

Start Here.
Go Anywhere.



Allow us to introduce ourselves

Gradient represents the blending of diverse ideas, people, and perspectives, adding texture and depth to our community. As one of the nation's largest innovation hubs, Gradient fosters meaningful connections, nurtures bold ideas, and provides concierge introductions to entrepreneurial resources.

Though we do offer beautiful workspace, Gradient exists to provide the tools, programs, and support needed to elevate your work, grow your network, and drive Tulsa's progress. At Gradient, we don't believe in complacency. We're building a future for Tulsa where everyone has the opportunity to gather, grow, and thrive.

Find the workspace that inspires you

Concierge Desk

Guest reception + Coordination
Notary Service
Mail Service & package pickup
Packing supplies
Mailboxes

Technology

Gradient exclusive app
Member-only messaging network
Printing & scanning
\$1M+ in startup perks & discounts
In-house help desk
Optional IT upgrades

Facilities

Private showers, towels, and products
Indoor bike storage
Content + Podcast studios
Wellness rooms
Locker storage
24/7 secure access
Security staff
Housekeeping staff + porter

Growth & Connection

400+ educational+ social events annually
In-house accelerators, incubators,
+ capital providers
Curated connections to programming,
resources, & mentors
Add your company listing to website

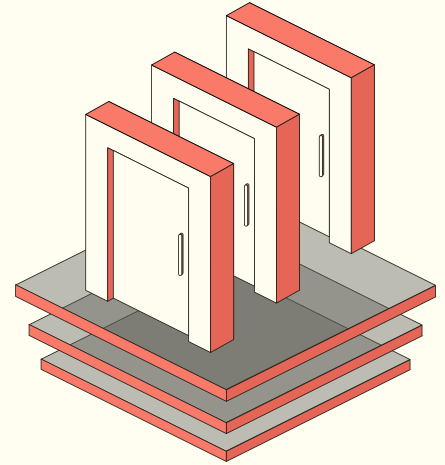
Gathering & Event Spaces

25+ conference rooms
40+ phone booths and huddle rooms
35-person training room
60-person pitch lounge
300-person event venue
100-person central atrium theater
Event inquiries to events@joingradient.com

Food & Beverage

Community kitchen on every floor Onsite dining,
coffee, & cocktails
24/7 Micro Market
Bottomless Topeca coffee Member-only happy
hours + lunches

Private Office



Designed for teams, built for growth

For startups, small businesses, and remote workers, our Private Offices offer a flexible, modern alternative to traditional corporate offices. Designed to accommodate teams of 1 to 50, these unique spaces foster creativity and collaboration, all within a supportive community.

A smarter way to office

For teams of 1 to 50: a flexible, professional space where you can achieve and grow.

