



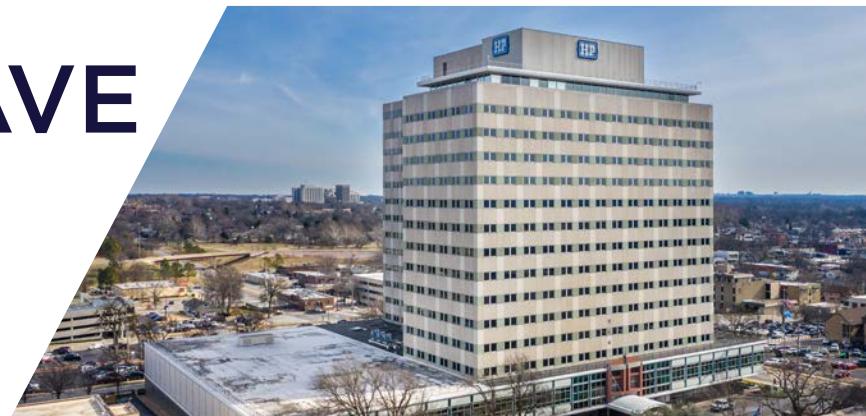
±249,159 SF FOR SALE OR LEASE

BOULDER TOWERS

1437

SOUTH
BOULDER AVE

TULSA, OK 74119



BOULDER TOWERS BUILDING DETAILS

DISTINCTLY DOWNTOWN

BOULDER TOWERS

is a prestigious ± 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:

± 521,802 SF

SF AVAILABLE

± 249,159 SF

FLOOR PLATE:

± 31,076 SF

LEASE RATE:

\$15.50

SALE RATE:

\$75.00/SF

PARKING RATIO:

2.32/1,000

CAR PARKS:

808 Surface

402 covered



BOULDER BUILDING TOWERS 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.

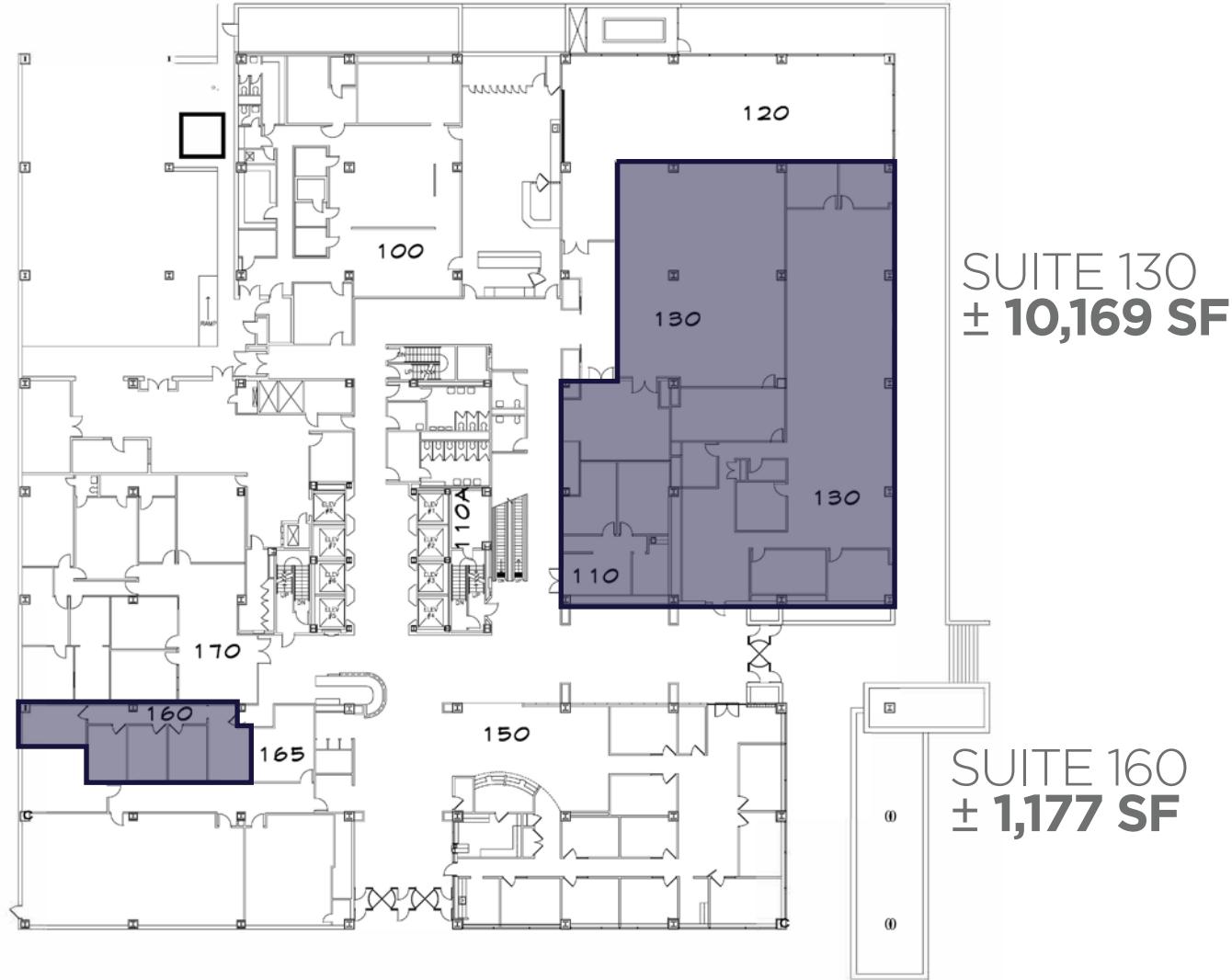


BOULDER TOWERS AVAILABLE SPACE

<u>Suite #</u>	<u>RSF</u>	<u>Notes</u>
Suite 130	10,169	Suites 110/130 combined. 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	
Suite 355	2,990	
Suite 360	4,523	
Suite 400	17,000	
Suite 450	10,827	
Suite 650	13,530	
Suite 750	7,013	
Suite 780	1,181	
Suite 850	12,825	
Suite 930	5,514	Available 5/1/2026
Suite 940	6,920	
Suite 1070	15,289	
Suite 1120	13,076	
Suite 1260	7,953	
Suite 1350	10,190-23,466 (max contig.)	
Suite 1450	13,267	
Suite 1550	12,846	

