



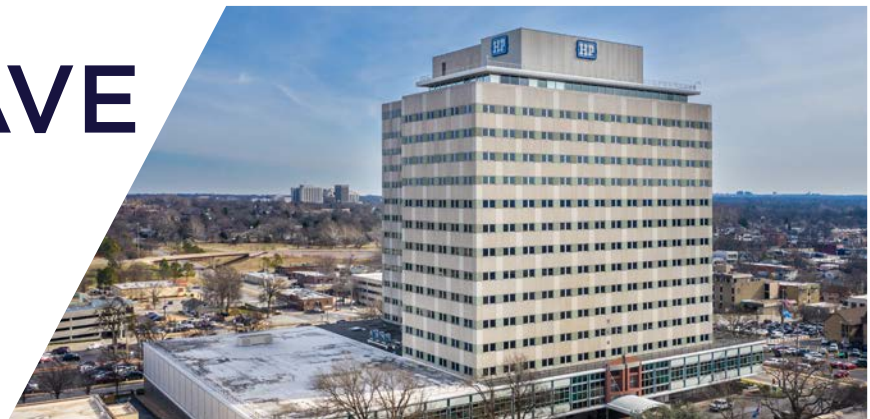
OWNERSHIP OPPORTUNITIES AVAILABLE

±249,159 SF FOR SALE OR LEASE

BOULDER TOWERS

1437 SOUTH
BOULDER AVE

TULSA, OK 74119





COMMERCIAL
OKLAHOMA

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	$\pm 249,159$ SF
FLOOR PLATE:	$\pm 31,076$ SF
LEASE RATE:	\$15.50
SALE RATE:	\$75.00/SF
PARKING RATIO:	2.32/1,000
CAR PARKS:	808 Surface 402 overed





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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.





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BOULDER TOWERS AVAILABLE SPACE

