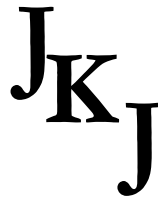


7910 South 101st East Avenue
Tulsa, Oklahoma 74133
Phone: (918) 495-1550
Fax: (918) 495-1624
E-Mail: JKJRealty@JKJCo.com



REALTY COMPANY



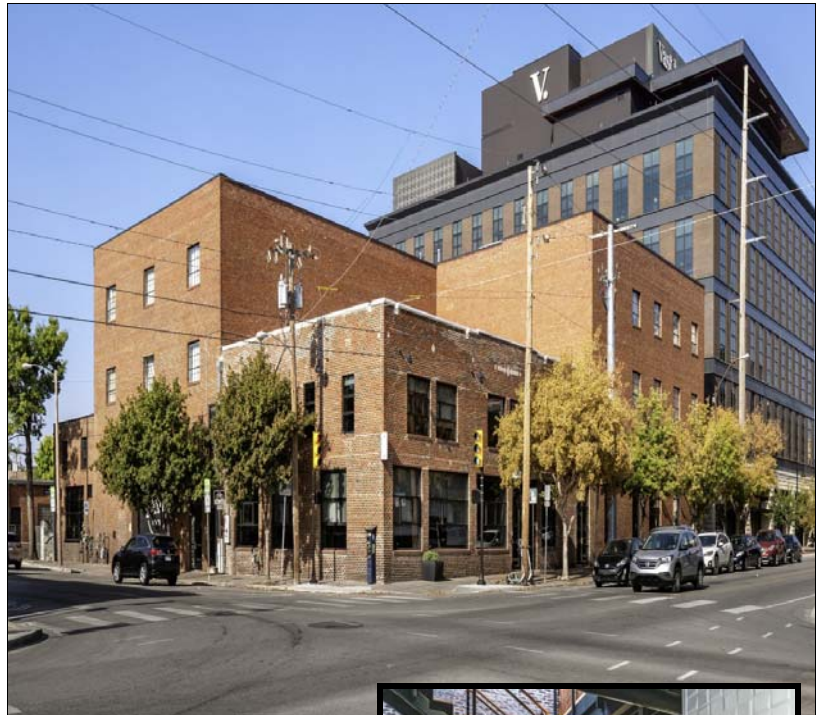
Downtown Office Space- For SALE or LEASE - Owner/User or Investment

301 E. Archer & 109 N. Detroit

(Same Bldg)
Tulsa, OK

Purchase Price: \$7,300,000
Cap Rate: 7.08%
Total For Sale: 19,765sf (divisible)

Lease Rate: \$26/sf NNN
Available Space: 7,835-19,765



This 19,765 sf class A+ office space is located in the heart of downtown Tulsa. Strategically located on the corner of Detroit & Archer, this office space has unmatched visibility and walkability for downtown Tulsa. Just steps from the best elevated dining experiences, entertainment venues, museums, and ONEOK Field, this location ensures not only an incredible work environment but also prime exposure for businesses.



This property offers a range of versatility with several options for dividing spaces. With 7,835 - 19,765 sf options, the opportunities are endless. This property would be an ideal location for an owner/user in the current layout or investment at the current cap rate.

Ground Floor Accessibility | High End Finishes | Completely Upgraded Infrastructure

For additional information:
Jordan K. James, CCIM
(918) 495-1550 | JKJRealty@JKJCo.com | www.JKJRealty.com



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