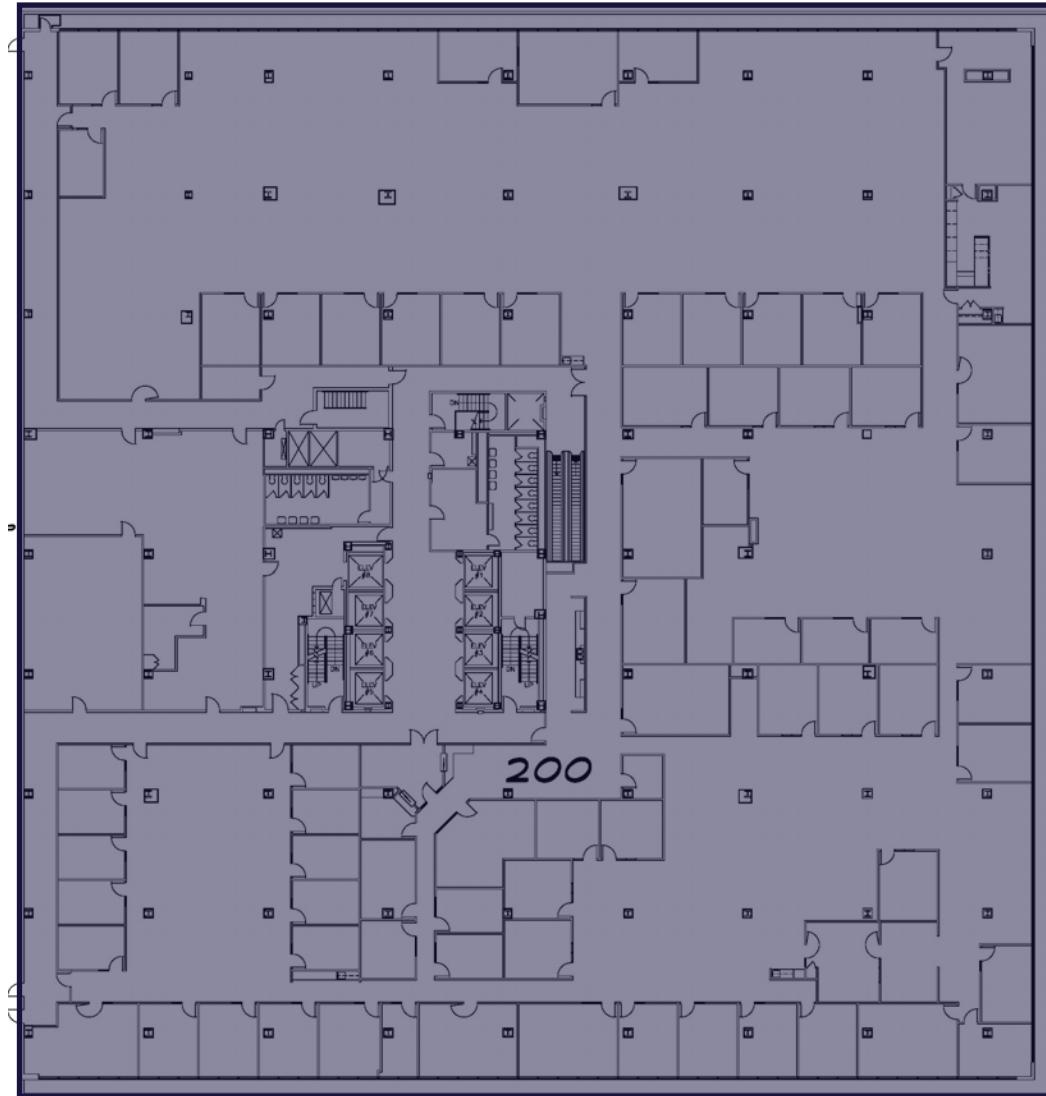
BOULDER TOWERS OFFICE SPACE

1ST FLOOR
± 11,337 SF



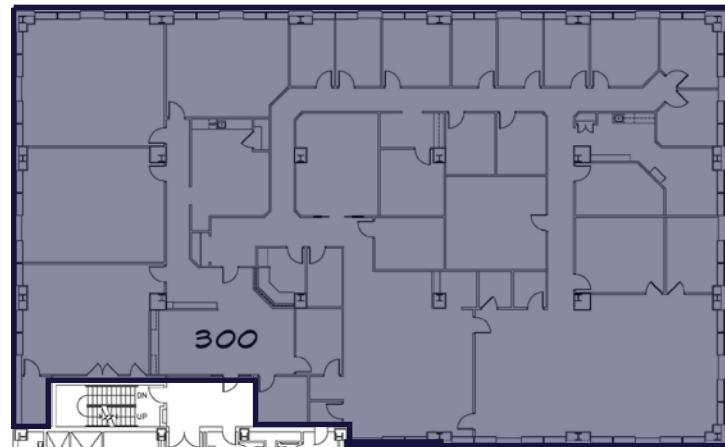
BOULDER TOWERS OFFICE SPACE

2ND FLOOR
± 51,839 SF



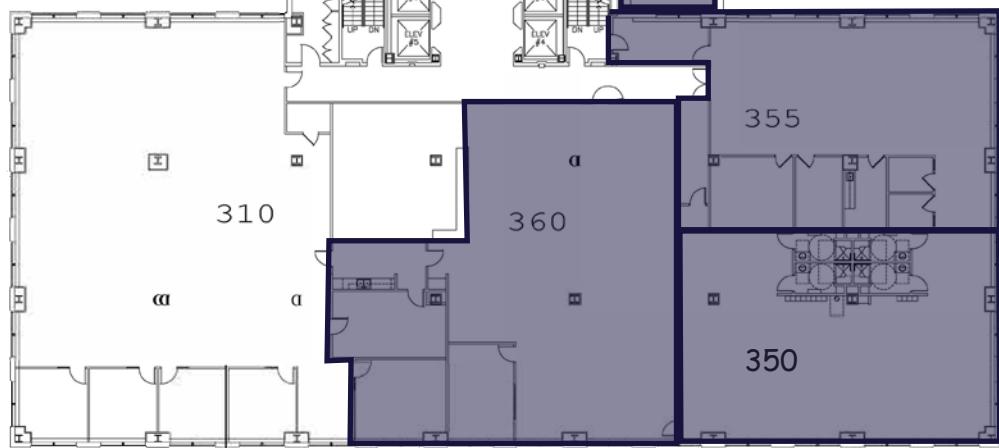
BOULDER TOWERS OFFICE SPACE

3RD FLOOR
± 24,558 SF



SUITE 300
± 12,863 SF

SUITE 360