Suite #	RSF	Notes
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	

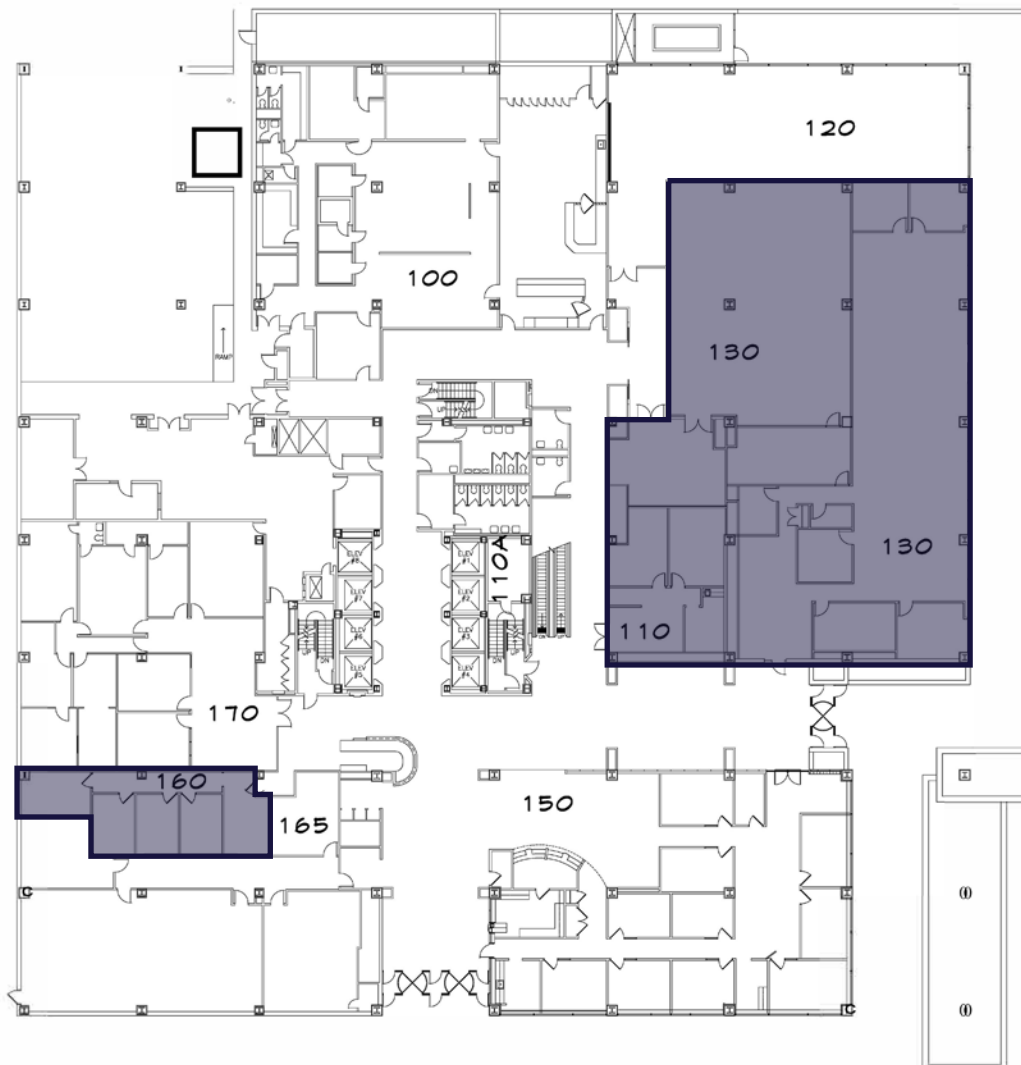


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BOULDER TOWERS OFFICE SPACE

1ST FLOOR
± 11,337 SF



SUITE 130
± 10,169 SF

SUITE 160
± 1,177 SF

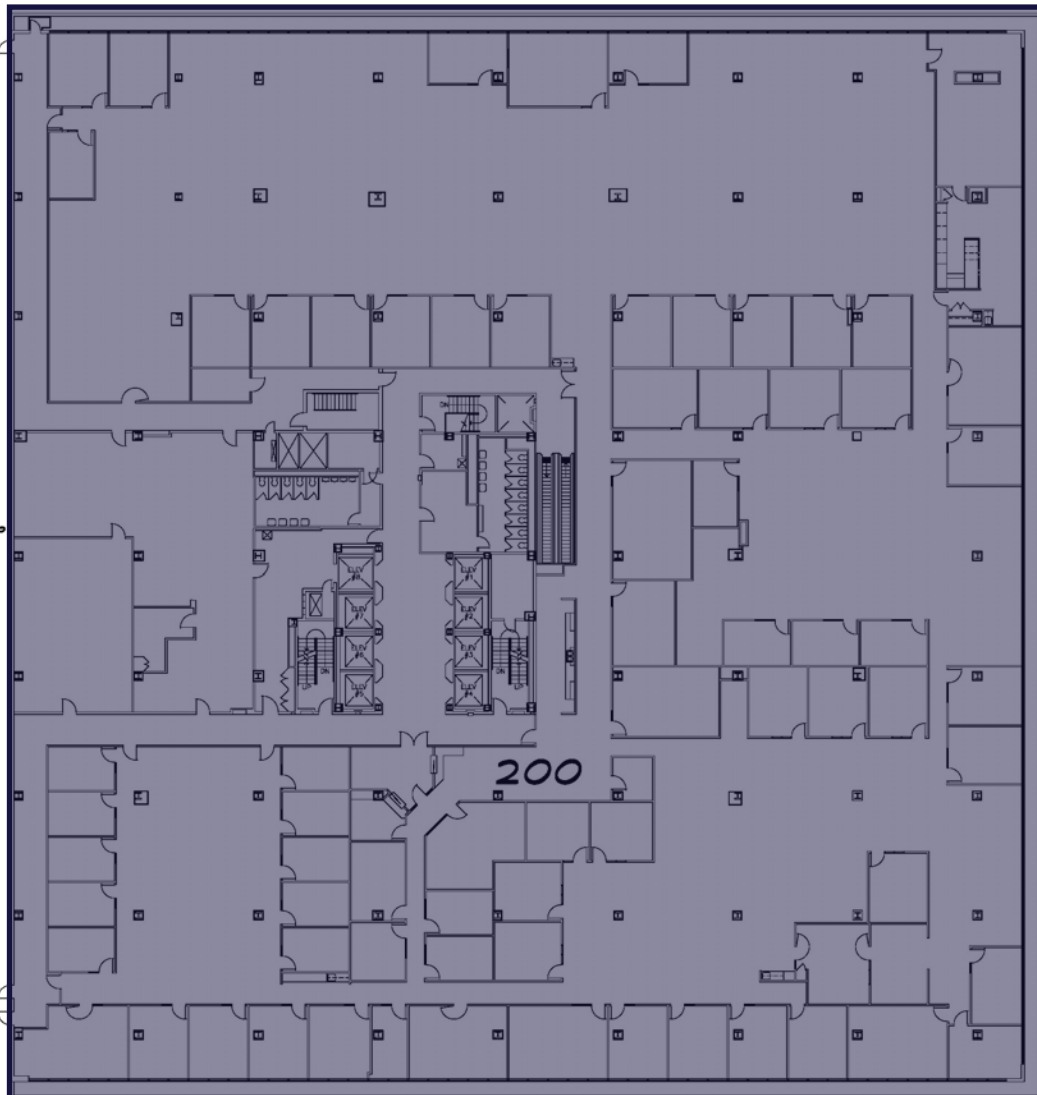


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BOULDER TOWERS OFFICE SPACE

