



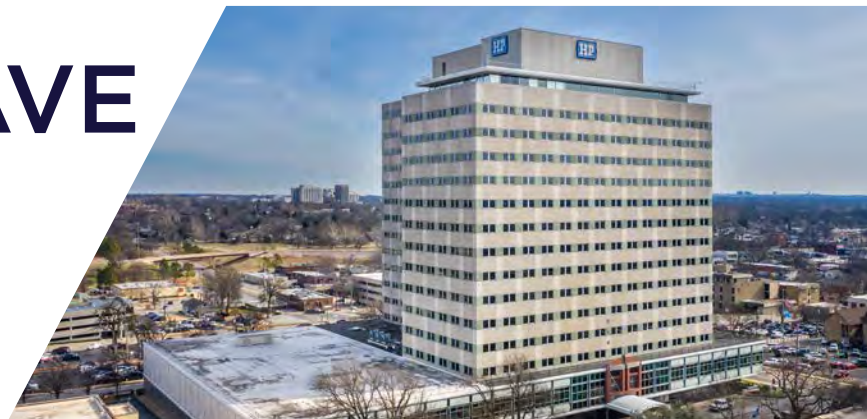
OWNERSHIP OPPORTUNITIES AVAILABLE

±267,622 SF FOR SALE OR LEASE

BOULDER TOWERS

1437 SOUTH BOULDER AVE

TULSA, OK 74119



BOULDER TOWERS BUILDING DETAILS

DISTINCTLY DOWNTOWN

BOULDER TOWERS

is a prestigious \pm 521,802 SF, 15 story office tower built in 1959, renovated in 1999 and again in 2018, and is located just blocks from Tulsa's Inner Dispersal Loop and the Central Business District.

BUILDING SIZE:	\pm 521,802 SF
SF AVAILABLE	\pm 267,662 SF
FLOOR PLATE:	\pm 31,076 SF
LEASE RATE:	\$15.00
SALE RATE:	\$50.00/SF
PARKING RATIO:	2.32/1,000
CAR PARKS:	808 Surface 402 Covered



BOULDER TOWERS BUILDING FEATURES



FEATURES

Covered Executive Parking

Conference Center

On-Site Banking

Convenience Store & Deli

Secured Outdoor Patio

Fitness Center & Locker Rooms

Collaborative Meeting Space

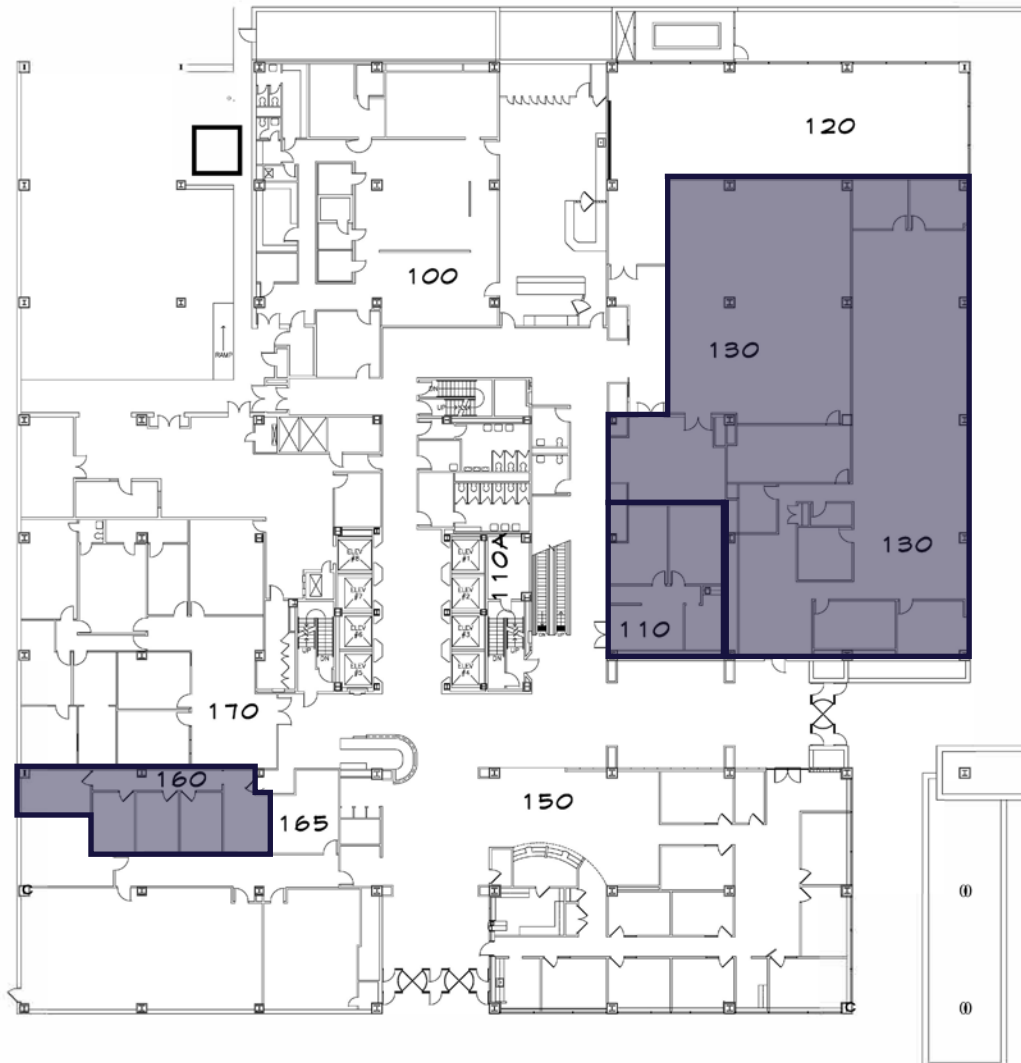
Within Walking Distance Of The Ambassador Hotel, Chalkboard Restaurant, and DoubleShot Coffee Co.

BOULDER TOWERS BUILDING FEATURES

Suite #	RSF	Notes
Suite 110	1,219	
Suite 130	8,702	AC units for data center. Standby generator.
Suite 160	1,177	
Suite 200	51,839	
Suite 300	12,863	
Suite 320	1,071	
Suite 350	3,111	Fitness Center
Suite 355	2,990	
Suite 360	4,523	
Suite 400	17,000	
Suite 450	8,994	
Suite 650	13,530	
Suite 750	7,013	
Suite 780	1,881	
Suite 800	18,251	
Suite 850	12,825	
Suite 930	5,514	Available 5/1/2026
Suite 940	6,911	
Suite 1070	15,218	
Suite 1120	13,076	
Suite 1260	7,953	
Suite 1350	10,190-23,466 (max contig.)	
Suite 1410	13,276	
Suite 1550	12,846	