± 4,523 SF



SUITE 320
± 1,071 SF

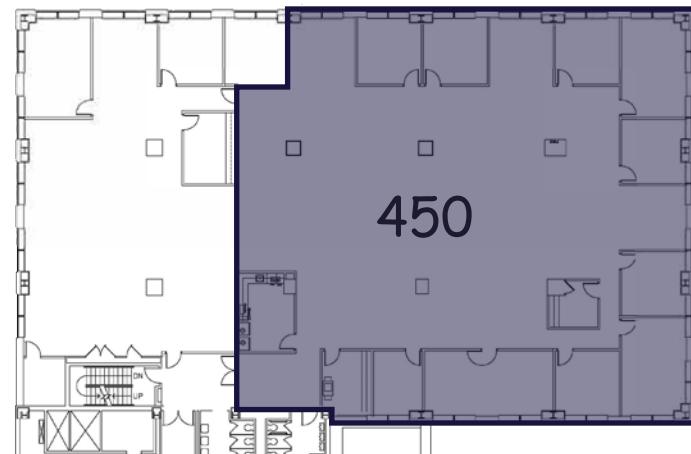
SUITE 355
± 2,990 SF

SUITE 350
± 3,111 SF

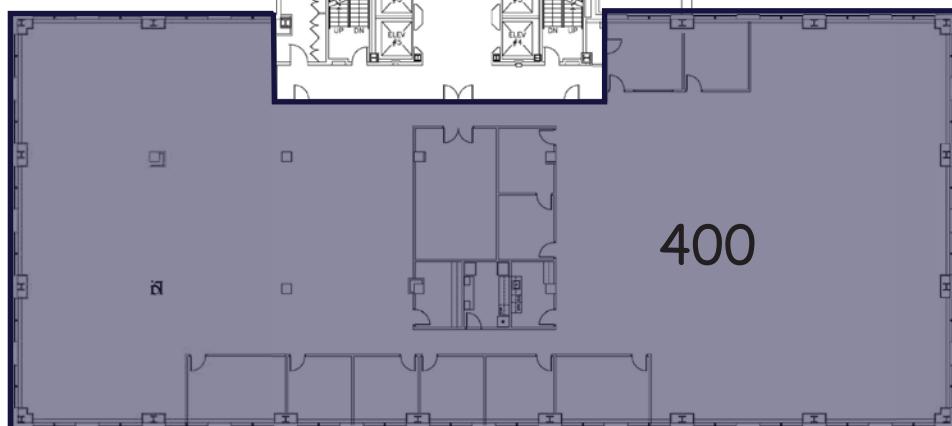
BOULDER TOWERS OFFICE SPACE

4TH FLOOR
± 27,827 SF

SUITE 450
± 10,827 SF

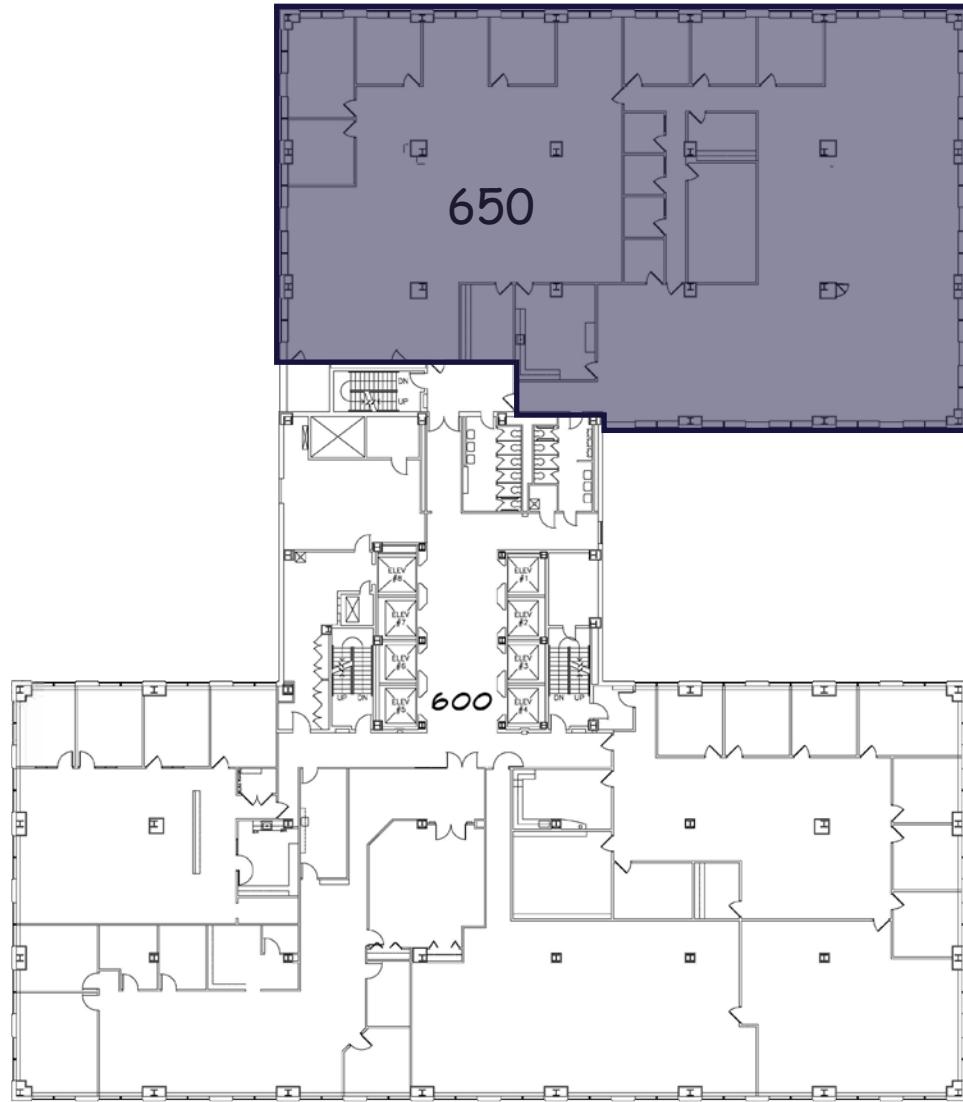


SUITE 400
± 17,000 SF