2ND FLOOR
± 51,839 SF



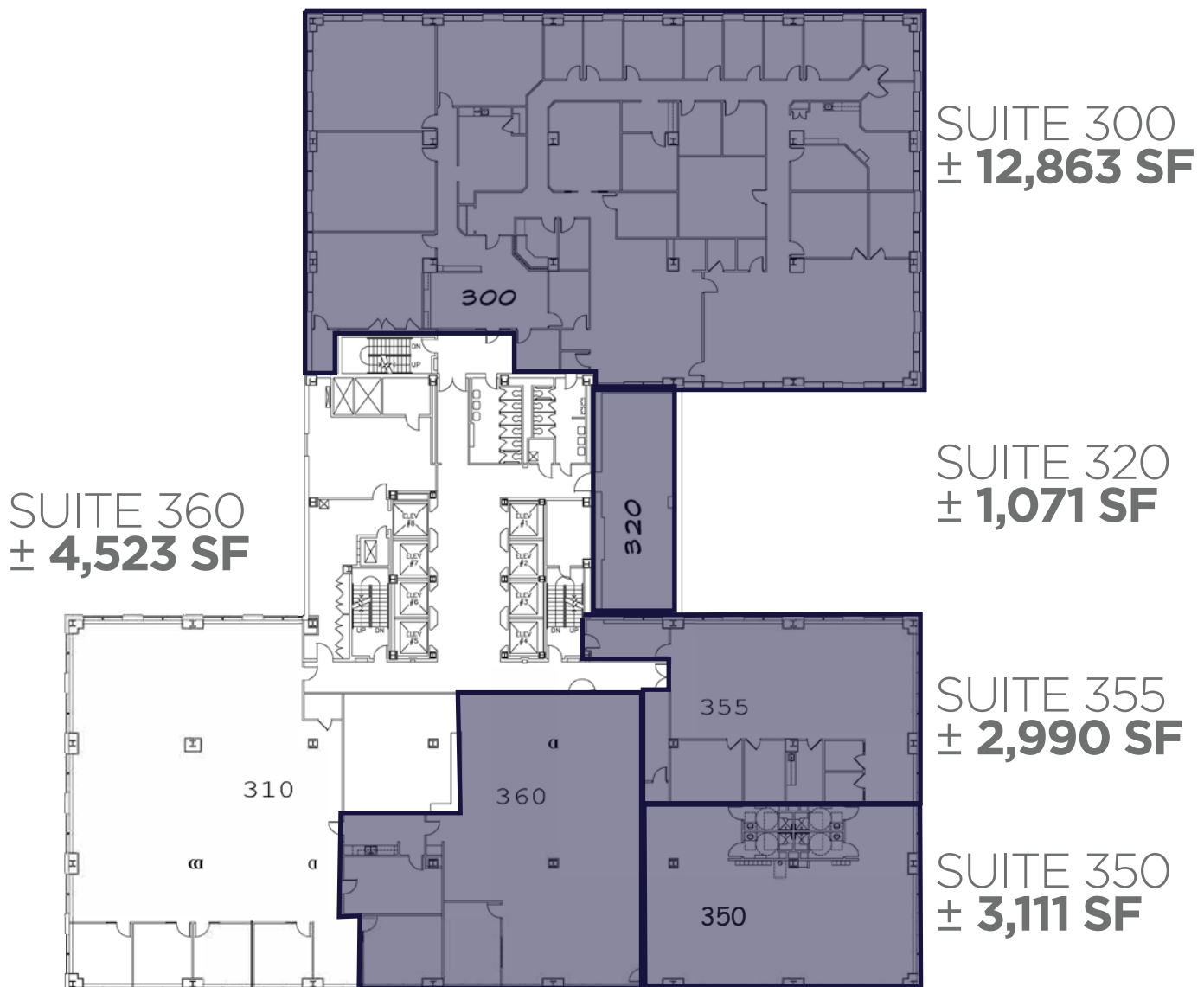


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BOULDER TOWERS OFFICE SPACE

3RD FLOOR
± 24,558 SF





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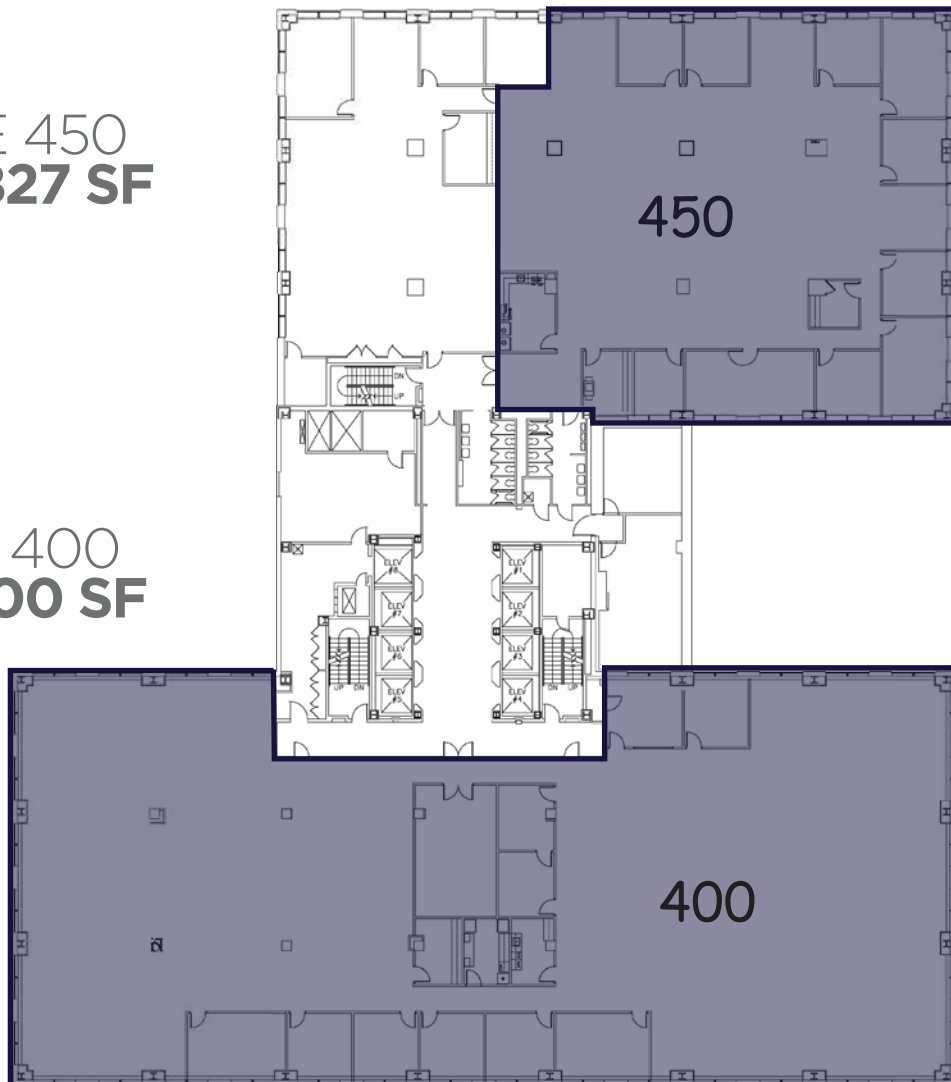
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BOULDER TOWERS OFFICE SPACE