24/7 access

Furnished office, all-inclusive pricing, premium amenities

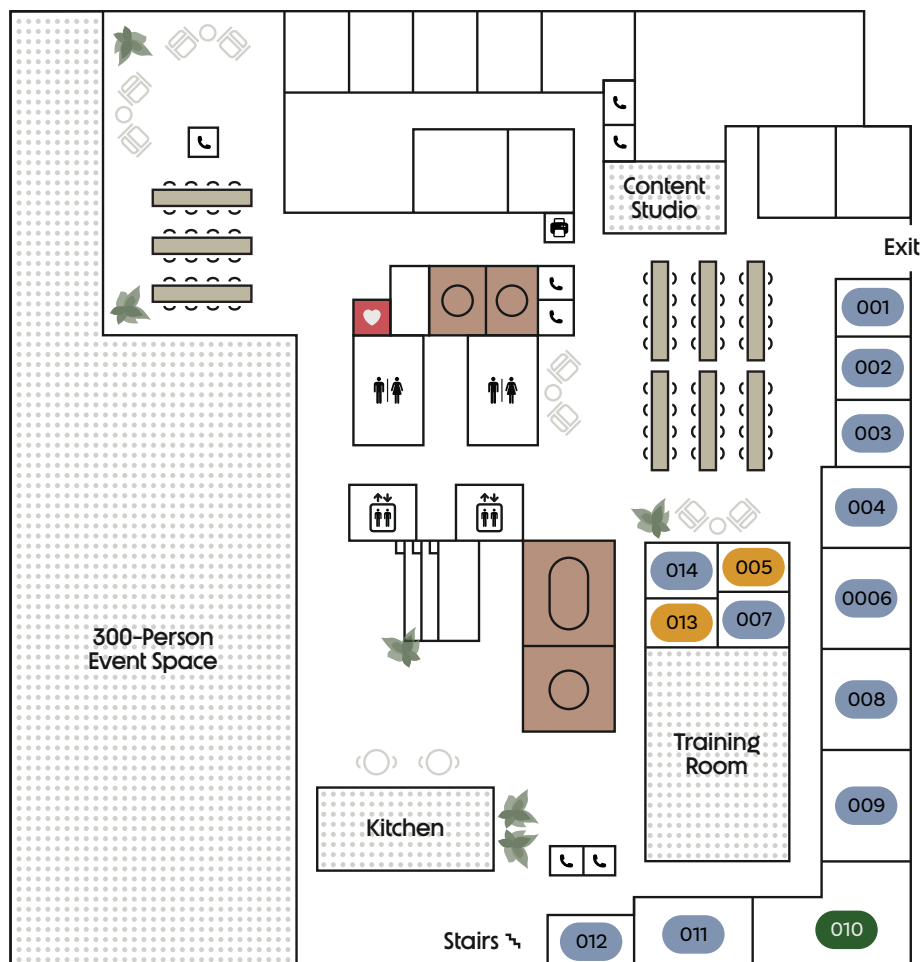
Monthly meeting room credits

Starting at \$550 (1 year commitment)