BOULDER TOWERS OFFICE SPACE

1ST FLOOR
± 11,098 SF



SUITE 130
± 8,702 SF

SUITE 110
± 1,219 SF

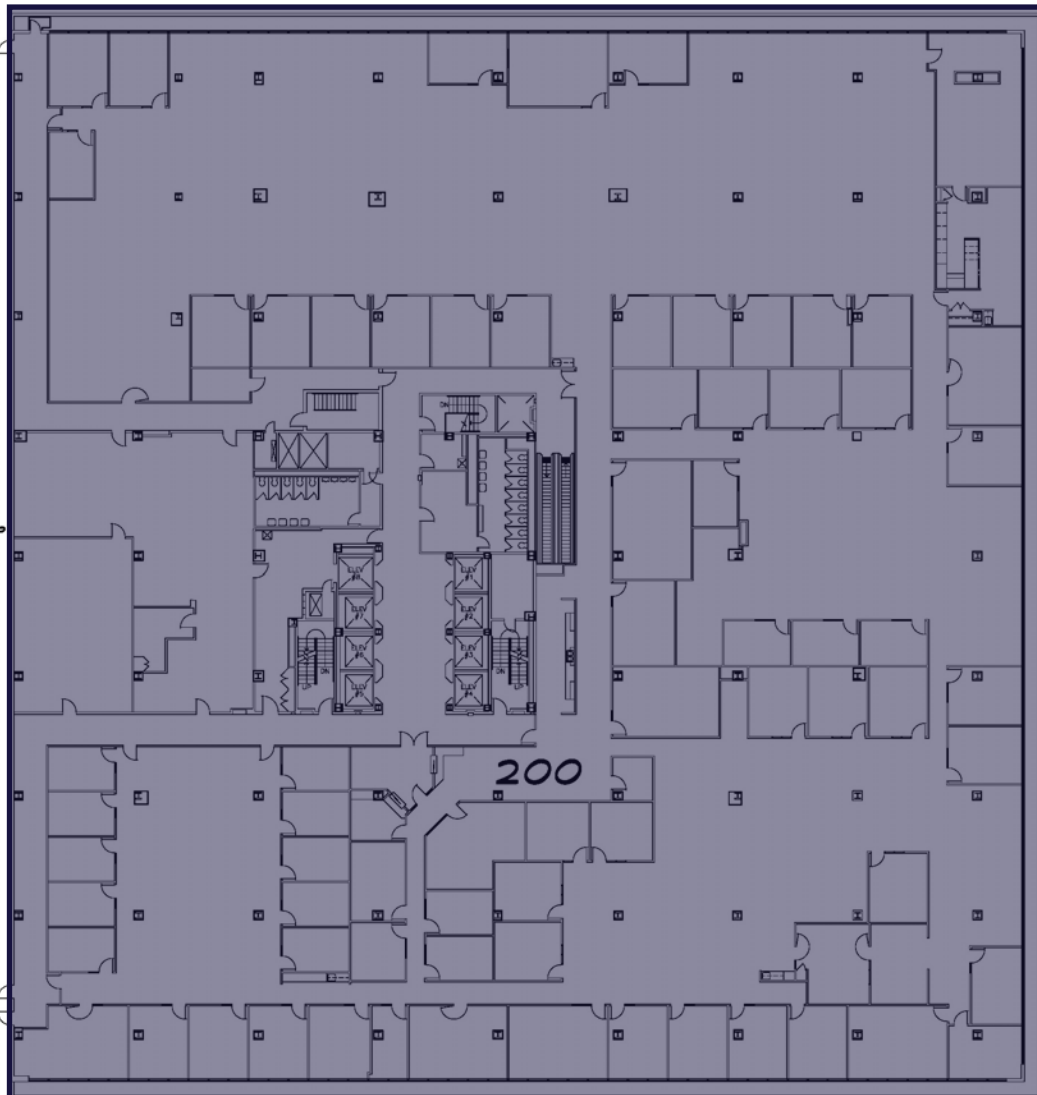
SUITE 160
± 1,177 SF



COMMERCIAL
OKLAHOMA

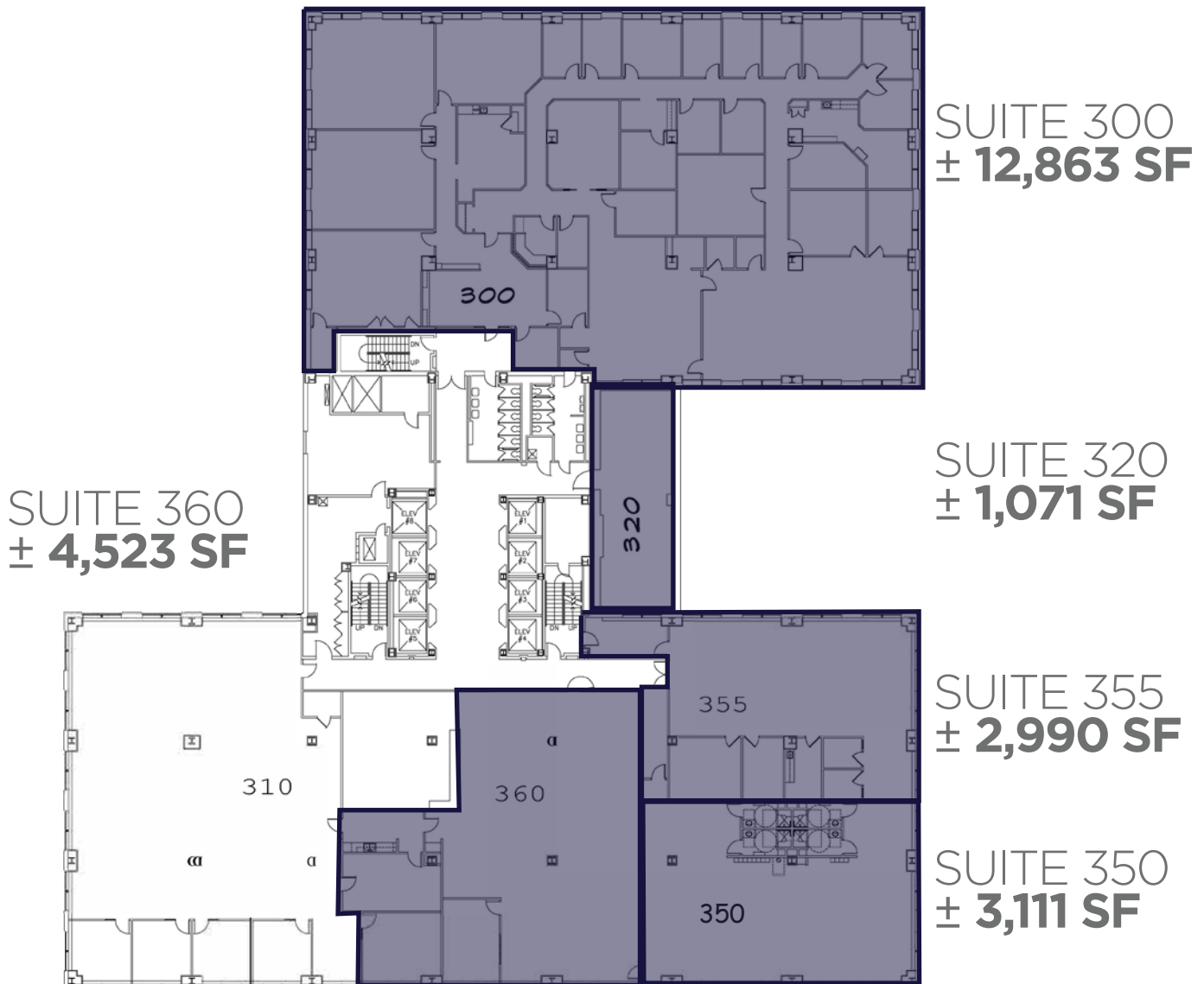
BOULDER TOWERS OFFICE SPACE

2ND FLOOR
± 51,839 SF



BOULDER TOWERS OFFICE SPACE