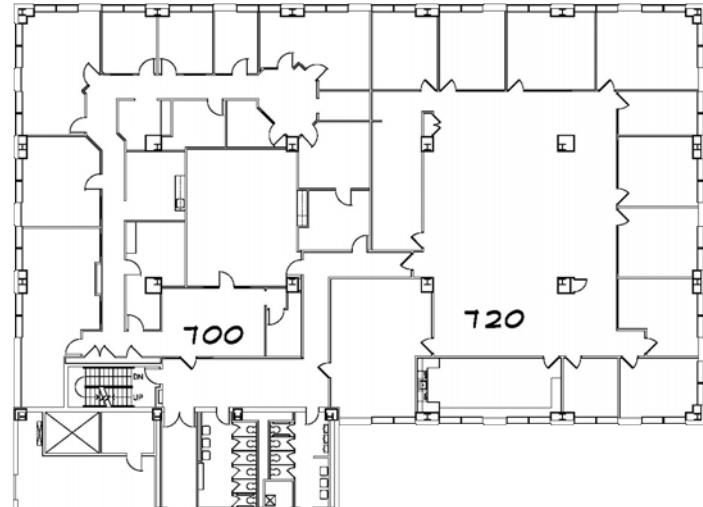
BOULDER TOWERS OFFICE SPACE

6TH FLOOR
± 13,530 SF



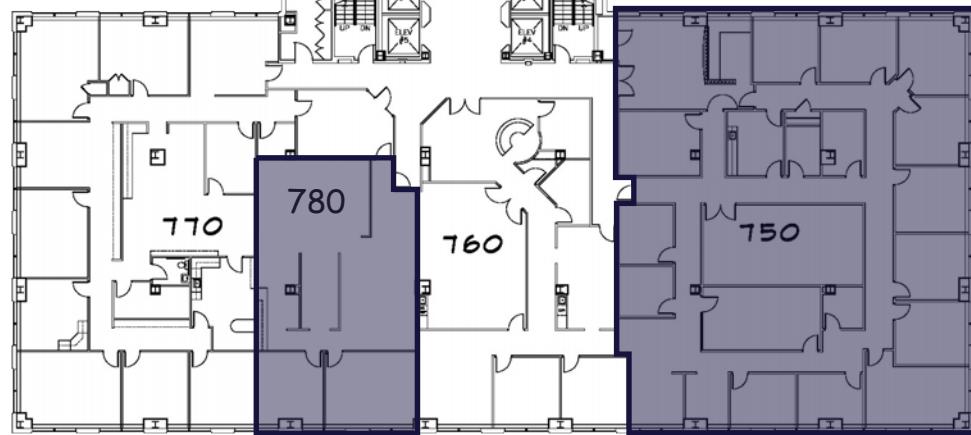
BOULDER TOWERS OFFICE SPACE

7TH FLOOR
± 8,894 SF



SUITE 780
± 1,881 SF

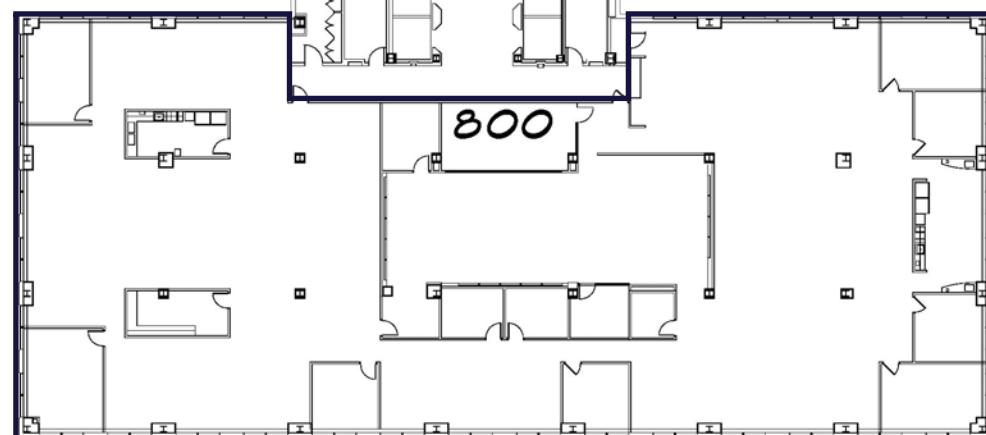
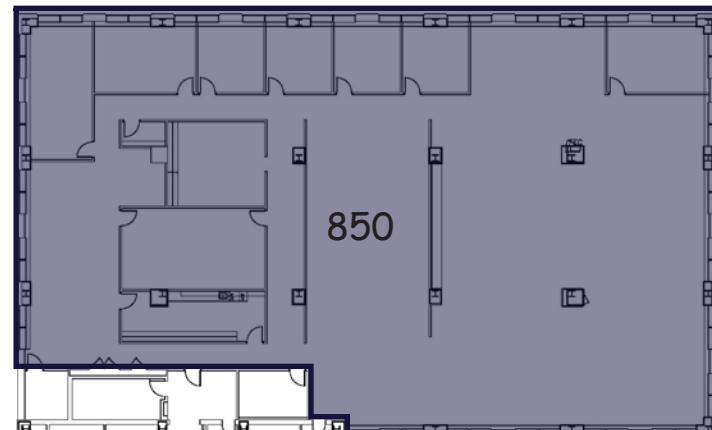
SUITE 750
± 7,013 SF