4TH FLOOR
± 27,827 SF

SUITE 450
± 10,827 SF

SUITE 400
± 17,000 SF



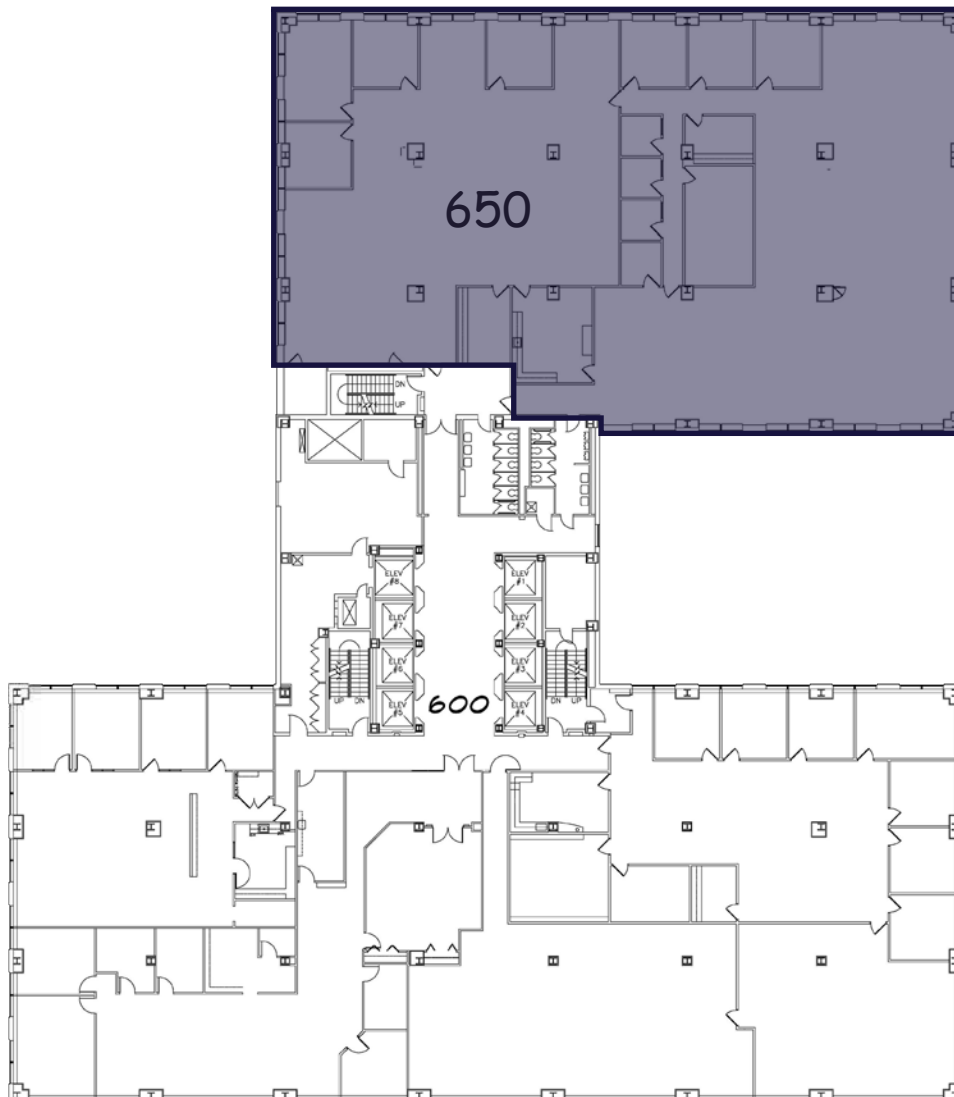


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BOULDER TOWERS OFFICE SPACE

6TH FLOOR
± 13,530 SF



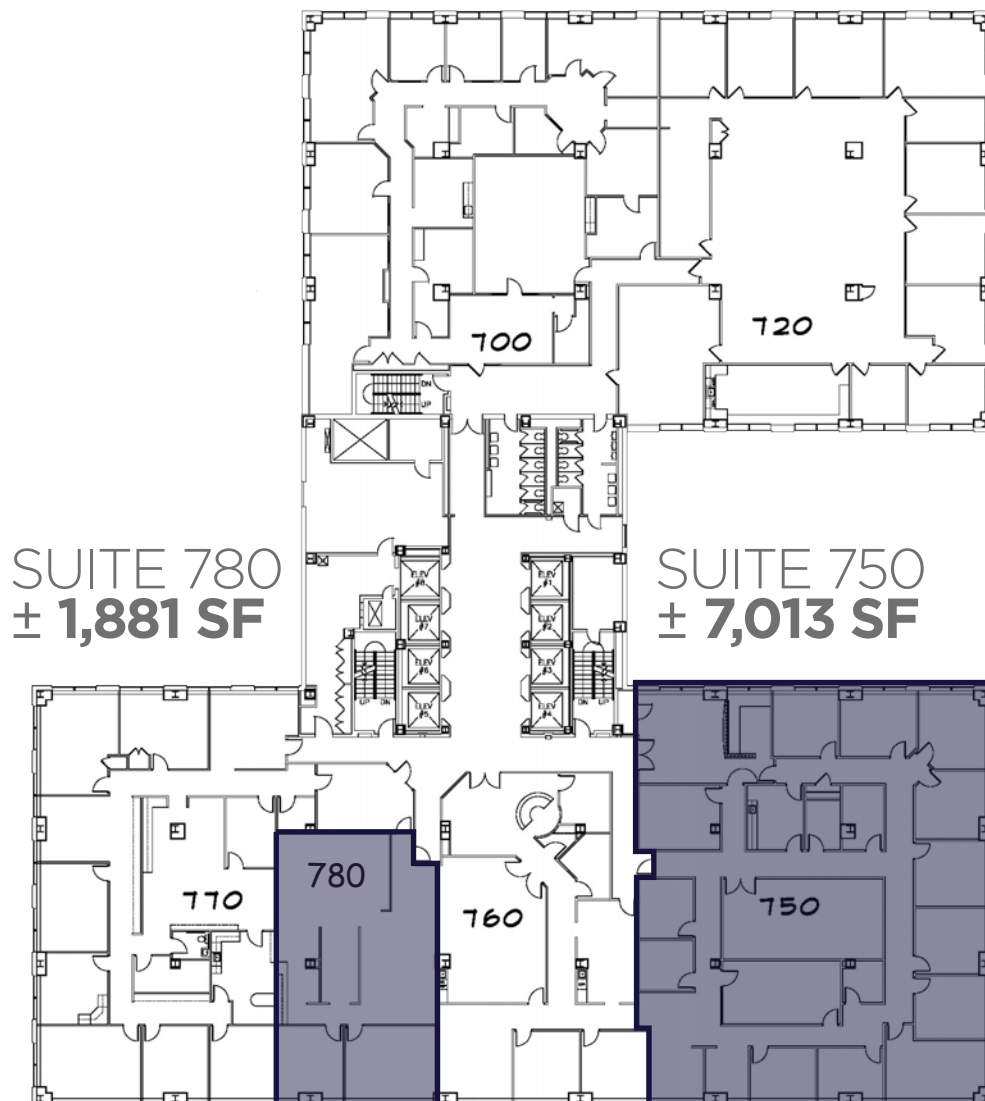


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BOULDER TOWERS OFFICE SPACE

7TH FLOOR
± 8,894 SF





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BOULDER TOWERS OFFICE SPACE

8TH FLOOR
± **31,076 SF**

SUITE 850
± **12,825 SF**





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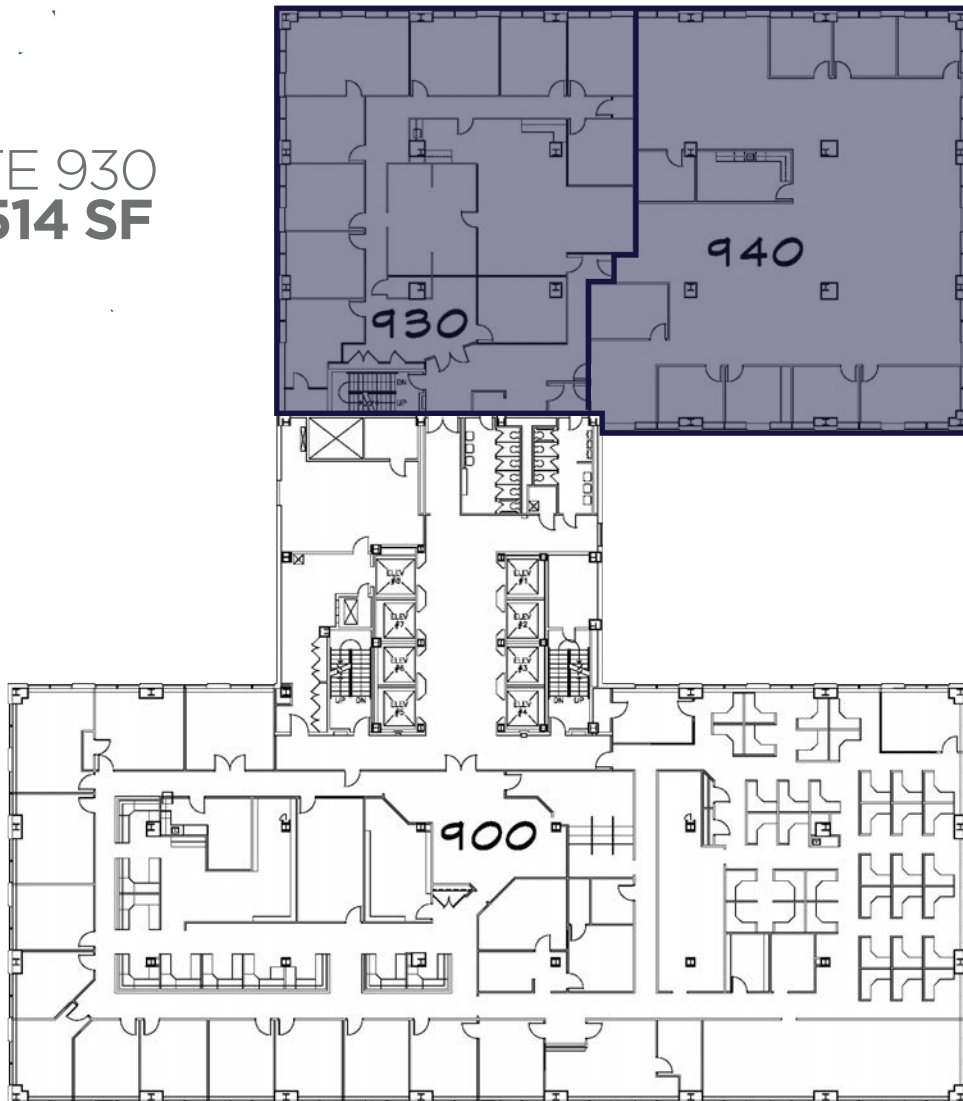
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BOULDER TOWERS OFFICE SPACE