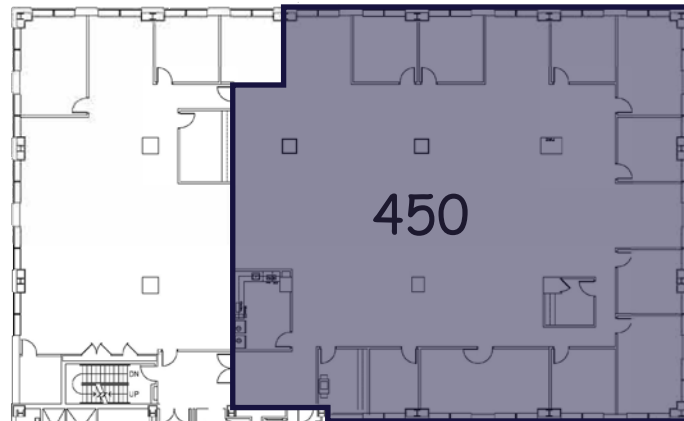
3RD FLOOR
± 24,558 SF



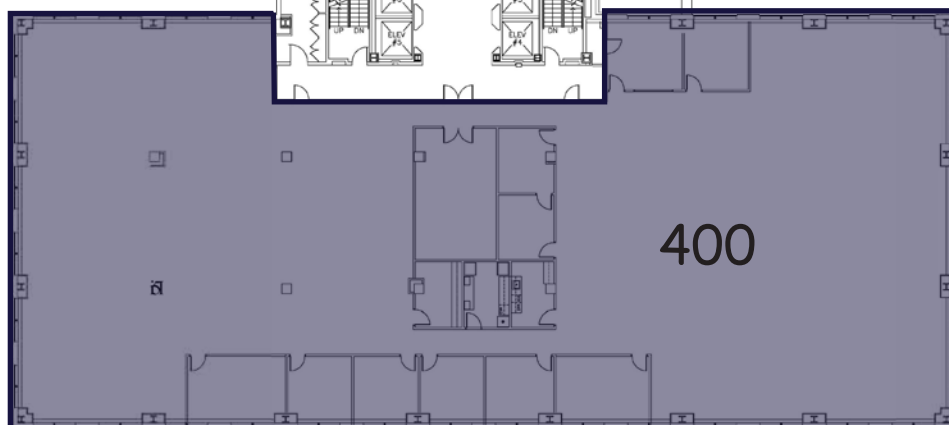
BOULDER TOWERS OFFICE SPACE

4TH FLOOR
± 25,994 SF

SUITE 450
± 8,994 SF



SUITE 400
± 17,000 SF



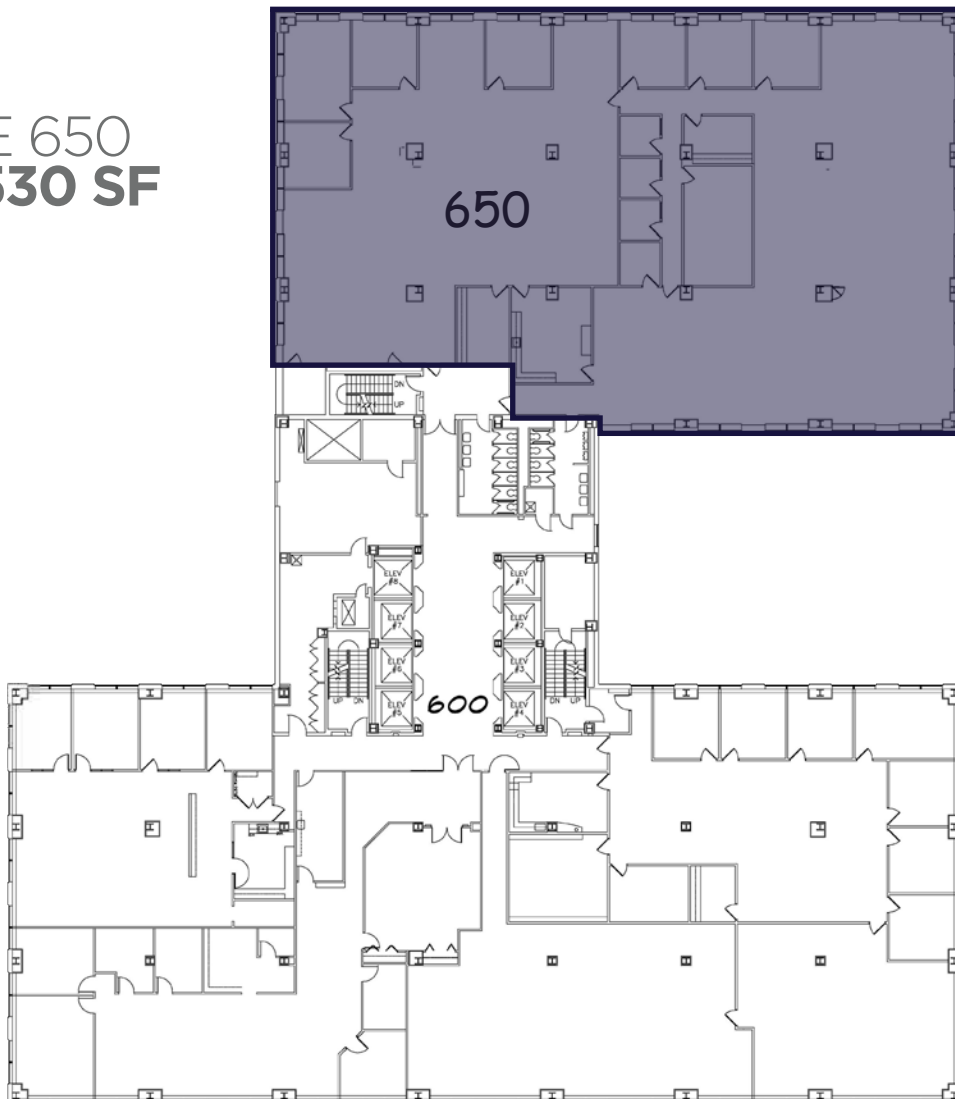


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OKLAHOMA