Floor Plans

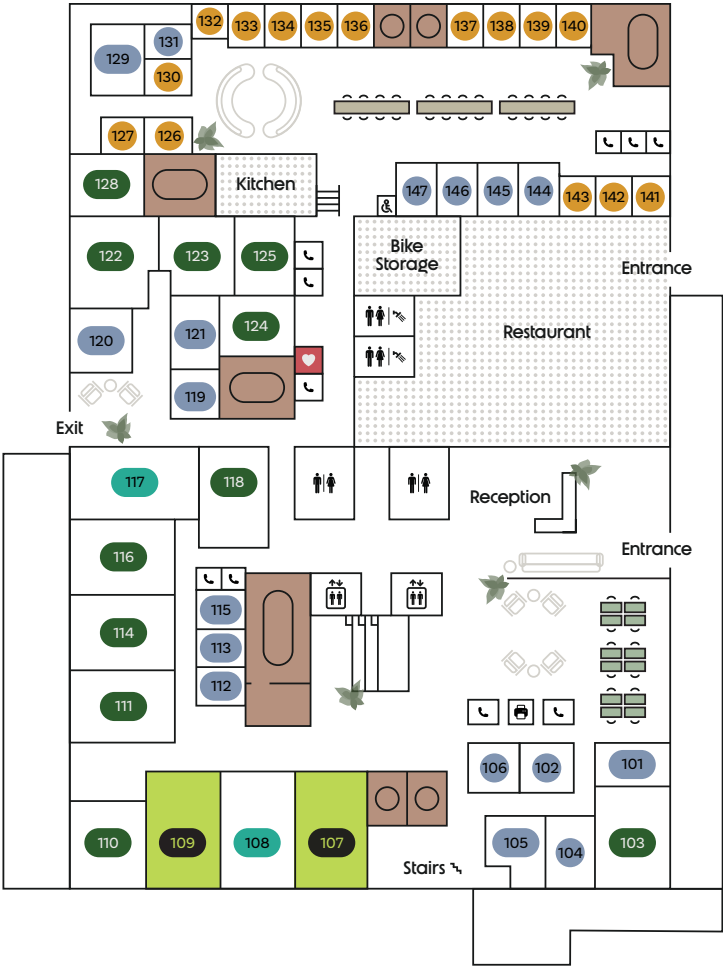
Lower Level



Cheyenne Ave

Level 1

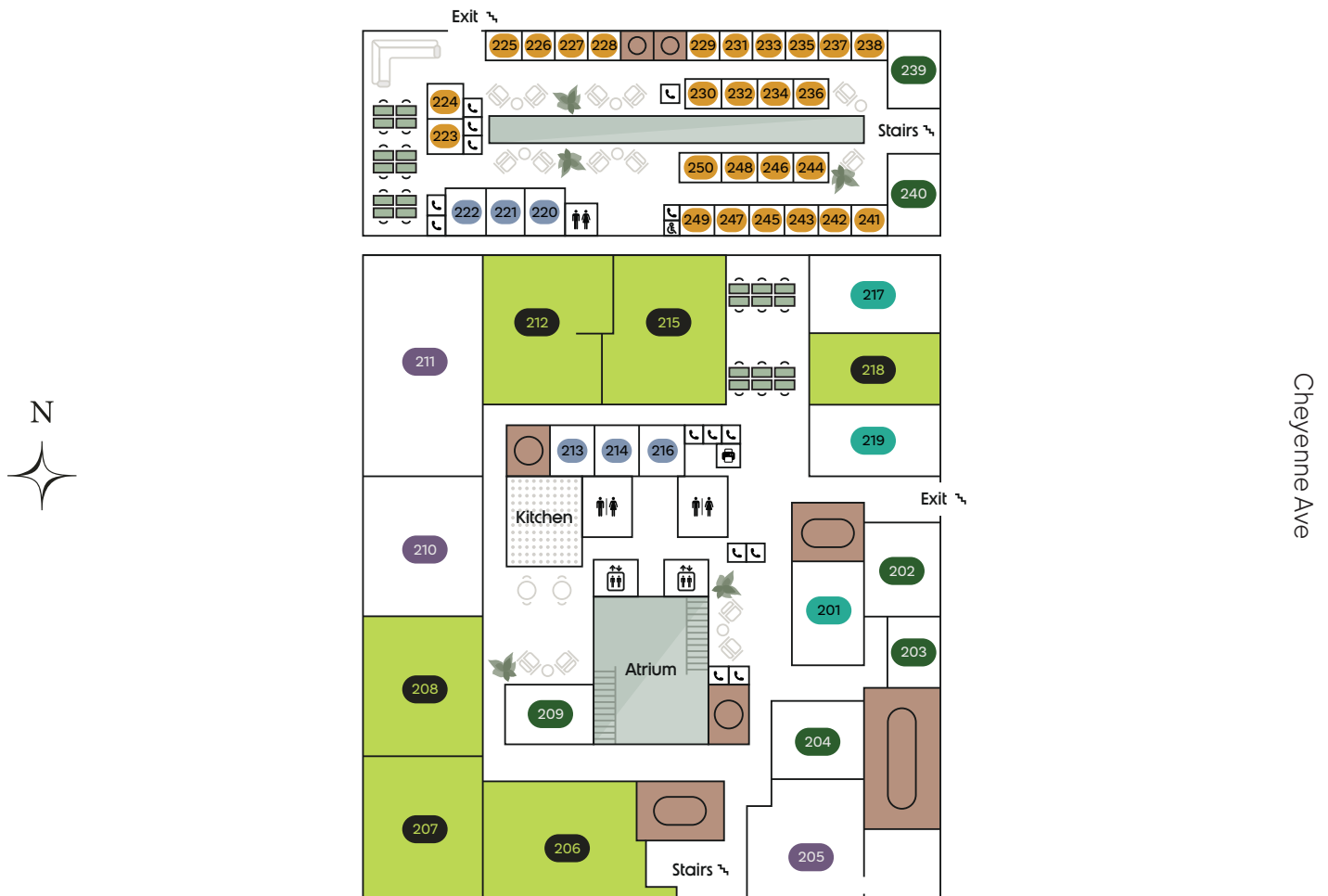
Office #	# of Workstations	Lease Rate
107	10	\$3,700
109	10	\$2,900



