



OAK OKC

OKLAHOMA CITY, OK

SHOP COS.

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ABOUT

PROJECT SCOPE

High-profile retail opportunity located at the prominent intersection of Northwest Expressway in Oklahoma City, OAK OKC is positioned at the heart of one of the city's most active commercial corridors. Surrounded by established neighborhoods and dense daytime traffic, the center offers exceptional visibility, accessibility, and strong consumer draw within the Nichols Hills trade area. OAK is curated to attract best-in-class retail and restaurant concepts seeking a neighborhood-driven environment with modern design and elevated storefront presence. Blending accessibility, strong demographics, and long-term growth potential, OAK OKC represents a strategic leasing and investment opportunity in one of Oklahoma City's most desirable retail submarkets.

TRAFFIC COUNTS

- NW Expressway: 38,821 VPD-25
- N Pennsylvania Ave: 26,165 VPD-25

DETAILS

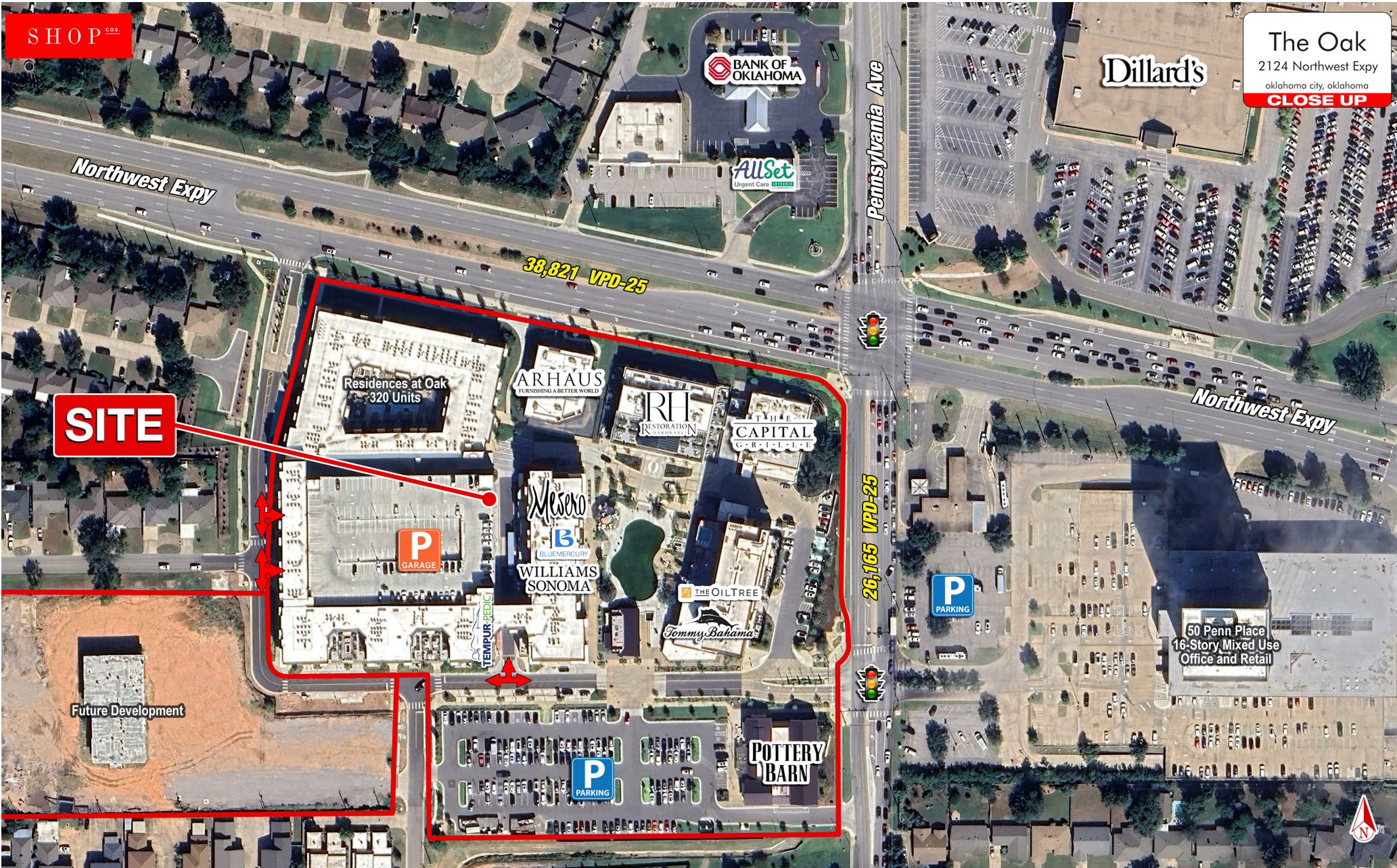
- Exclusive parking
- Join:



TRADE AERIAL



SITE AERIAL



SITE PLAN

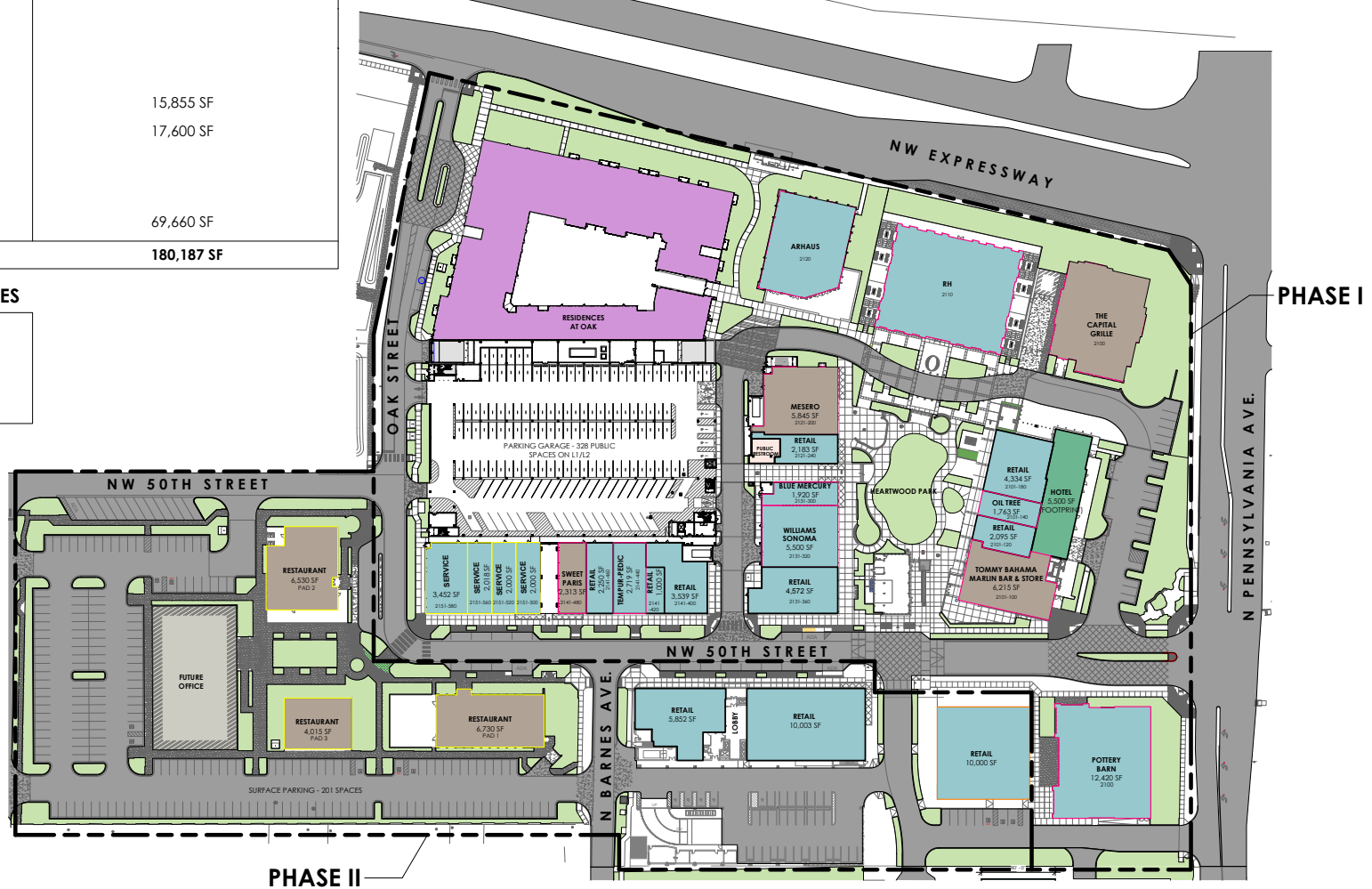
CURRENT MERCHANDISING PLAN

SCALE: 1" = 60'-0"