BOULDER TOWERS OFFICE SPACE

8TH FLOOR
± 31,076 SF

SUITE 850
± 12,825 SF

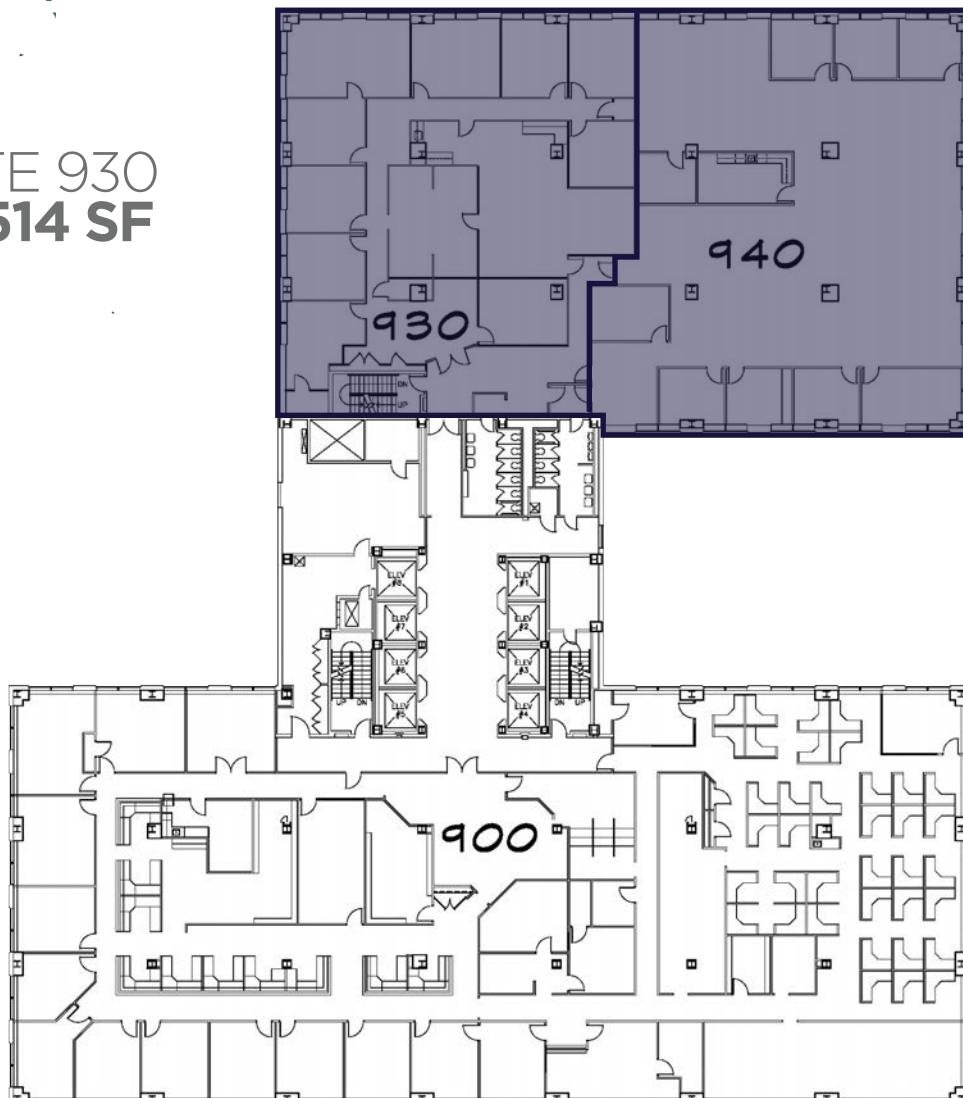


BOULDER TOWERS OFFICE SPACE

9TH FLOOR
± 12,434 SF

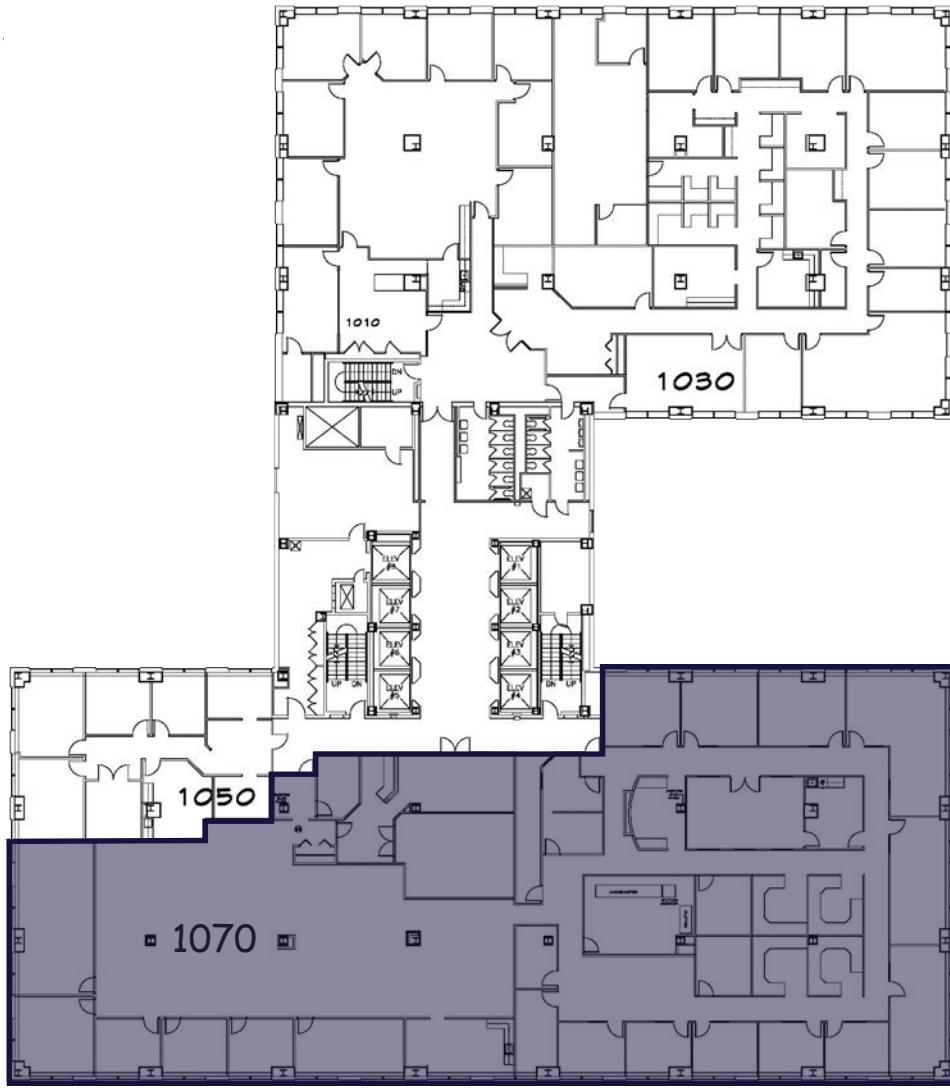
SUITE 930
± 5,514 SF

SUITE 940
± 6,920 SF



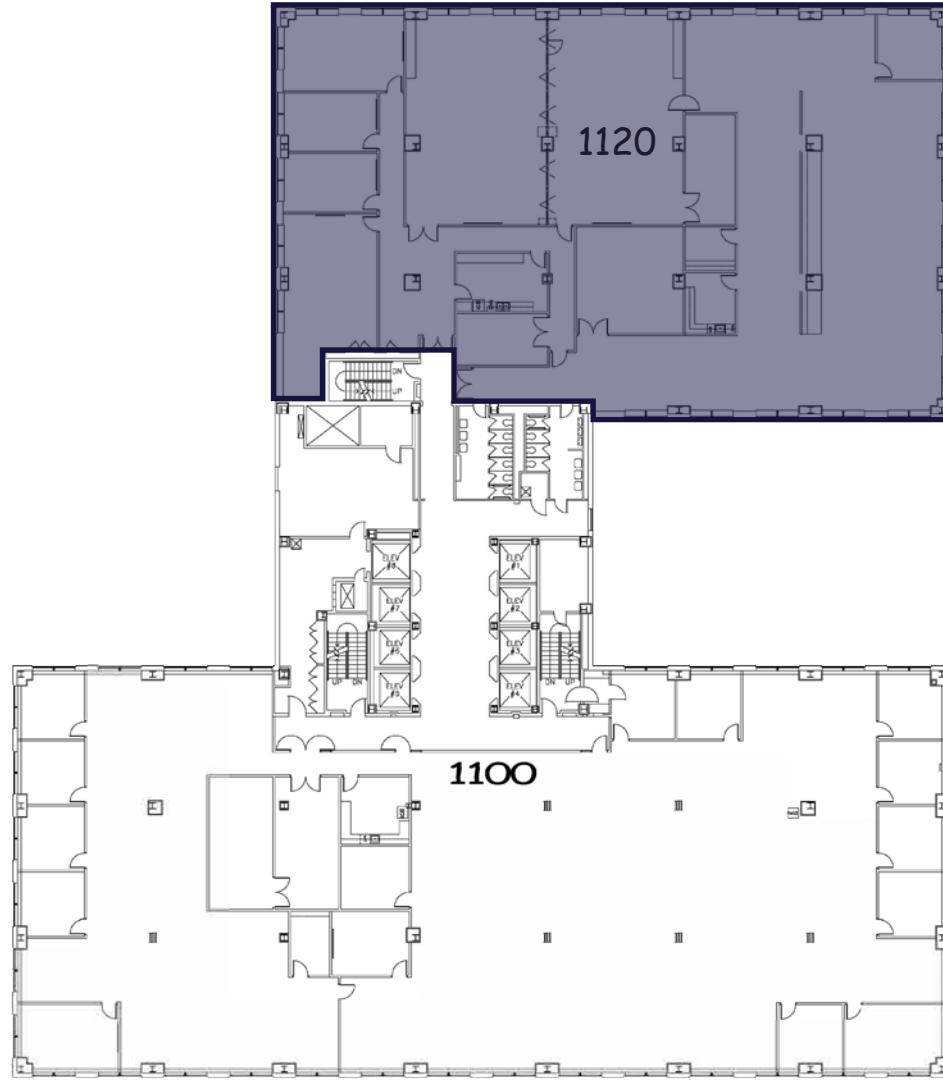
BOULDER TOWERS OFFICE SPACE

10TH FLOOR
± 15,289 SF



