



INTERNATIONAL PLAZA

Highly covered Midtown asset offering architectural significance and compelling value-add potential.

1350 S. BOULDER PLAZA, TULSA, OK

PRICE: \$8,995,000

BUILDING FEATURES

- Designed by Skidmore, Owings & Merrill for Warren Petroleum (1957)
- Excellent tenant mix
- 88% occupancy
- 155,089 square feet gross building area
- 2.48 acres
- 12 floors + annex
- Year built: 1957; renovated: 2017
- 234 surface parking spaces, 22 covered spaces
- Fitness center, conference room, and storage

CAPITAL IMPROVEMENTS (PAST DECADE)

- Significant tenant improvements
- Elevator modernization
- Roof replacement
- South chiller replacement
- Boiler tube upgrades
- Cooling tower reconstruction