BOULDER TOWERS OFFICE SPACE

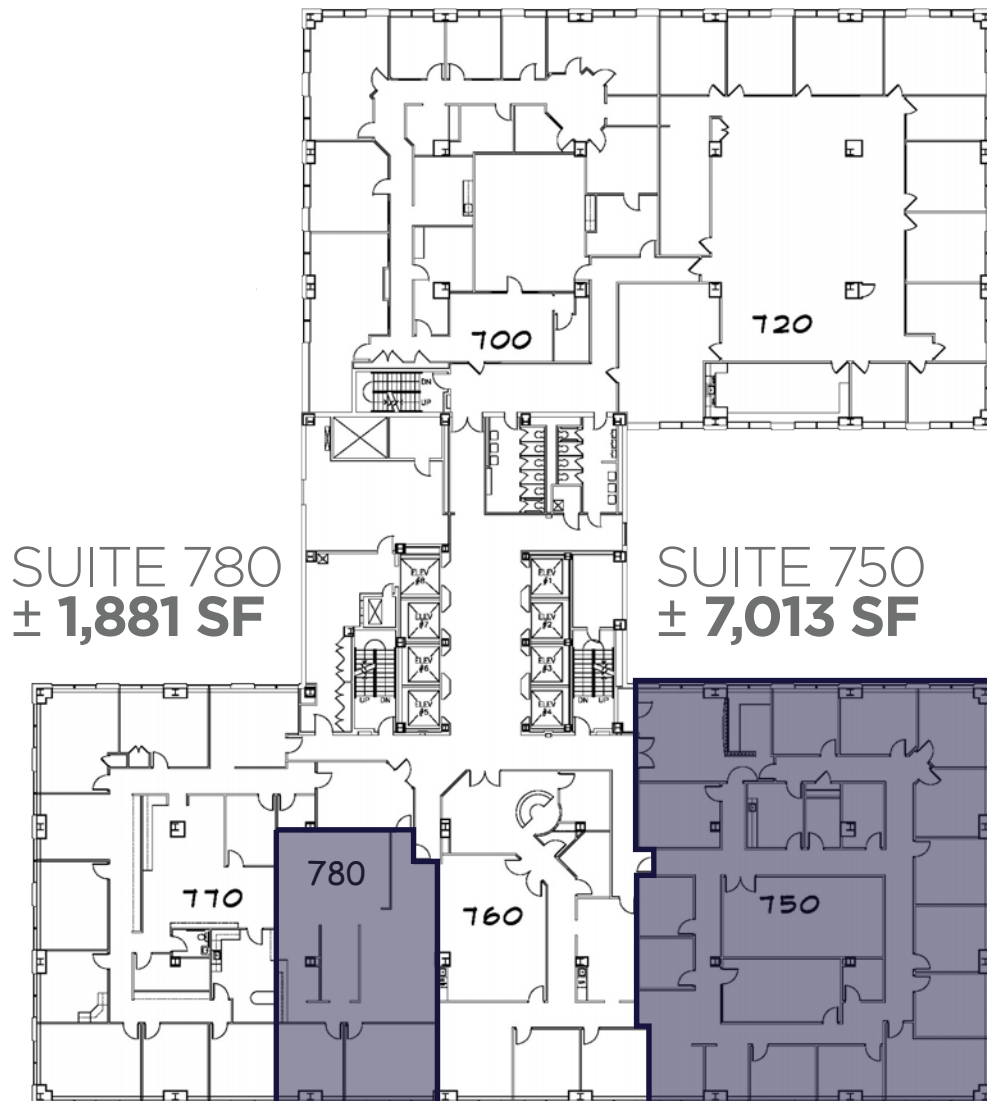
6TH FLOOR
± 13,530 SF

SUITE 650
± 13,530 SF



BOULDER TOWERS OFFICE SPACE

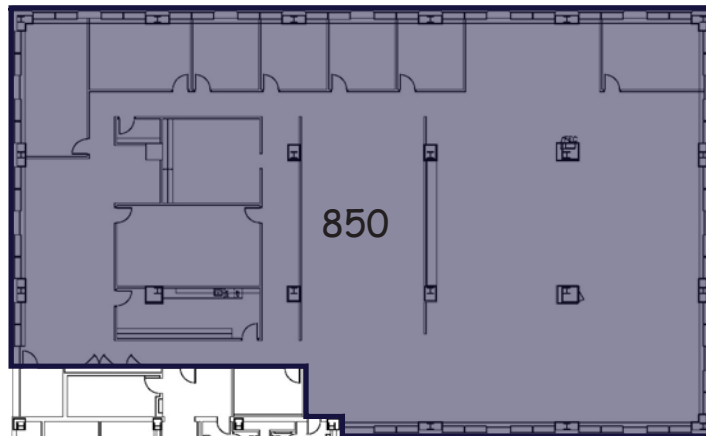
7TH FLOOR
± 8,894 SF



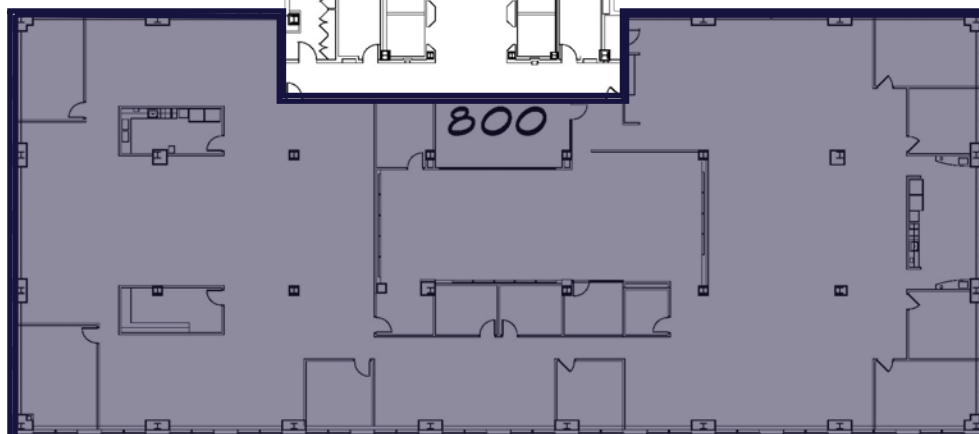
BOULDER TOWERS OFFICE SPACE

8TH FLOOR
± 31,076 SF

SUITE 850
± 12,825 SF