9TH FLOOR
± **12,434 SF**

SUITE 930
± **5,514 SF**

SUITE 940
± **6,920 SF**



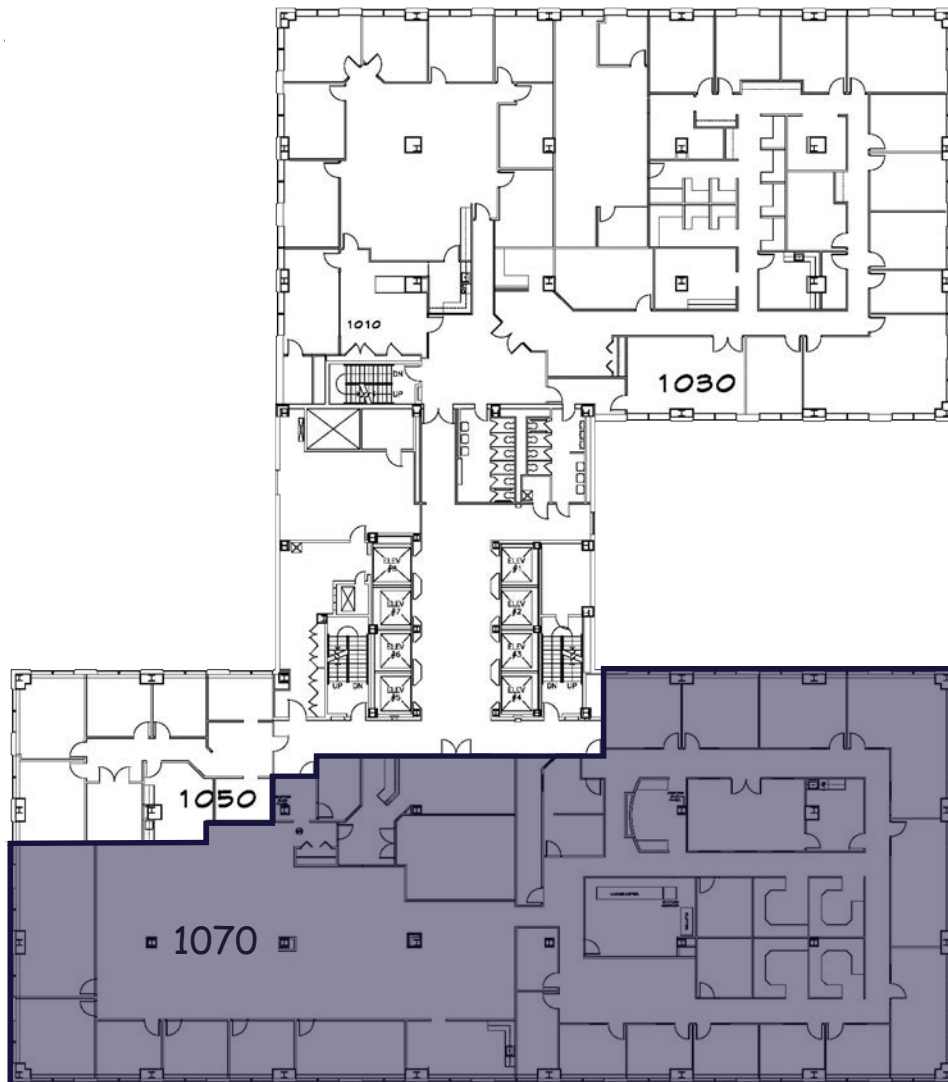


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BOULDER TOWERS OFFICE SPACE

10TH FLOOR
± 15,289 SF



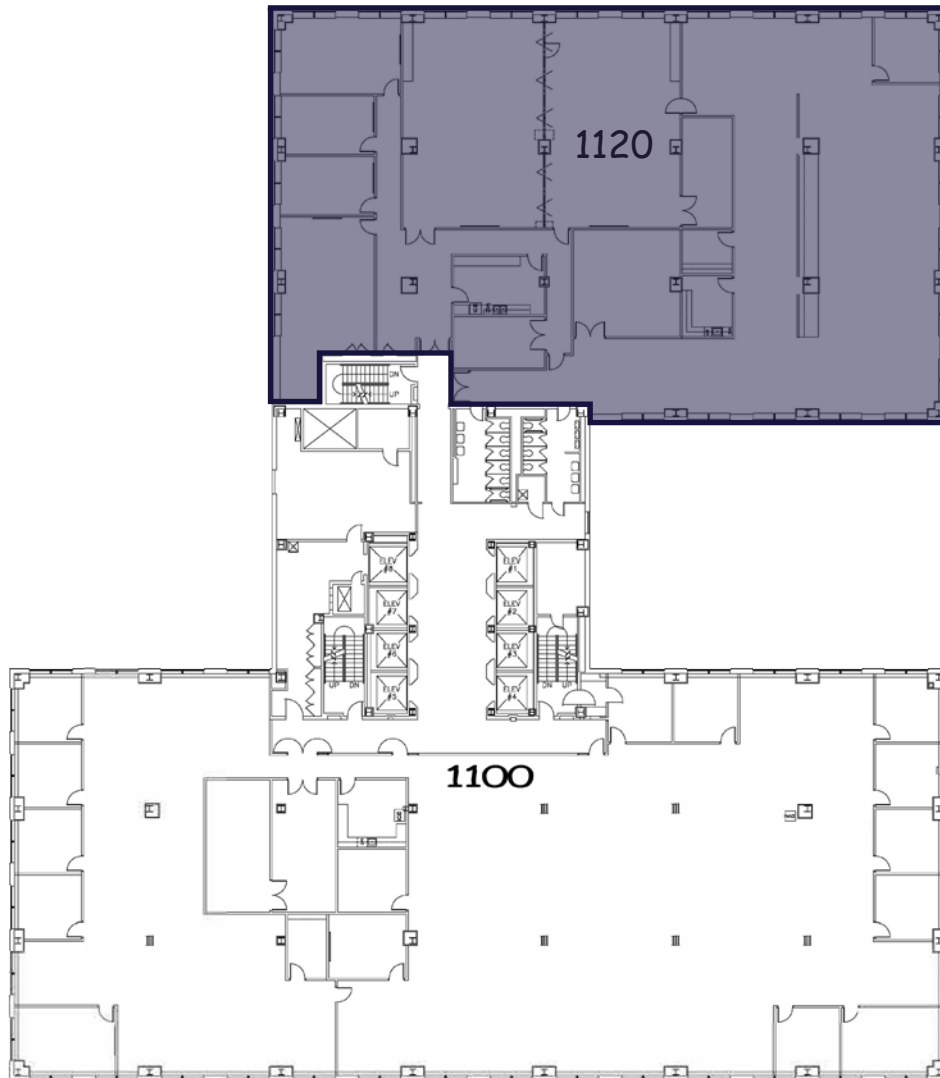


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BOULDER TOWERS OFFICE SPACE