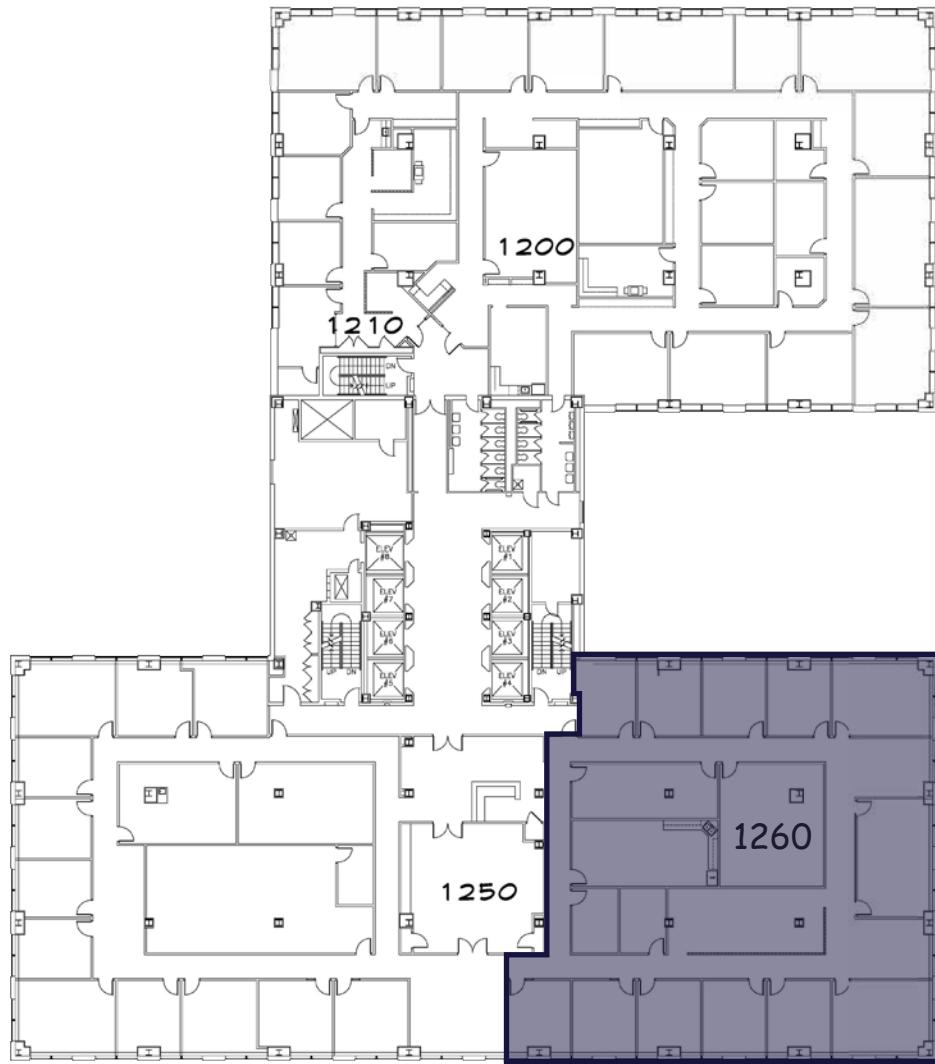
BOULDER TOWERS OFFICE SPACE

11TH FLOOR
± 13,076 SF



BOULDER TOWERS OFFICE SPACE

12TH FLOOR
± 7,953 SF



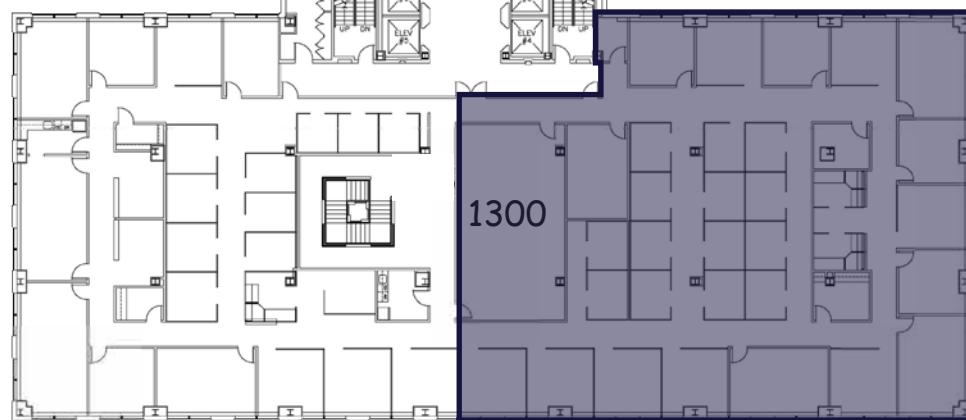
BOULDER TOWERS OFFICE SPACE

13TH FLOOR
± 23,466 SF

SUITE 1350
± 13,276 SF

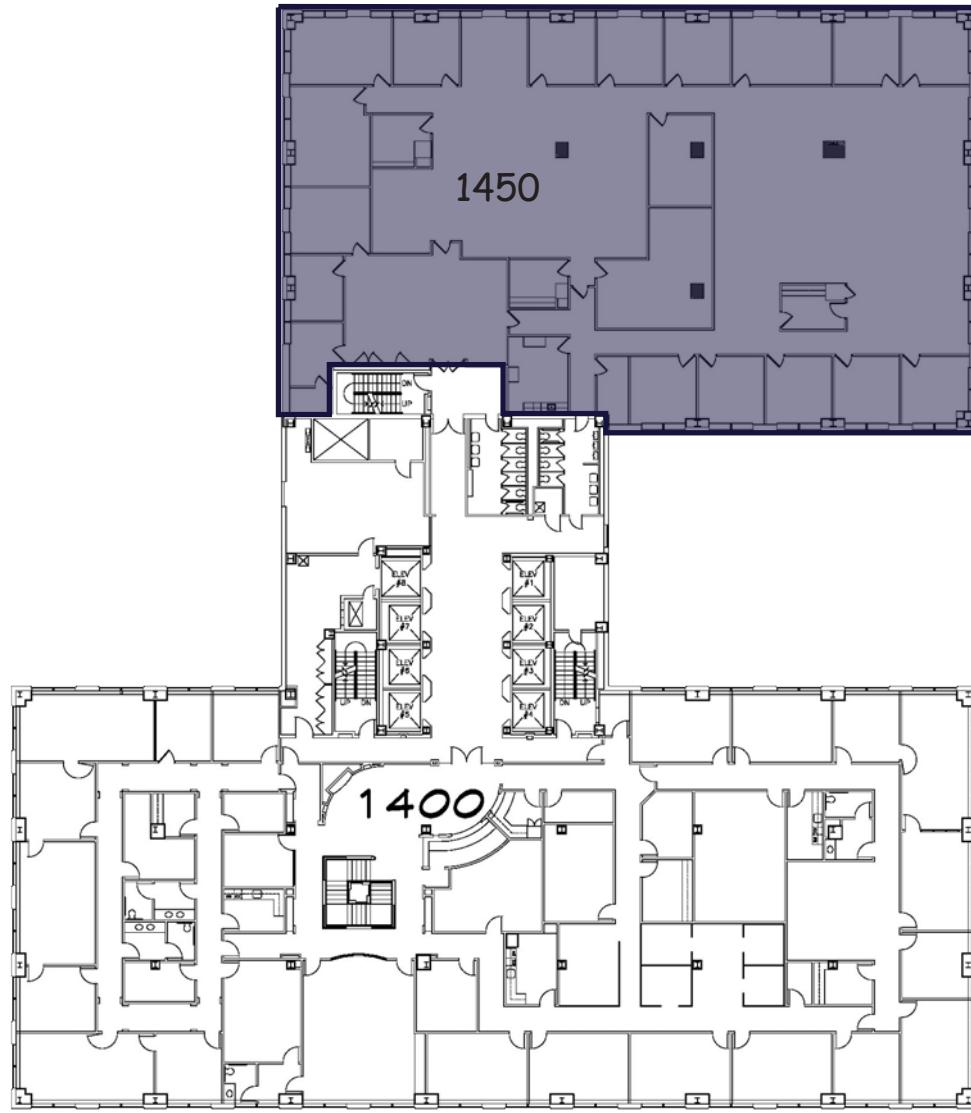


SUITE 1300
± 10,190 SF



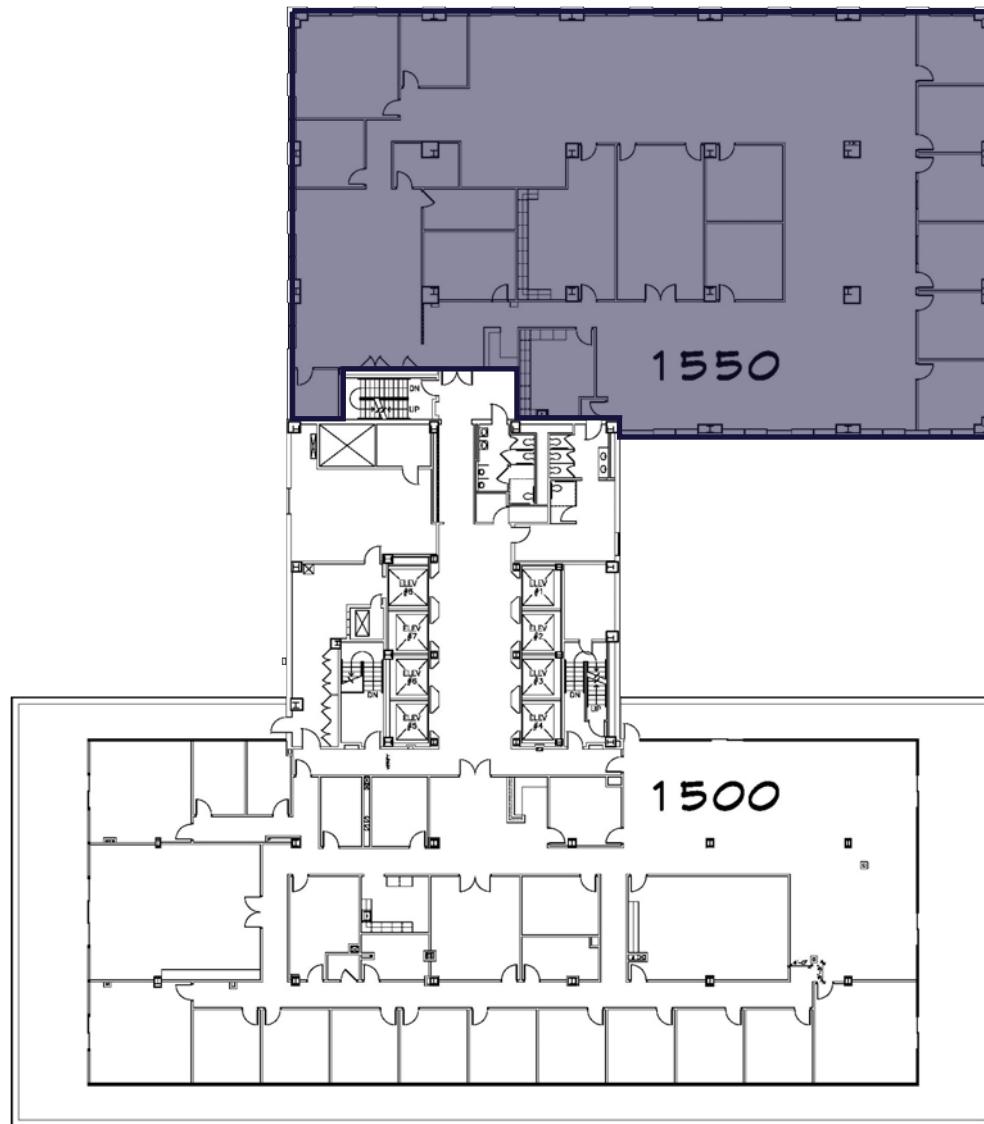