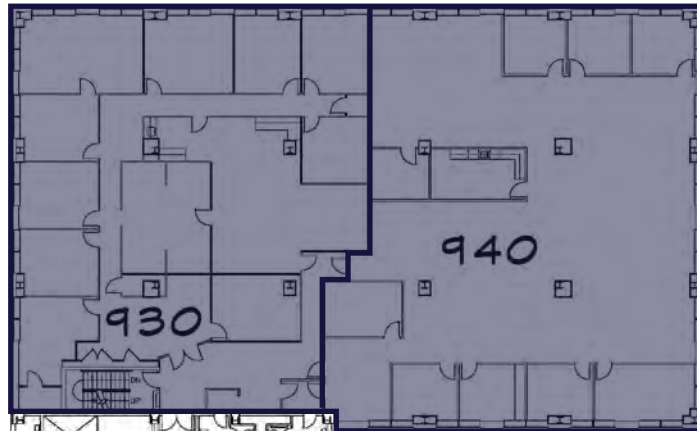
SUITE 800
± 18,251 SF



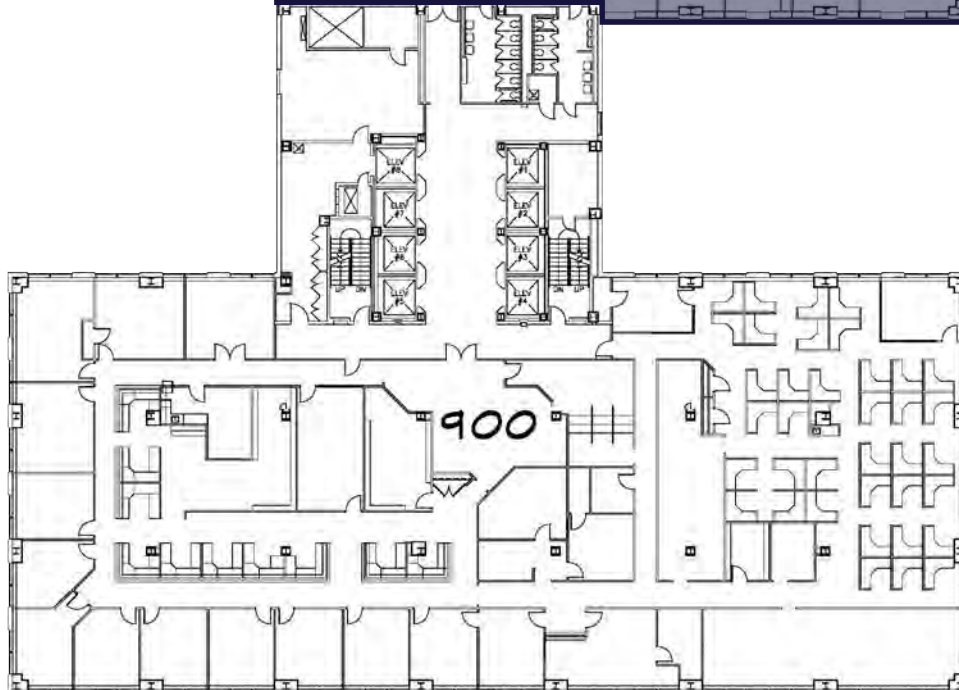
BOULDER TOWERS OFFICE SPACE

9TH FLOOR
± 12,425 SF

SUITE 930
± 5,514 SF

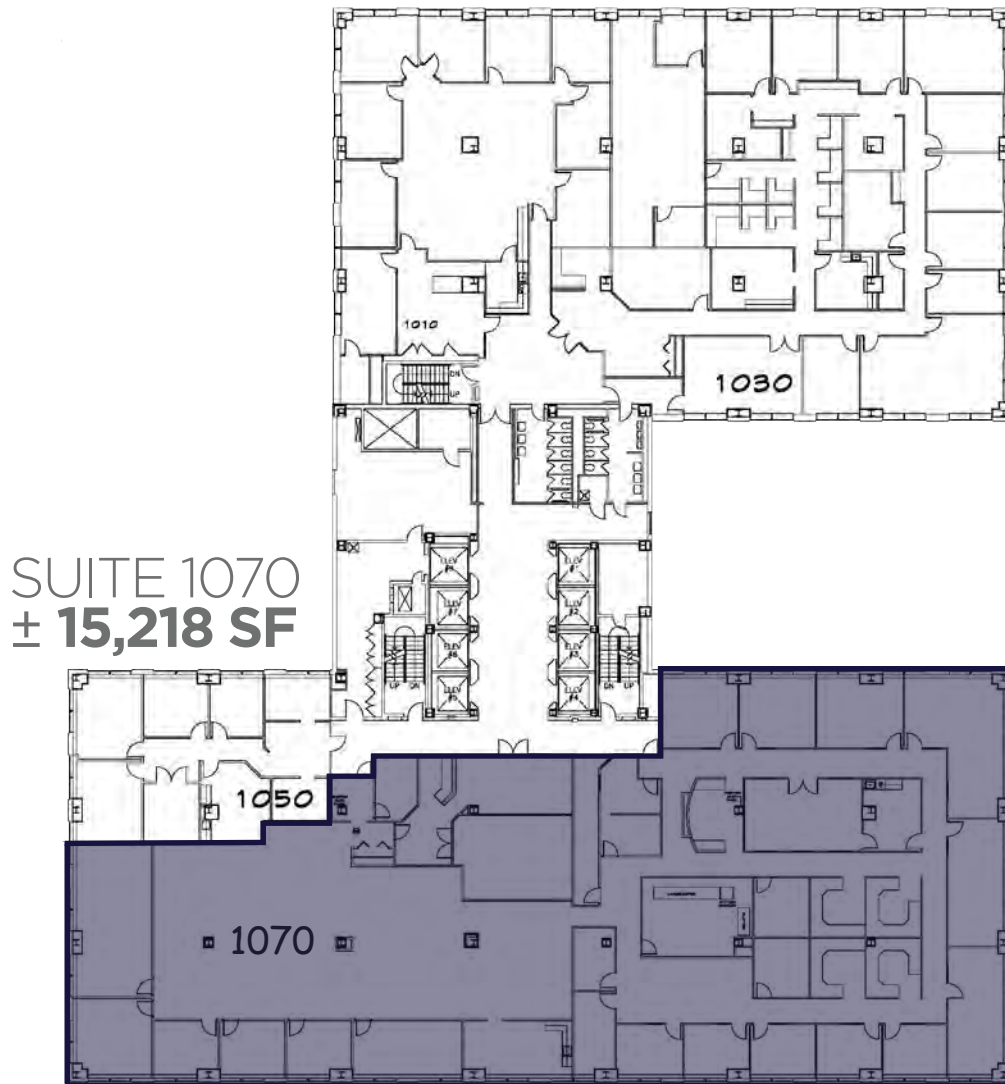


SUITE 940
± 6,911 SF



BOULDER TOWERS OFFICE SPACE

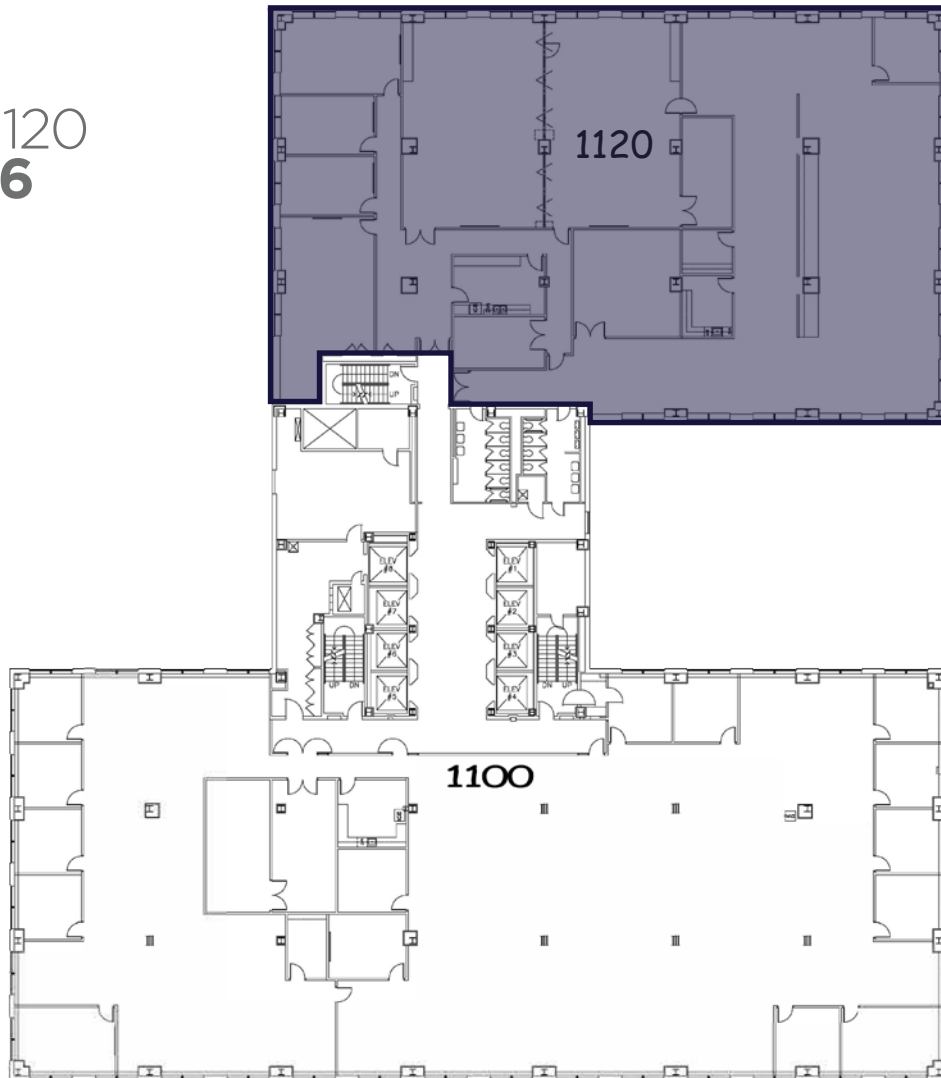