11TH FLOOR
± 13,076 SF



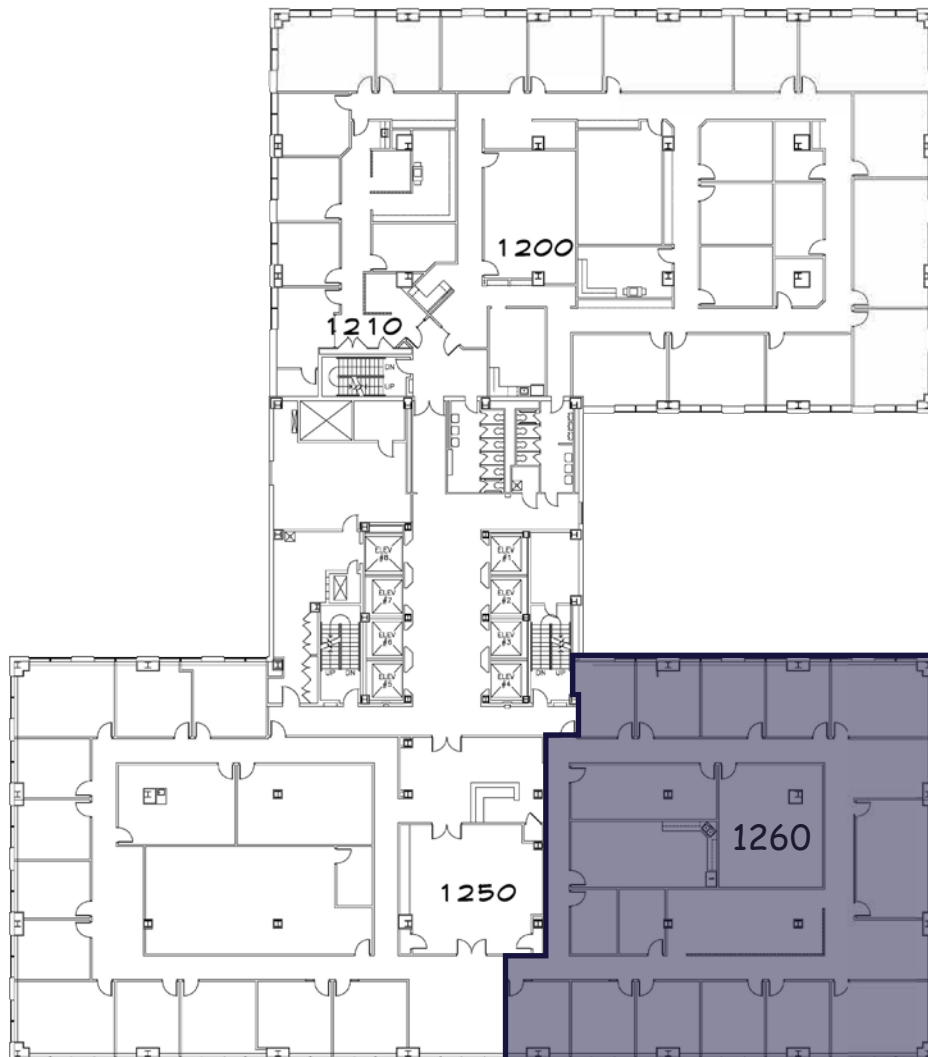


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BOULDER TOWERS OFFICE SPACE

12TH FLOOR
± 7,953 SF





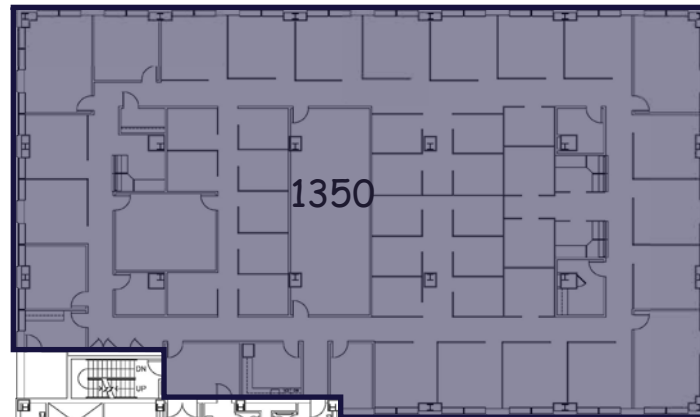
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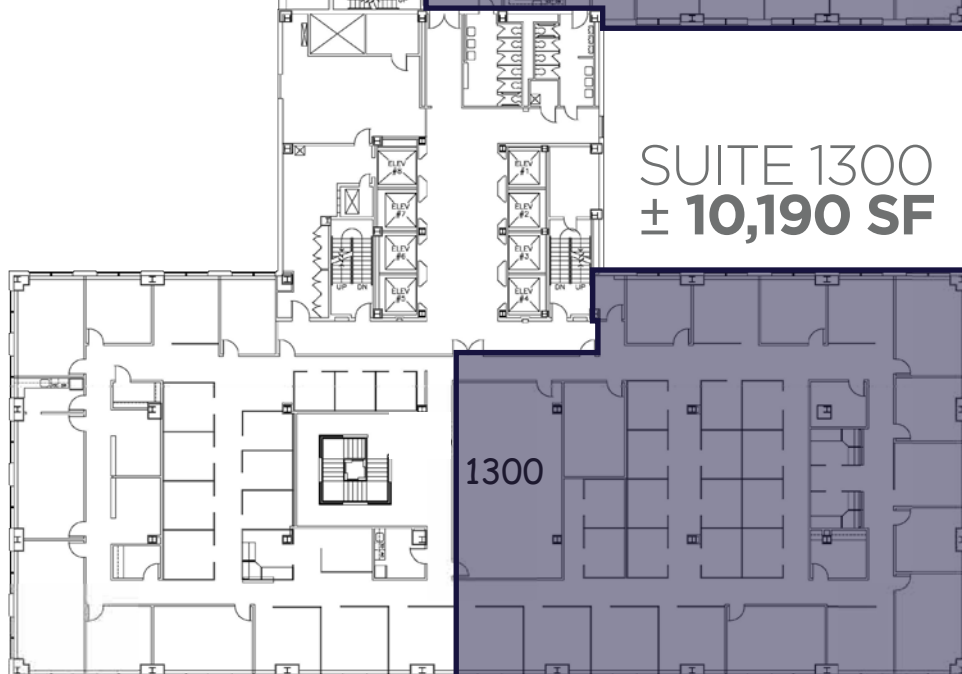
BOULDER TOWERS OFFICE SPACE