LEGEND	PHASE I - OPEN	PHASE II - NOV '27
— LEASED		
— LOI		
— DISCUSSION		
■ RETAIL	120,297 SF	15,855 SF
■ RESTAURANT	26,435 SF	17,600 SF
■ HOTEL	132 KEYS	
■ RESIDENTIAL	320 UNITS	
■ OFFICE		69,660 SF
TOTAL PHASE I/II RETAIL AND RESTAURANT		180,187 SF

TENANTS	OPENING DATES
RH	JUN '25
ARHAUS	NOV '24
W. SONOMA	OCT '24
POTTERYBARN	OCT '24
CAPITAL GRILLE	OCT '24

PARKING
 1530 SPACES REQUIRED
 1542 SPACES PROVIDED
 CODE COMPLIANT WITH SURPLUS



11 X 17 = HALF-SIZED SCALE

As indicated | 06/03/25 | MERCHANDISING PLAN - 2 | MP-02 | VERITAS OAK | DA21007

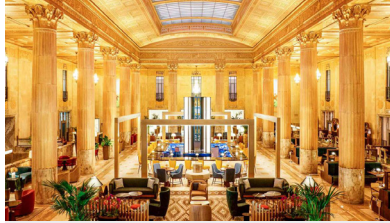


NEIGHBORHOOD VIBE RESTAURANTS



ROCOCO WESTERN

A long-standing upscale seafood and fine wine destination known for refined American cuisine and an extensive wine program.



TELLERS

A refined Italian dining experience set within a historic landmark space in the First National Center.



RISERVA BAR + TAPAS

A stylish wine and tapas concept delivering a European-inspired, social dining experience.



MAHOGANY PRIME STEAKHOUSE

A premier steakhouse delivering prime cuts, refined service, and an upscale dining experience.



RH ROOFTOP RESTAURANT

An upscale rooftop dining concept by Restoration Hardware offering a refined, all-day menu in an architecturally striking, garden-inspired setting.



GREY SWEATER

An intimate, award-winning tasting menu concept offering a luxury culinary experience.



UPPER CRUST WOOD FIRED PIZZA

A locally loved, upscale pizzeria offering artisan wood-fired pies and curated wine selections.



FRIDA SOUTHWEST

An elevated Southwest-inspired concept blending bold regional flavors with contemporary design and craft cocktails.



PATRONO

An upscale Italian restaurant celebrated for house-made pastas and a curated wine list.



REPUBLIC GASTROPUB

An elevated gastropub featuring one of the largest craft beer selections in the region.



MESERO

A stylish modern Mexican restaurant at OAK OKC known for elevated tacos, craft margaritas, and vibrant, contemporary ambiance.



RED PRIMESTEAK

A modern, high-end steakhouse known for dramatic interiors and chef-driven steak and seafood offerings.



MA DER LAO KITCHEN

An award-winning Laotian concept celebrated for bold, authentic flavors and a chef-driven menu that has quickly become one of OKC's most sought-after dining experiences.



THE DRAKE

A polished seafood and oyster bar concept with a vibrant yet elevated atmosphere.



FLINT

An upscale downtown concept blending modern American cuisine with a strong cocktail and bar program.

NEIGHBORHOOD VIBE GROCERS



WHOLE FOODS

A premium natural and organic grocer offering high-quality ingredients, prepared foods, and a health-focused shopping experience.



TRADER JOE'S

Trader Joe's is a neighborhood grocery store with amazing food and drink from around the globe and around the corner. Great quality at great prices.



SPROUTS

Sprouts Farmers Market, is an American supermarket chain that is full-service and emphasizes organic foods, fresh produce, bulk foods to natural household items.

NEIGHBORHOOD VIBE RETAILERS



WILLIAMS-SONOMA

Bullzerk is a one-of-a-kind local gift shop specializing in custom Dallas T-shirts, apparel, accessories and decor to satisfy your eternal Texas pride.



TARGET

A nationally recognized retailer offering curated everyday essentials, apparel, and home goods with a modern, design-forward appeal.



ANTHROPOLOGIE

A design-forward lifestyle brand featuring curated women's apparel, home décor, and accessories with boutique appeal.

SHOP^{COS.}

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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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