10TH FLOOR
± 15,218 SF



BOULDER TOWERS OFFICE SPACE

11TH FLOOR
± 13,076 SF

SUITE 1120
± 13,076



BOULDER TOWERS OFFICE SPACE

12TH FLOOR
± 7,953 SF

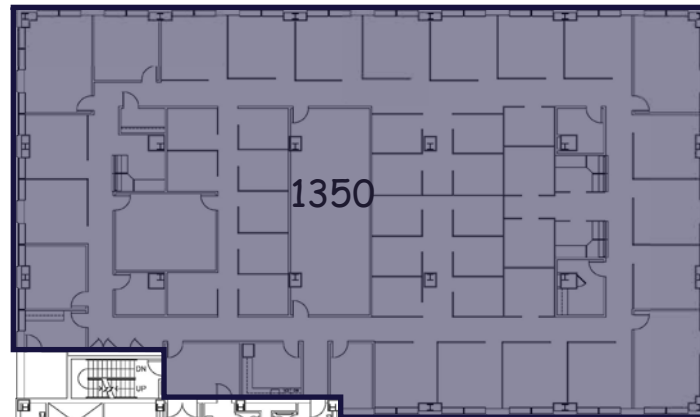


SUITE 1260
± 7,953 SF

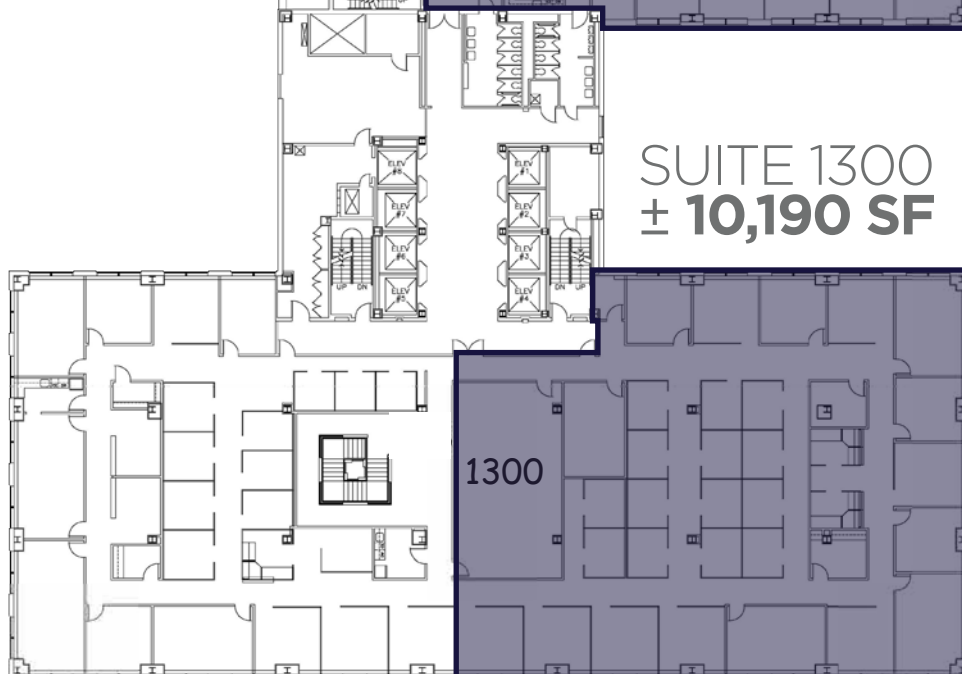
BOULDER TOWERS OFFICE SPACE

13TH FLOOR