13TH FLOOR
± 23,466 SF

SUITE 1350
± 13,276 SF



SUITE 1300
± 10,190 SF



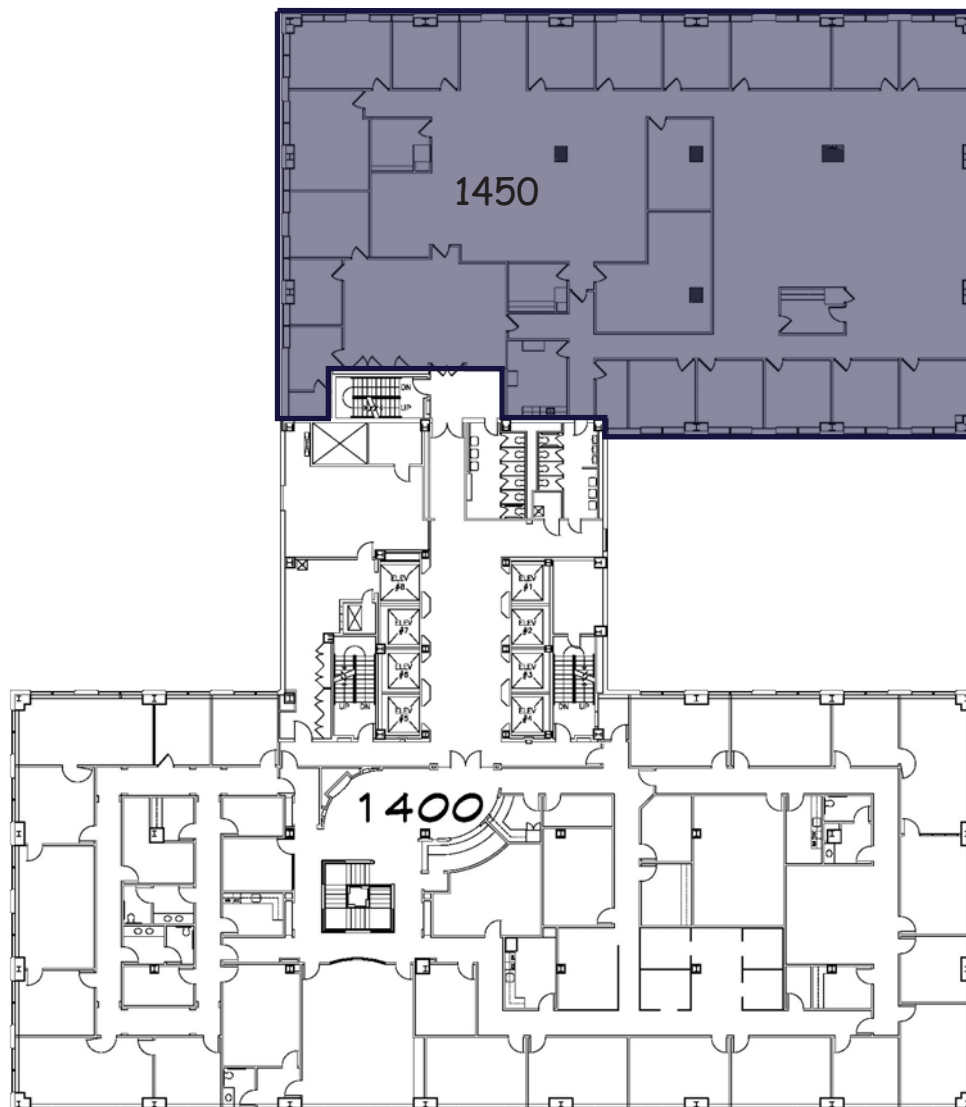


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BOULDER TOWERS OFFICE SPACE

14TH FLOOR
