



TULSA PAIN

EVAN UNIVERSITY

# TOWNE CENTER A | FOR LEASE

10810 E 45TH ST, TULSA, OK 74146

**RICK GUILD**  
rguild@newmarkrp.com  
C: 918.645.3677

**NEWMARK**  
ROBINSON PARK



Building A

## EXECUTIVE SUMMARY

Towne Center Office Park offers quick access to Highway 169 and the Broken Arrow Expressway. Located 10 minutes from both Broken Arrow and downtown Tulsa leaves for shortened commuter drive times while maintaining easy access to amenities. Towne Center features updated landscaping, card access with security systems, and individual H.V.A.C. control for tenant comfort.

## DETAILS

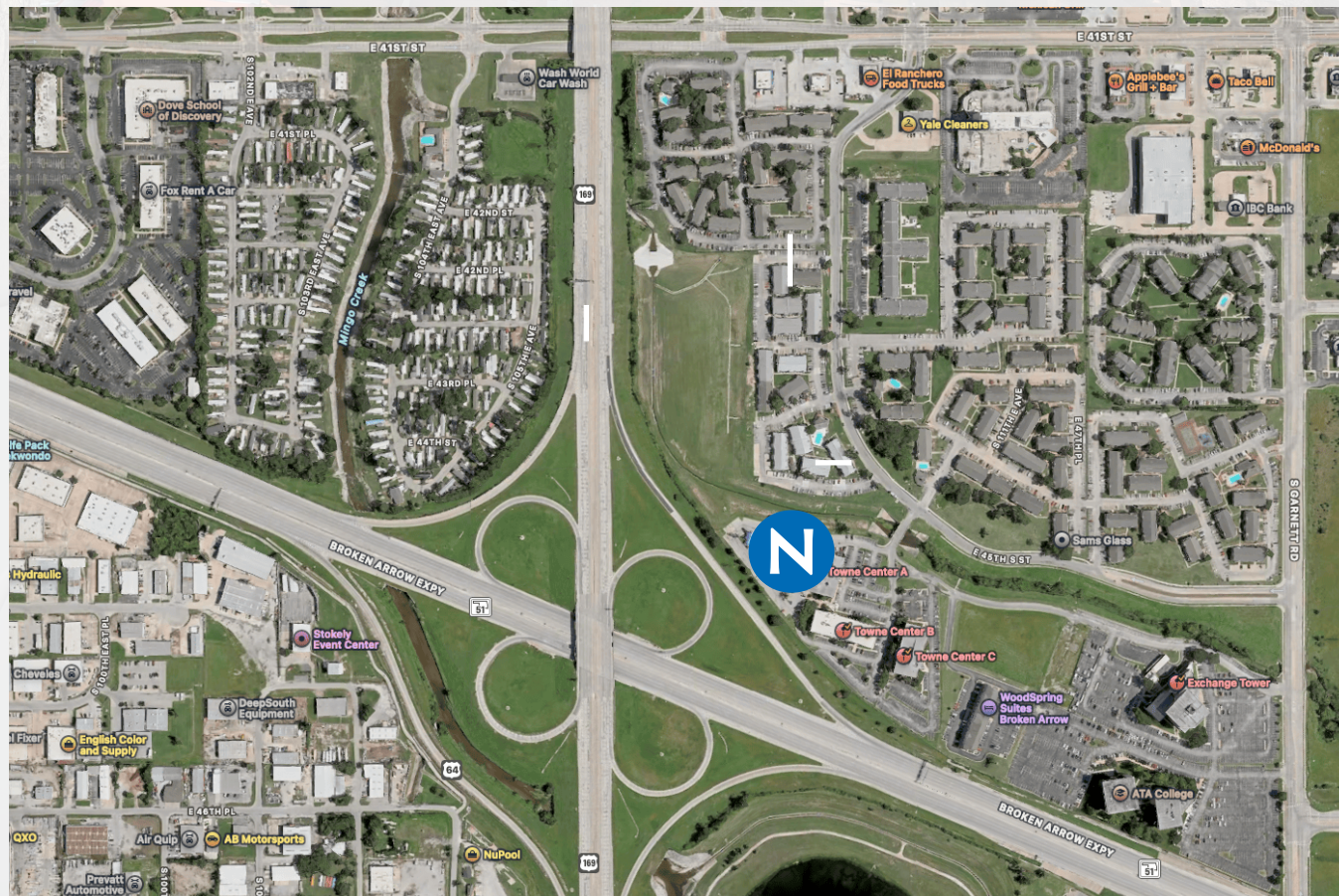
|                       |              |
|-----------------------|--------------|
| <b>Size</b>           | 87,616 SF    |
| <b>Rental Rate</b>    | \$15.00 / SF |
| <b>Building Class</b> | B            |
| <b>Year Built</b>     | 1980         |
| <b>Floor Plates</b>   | 21,904 SF    |

## BUILDING SPECS

|                        |                       |                            |                 |
|------------------------|-----------------------|----------------------------|-----------------|
| <b>Campus Size</b>     | 3.63 AC               | <b>Offices</b>             | Partitioned     |
| <b>Building Access</b> | 24 Hour Tenant Access | <b>Ceilings</b>            | Drop Ceilings   |
| <b>Elevators</b>       | Three (3)             | <b>Property Management</b> | On Site         |
| <b>Construction</b>    | Masonry               | <b>Parking</b>             | 245 Surface     |
| <b>Safety Features</b> | Security System       | <b>Parking Ratio</b>       | 2.80 / 1,000 SF |



## AERIAL LOCATION MAP



SCAN HERE FOR  
SUITE AVAILABILITY





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