± 23,466 SF

SUITE 1350
± 13,276 SF



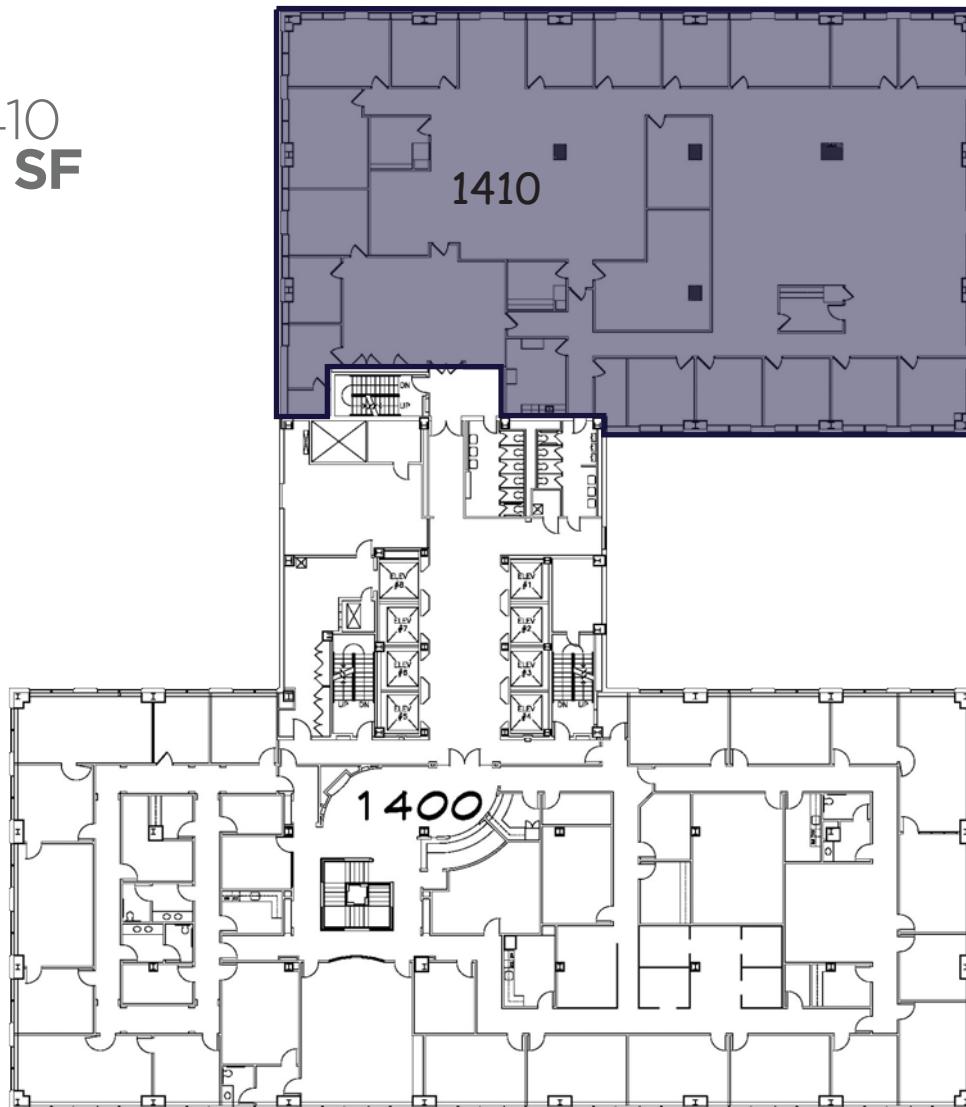
SUITE 1300
± 10,190 SF



BOULDER TOWERS OFFICE SPACE

14TH FLOOR
± 13,276 SF

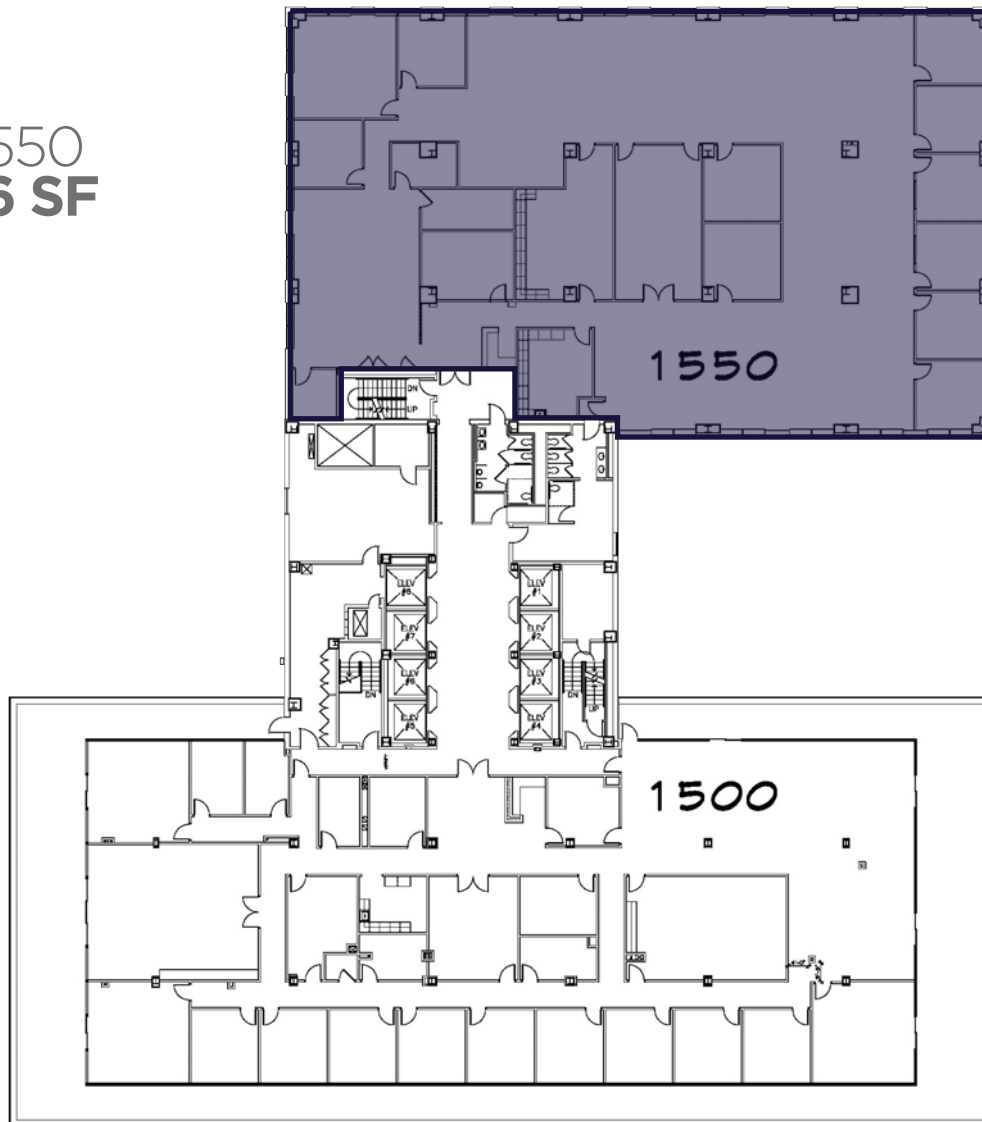
SUITE 1410
± 13,276 SF



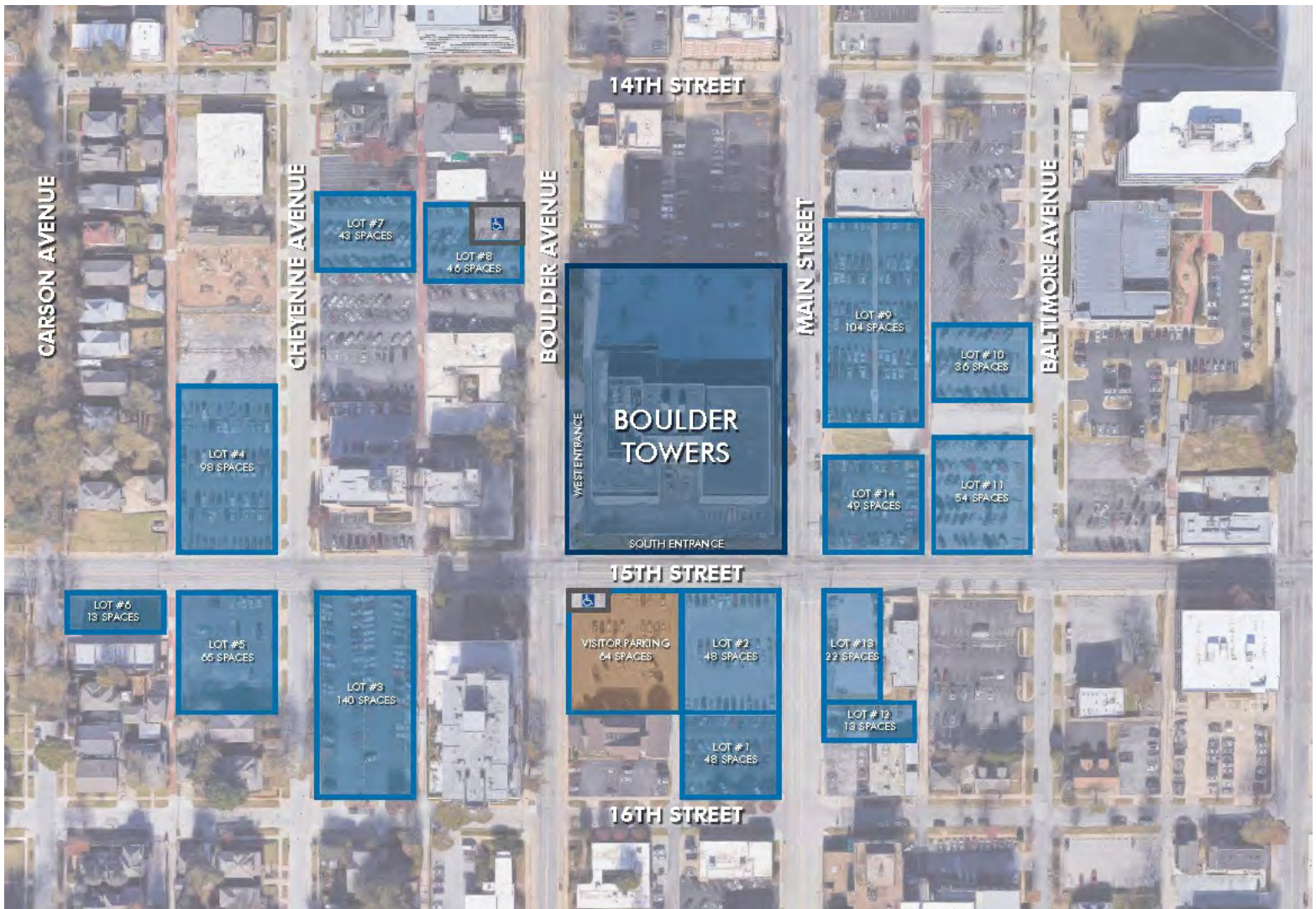
BOULDER TOWERS OFFICE SPACE

15TH FLOOR
± 12,846 SF

