

Dolese to move OKC headquarters from downtown

By: Molly M. Fleming The Journal Record January 11, 2019 0



An artist's conception of Dolese Bros.' new corporate offices at 8300 N. Broadway Extension in Oklahoma City. (Courtesy BAU Butzer Architects and Urbanism)

OKLAHOMA CITY – Dolese Bros. is out of room at its downtown corporate headquarters and plans to build a new facility in north Oklahoma City.

There are about 150 employees at the company's multi-building campus at NW 13th and Broadway Avenue, with offices in three buildings. Headquartered in Oklahoma City for 100 years, Dolese produces and supplies construction materials, including ready-mixed concrete, crushed stone and hardscapes.

"We've thoroughly filled every space we can," said Kermit Frank, communications and community director for the construction materials company. "We have departments that are spread across all three buildings. We need a new space to accommodate growth."

Architect Hans Butzer presented the plans for the new 77,773-square-foot building at Thursday's Planning Commission meeting. The new headquarters will be at 8300 N. Broadway Extension, near the American Fidelity building.

The site where the new building is being constructed is part of a planned unit development, which had multiple uses, including residential, restaurant, office and retail. A hotel with associated parking is also being eyed for the site, according to the city's staff report.

Butzer had to show the specific office plan, which was approved by the Planning Commission.

On the Planning Commission docket, the project was called The Next 100 LLC. Butzer said the new building is made of concrete, so it's built to last.

The entrance will be on the west, with parking on the south and employee parking on the east.

Frank said Dolese plans to break ground in February and move into the new headquarters in 2020's first quarter.

But the current downtown headquarters will go up for sale before 2020. Newmark Grubb Levy Strange Beffort's investments president, Tim Strange, said he hasn't put the 14-acre site on the market yet. A sale price is still being finalized.

Strange said the campus headquarters will be listed later this year. He said he expects it will be a 12-month sale period from listing to contract signing, so he's trying to time it with when Dolese could move into its new place.

He said there can be some flexibility in the contract so when the headquarters is sold, Dolese can lease back the buildings until it moves north.

Frank said the company isn't excited about leaving downtown. The area has seen a redevelopment surge. He said the company considered renovating the campus, among other options. The most effective way to get into a new building was to move to a different site, Frank said.

"Everything was considered," he said. "There's no great desire to leave the Midtown and the Innovation District. It's been pretty rough (in the past) in this area. But we have a significant property that hopefully has value."