Cheyenne Ave

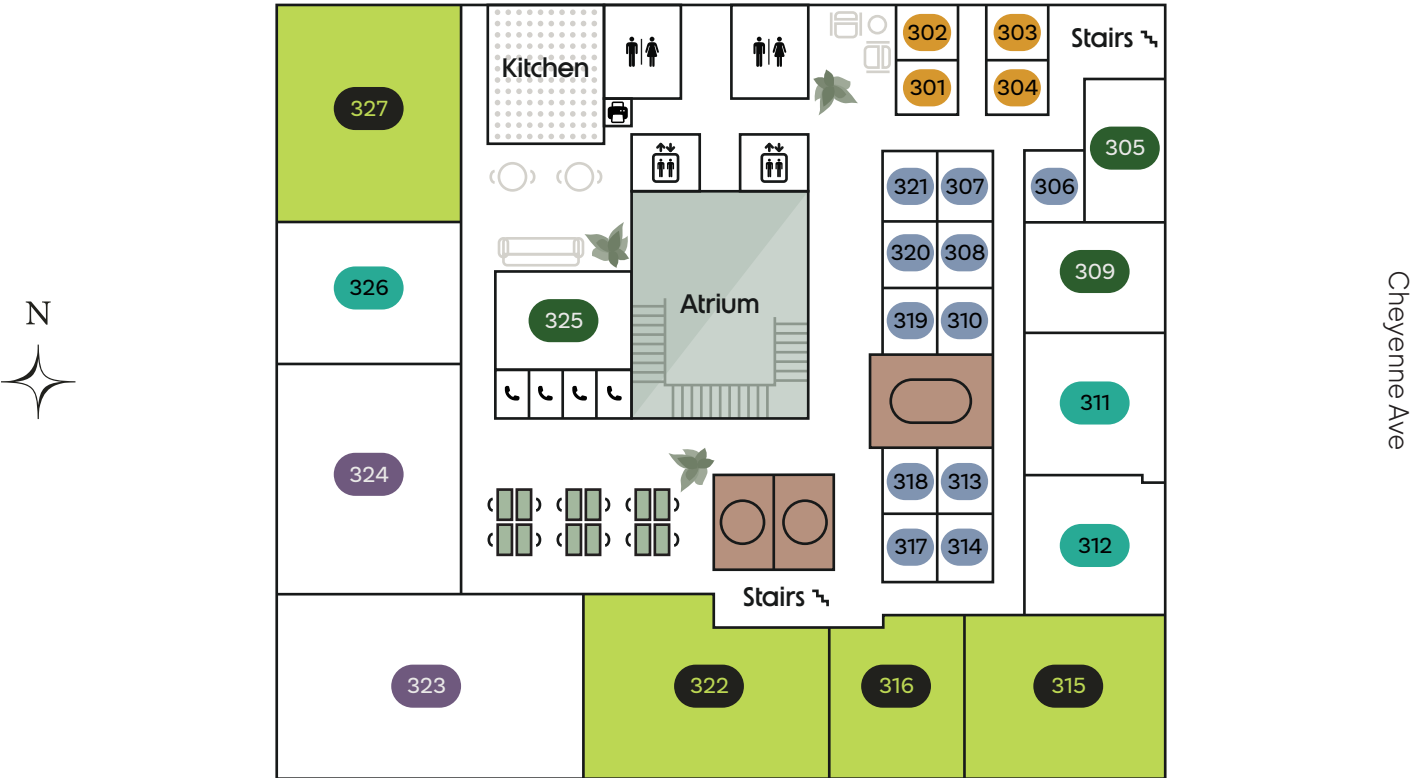
Level 2

Office #	# of Workstations	Lease Rate
206	24	\$4,900
207	20	\$6,200
208	20	\$5,800
212	24	\$5,800
215	22	\$5,400
218	12	\$4,100



