



**FINANCE of AMERICA REVERSE**

# TWO MEMORIAL | FOR LEASE

8023 E 63RD PL, TULSA, OK 74133

**RICK GUILD**

[rguild@newmarkrp.com](mailto:rguild@newmarkrp.com)

C: 918.645.3677

**NEWMARK**  
ROBINSON PARK



Main Lobby



Convenience Store



Elevator Lobby

## EXECUTIVE SUMMARY

Two Memorial delivers a convenient, tenant-friendly office experience with 24-hour tenant access plus on-site comforts like a convenience store and banking. The property sits at a prime South Tulsa address near restaurants, shopping, and banking. This property makes for an easy, connected location for teams and visitors alike.

## DETAILS

<b>Size</b>	134,138 SF
<b>Rental Rate</b>	\$17.50 / SF
<b>Building Class</b>	B
<b>Year Built</b>	1982
<b>Floor Plates</b>	~16,767 SF

## BUILDING SPECS

<b>Lot Size</b>	5.04 AC	<b>Offices</b>	Partitioned
<b>Signage</b>	Monument	<b>Key Amenity</b>	On-site Convenience Store
<b>Elevators</b>	Four (1) & One (1) Freight	<b>Key Amenity</b>	Banking
<b>Construction</b>	Steel	<b>Parking</b>	443 Surface
<b>Safety Features</b>	Security System	<b>Parking Ratio</b>	3.30 / 1,000 SF

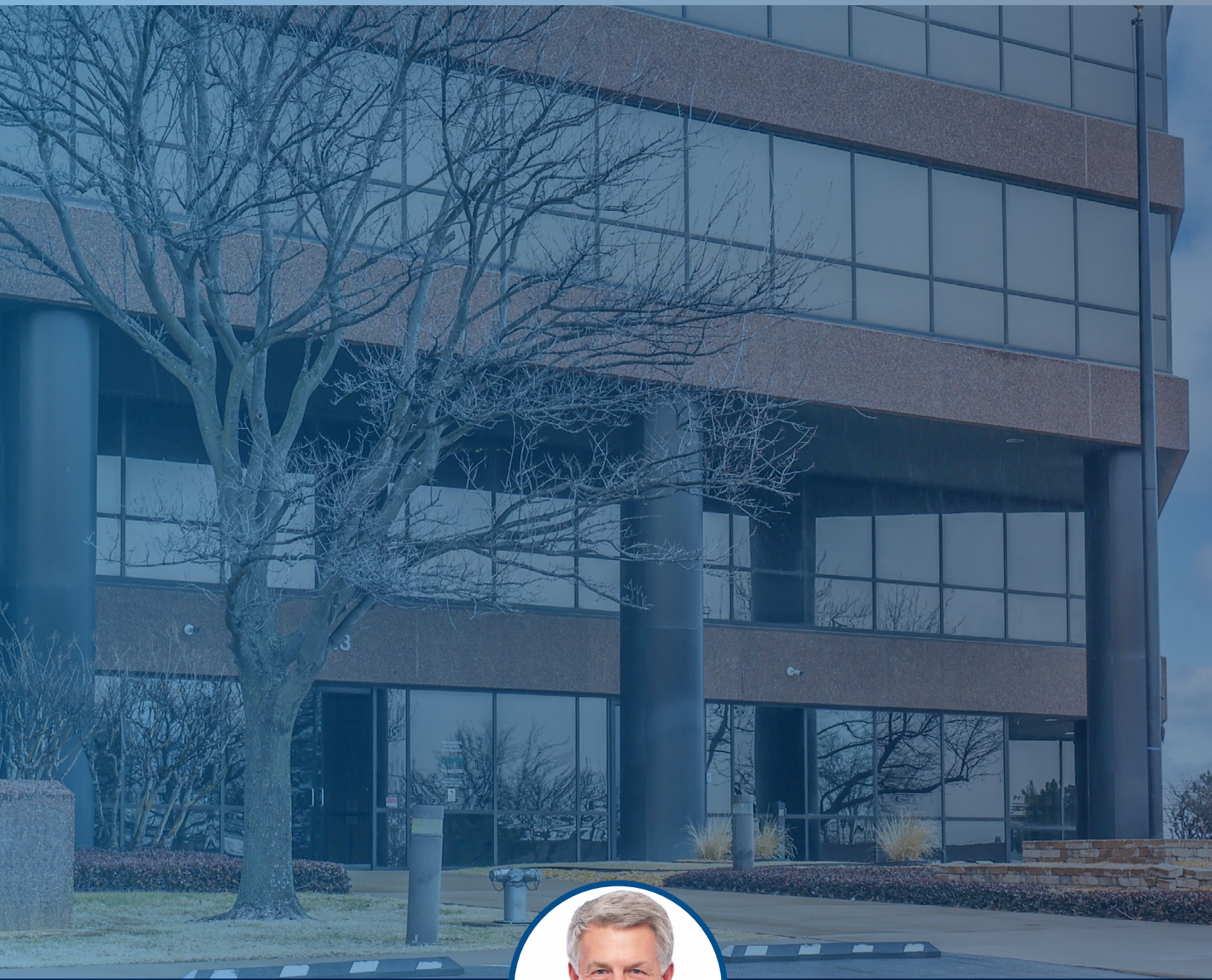


## AERIAL LOCATION MAP



SCAN HERE FOR  
SUITE AVAILABILITY





**RICK GUILD, SIOR**  
rguild@newmarkrp.com  
(918) 645-3677

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