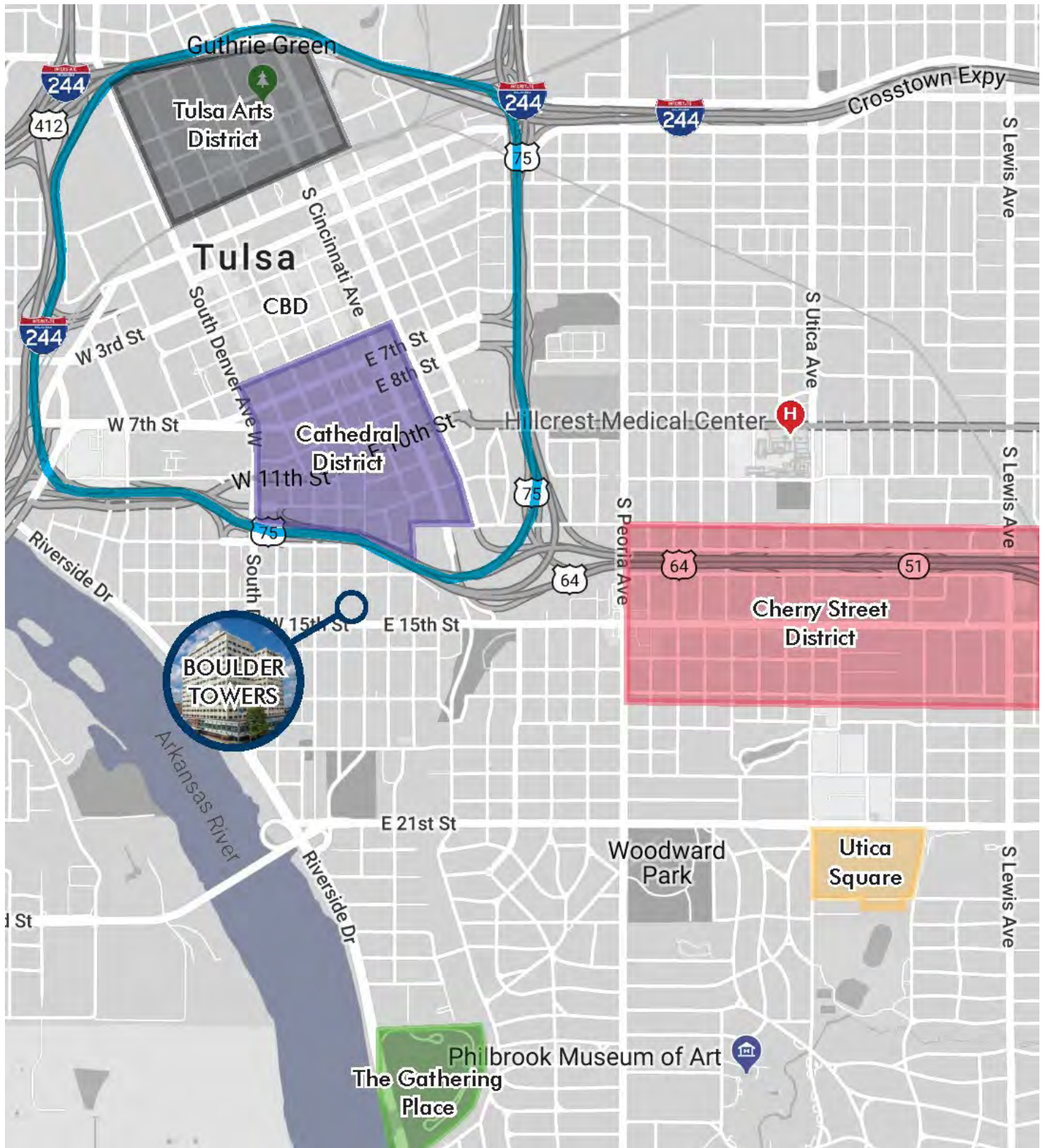
SUITE 1550
± 12,846 SF



BOULDER TOWERS PARKING OPTIONS



TULSA CBD DISTRICTS



BOULDER TOWERS

BOULDER
TOWERS

OWNERSHIP OPPORTUNITIES AVAILABLE

FOR SALE
OR LEASE

1437 S BOULDER AVE
TULSA, OK 74119

± 248,159 SF

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