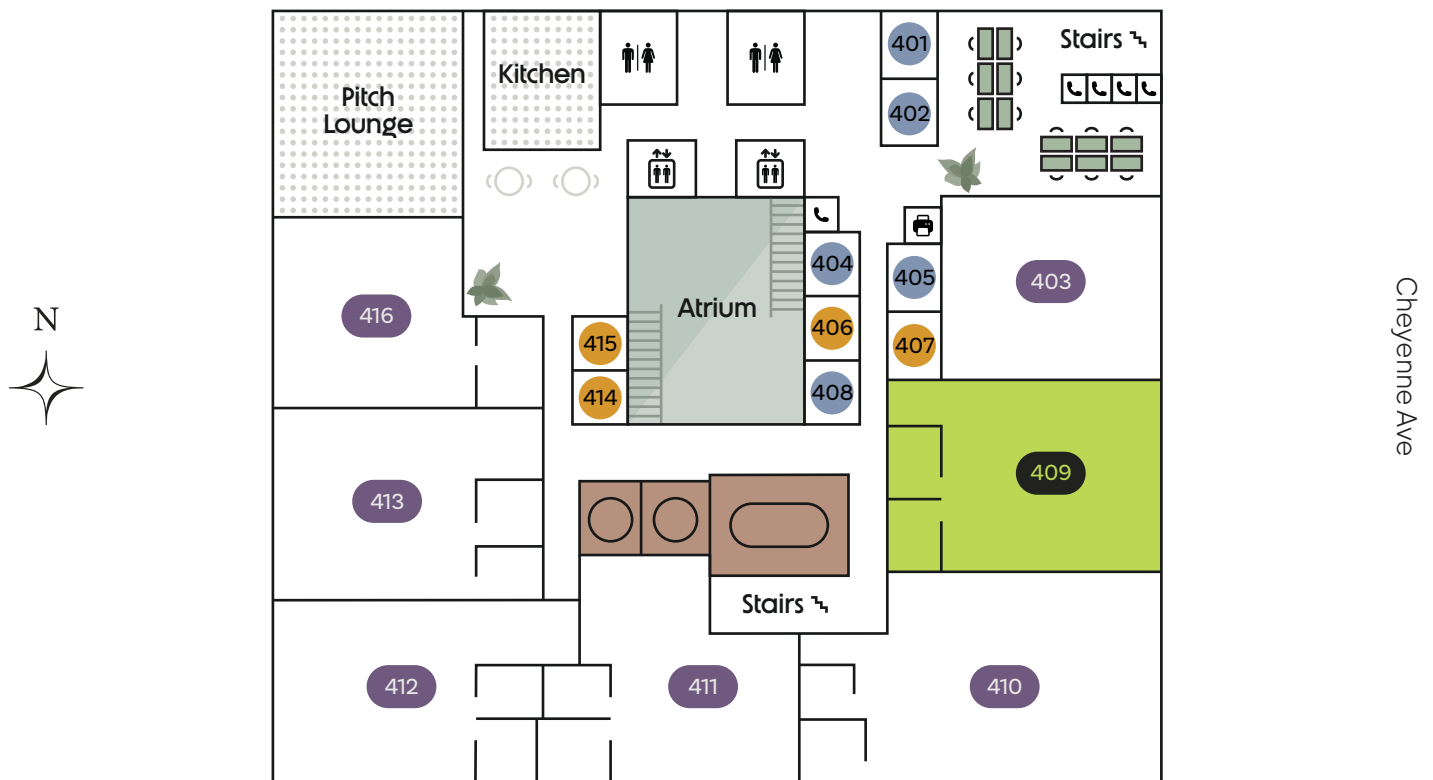
Level 3

Office #	# of Workstations	Lease Rate
315	18	\$5,600
316	12	\$3,400
322	20	\$5,500
327	12	\$4,100



Level 4

Office #	# of Workstations	Lease Rate
409	28	\$6,400



Location Overview





Google

Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

Driven by Values, United by Vision. We are MCP.

We're a privately-owned, full-service commercial real estate firm offering unmatched local market knowledge and unwavering loyalty and commitment.

Founded in Tulsa in 2008, we've built a reputation for delivering expertise, integrity, and results. Whether you're buying, selling, or leasing, we approach every transaction with the care and commitment we offer family and friends.

With over 200 years of combined experience and \$1 billion in successful deals, our brokers bring firsthand knowledge of the market—and the process. Many of us have walked in your shoes, navigating the same challenges as investors and property owners. That's why we prioritize your goals, offering honest advice and a personalized approach to simplify even the most complex decisions.

Our flat management structure empowers us to act quickly and adapt to market changes without the bureaucracy of larger firms. Our in-house marketing and research teams create tailored strategies, high-quality materials, and insightful market trend reports, ensuring your property or investment opportunity is positioned to succeed.

MCP thrives on a collaborative, entrepreneurial spirit that sets us apart. We're not just a team—we're a "we" culture. Our brokers and staff work together seamlessly, mentoring and supporting one another to deliver the best outcomes for our clients. When you work with one of us, you get the collective power of all of us.



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