of-life projects and improvements.

PROPERTY OVERVIEW



Downtown
Oklahoma City
(15 Minute Drive)

Will Rogers
World Airport
(15 Minute Drive)



John Kilpatrick Turnpike (Toll Road)



N Mustang Road

CONTACTS



JLL SALES CONTACT

MARK WEST

214.957.1865

mark.west@jll.com

PRICE EDWARDS & CO LOCAL SALES CONTACTS

ANDREW HOLDER

580.430.5124

aholder@priceedwards.com

DANNY RIVERA

405.408.5449

drivera@priceedwards.com

FINANCING CONTACT

BRANDON CHAVOYA

469.232.1967

brandon.chavoya@jll.com

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