BOULDER TOWERS OFFICE SPACE

14TH FLOOR
± 13,276 SF

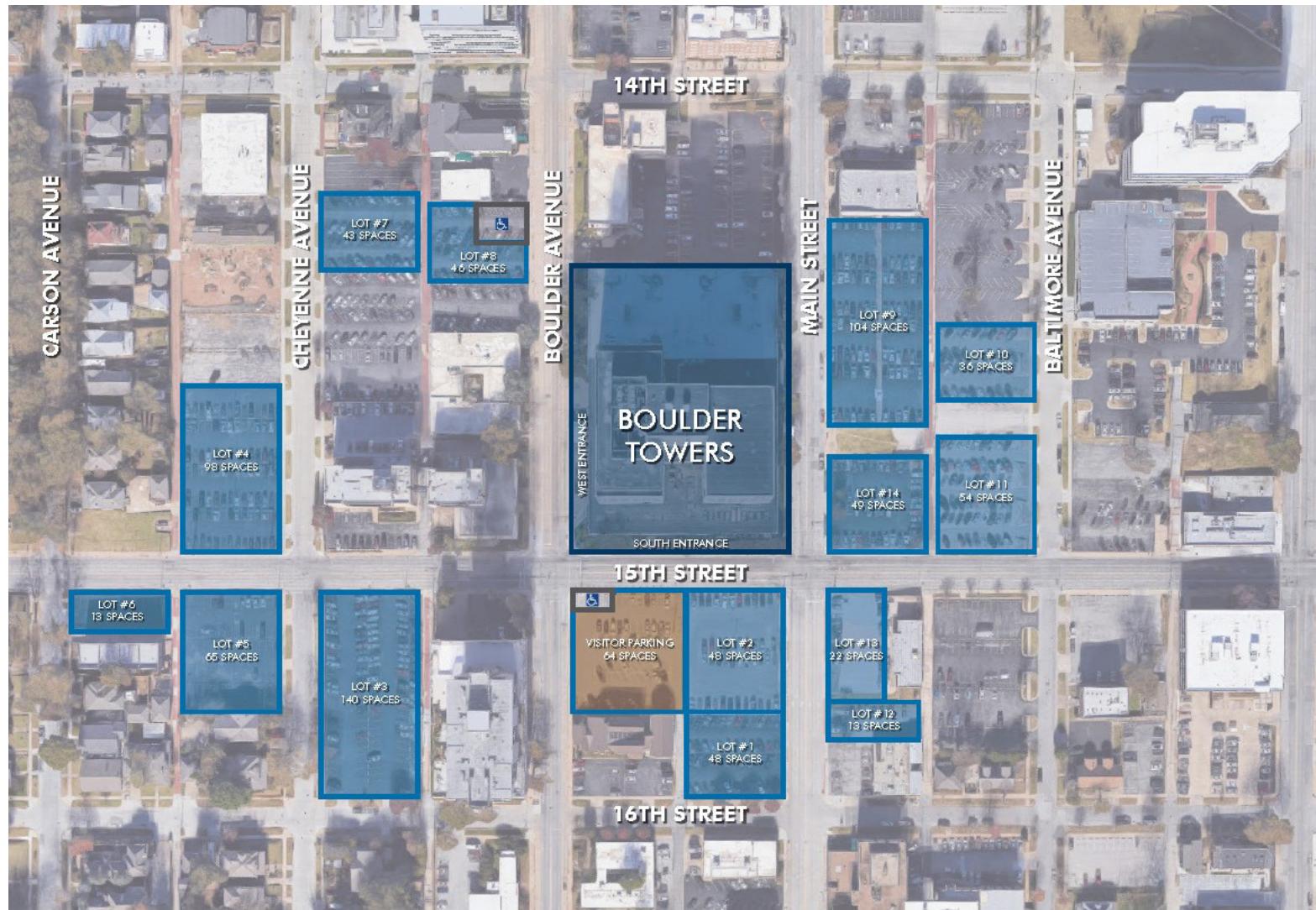


BOULDER TOWERS OFFICE SPACE

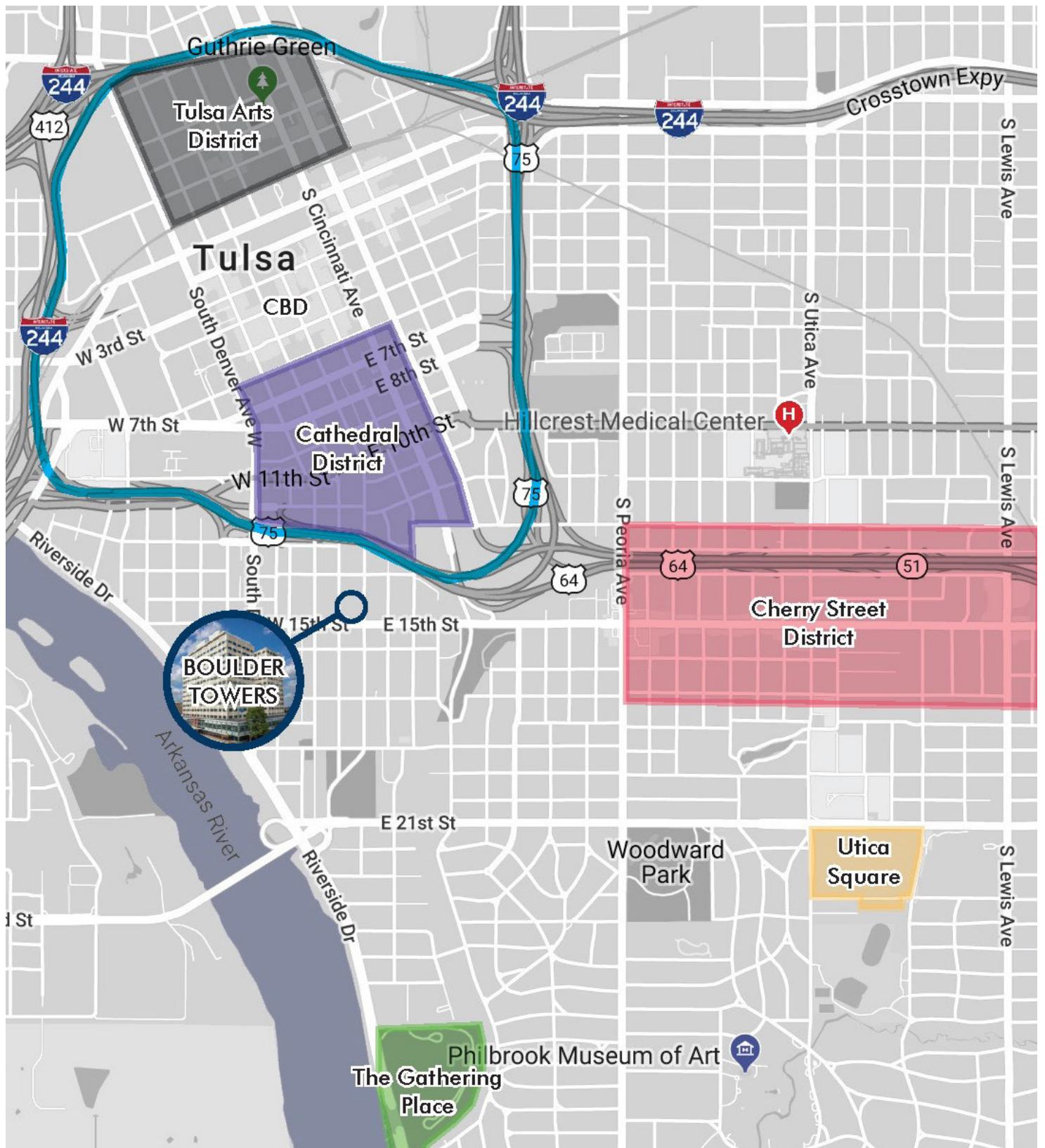
15TH FLOOR
± 12,846 SF



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

± 261,896 SF

JARED ANDRESEN, SIOR
President
+1 918 359 3522
jandresen@commercialoklahoma.com

SCOTT SCHLOTFELT
Managing Director
+1 918 359 3521
sschlotfelt@commercialoklahoma.com

BRETT BEAVER
Director
+1 918 488 8418
bbeaver@commercialoklahoma.com

TULSA
OFFICE

111 S Elgin Ave, Suite 100, Tulsa, OK 74120
+ 1 918 340 6970
commercialoklahoma.com

 CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

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