± 13,276 SF



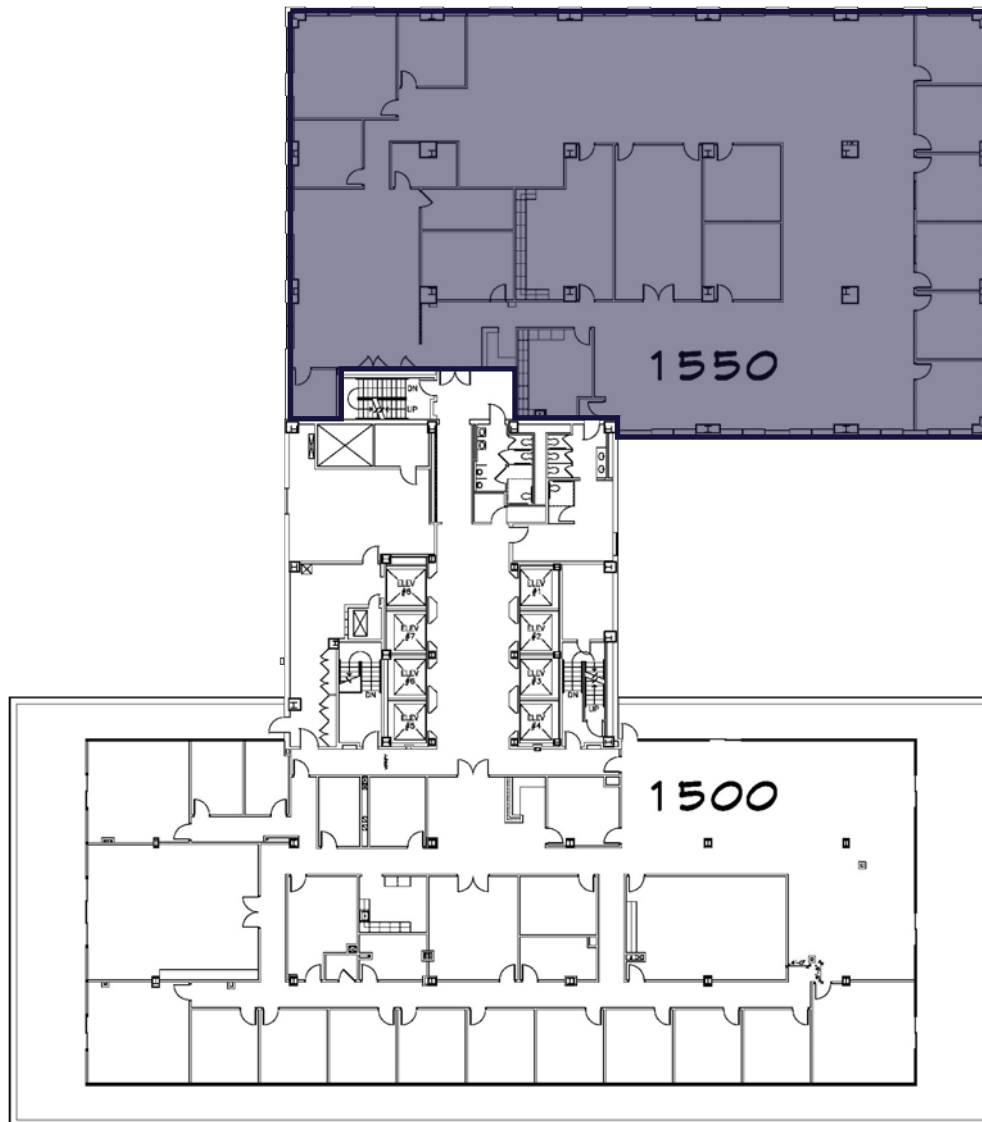


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BOULDER TOWERS OFFICE SPACE

15TH FLOOR
± 12,846 SF

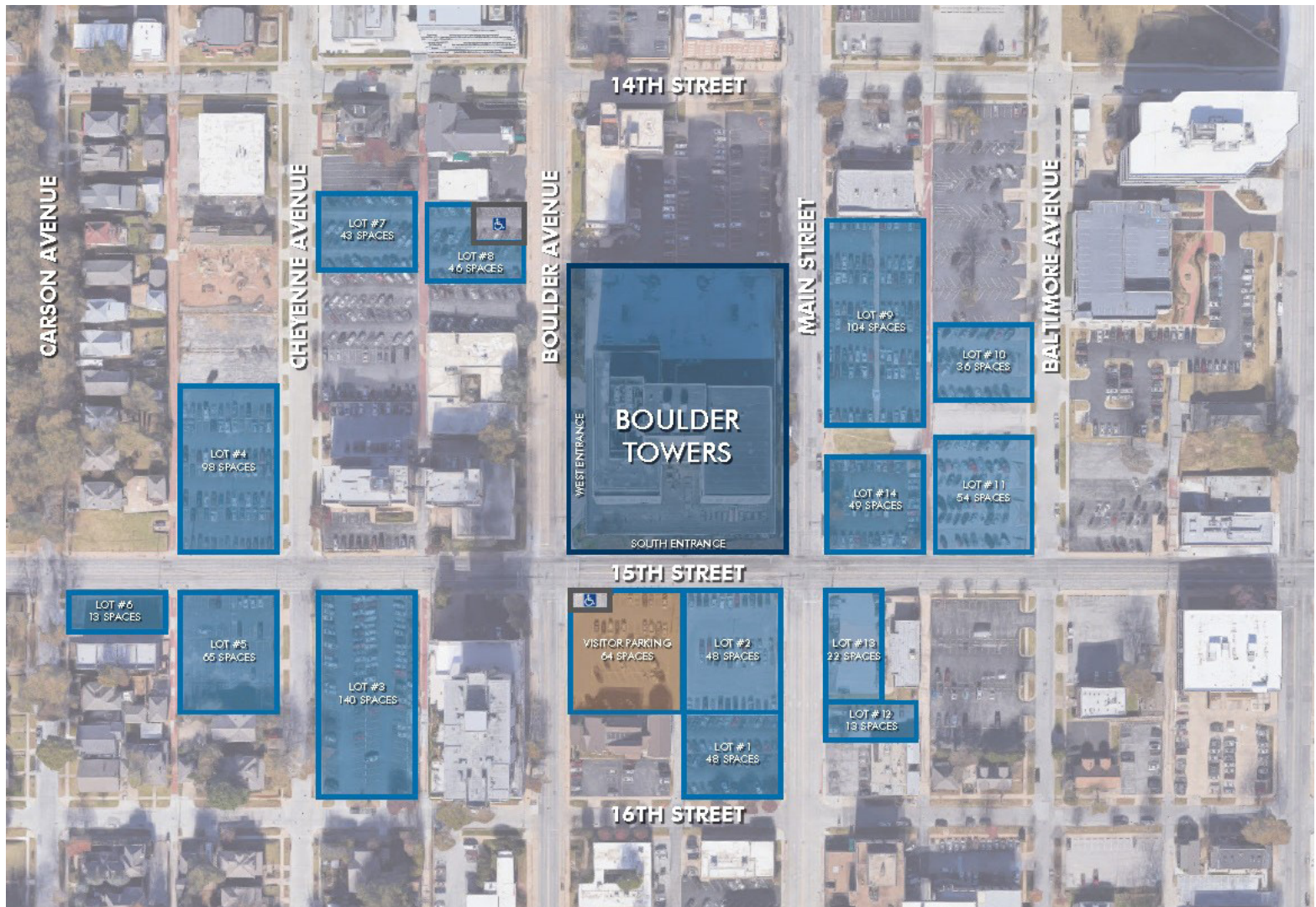




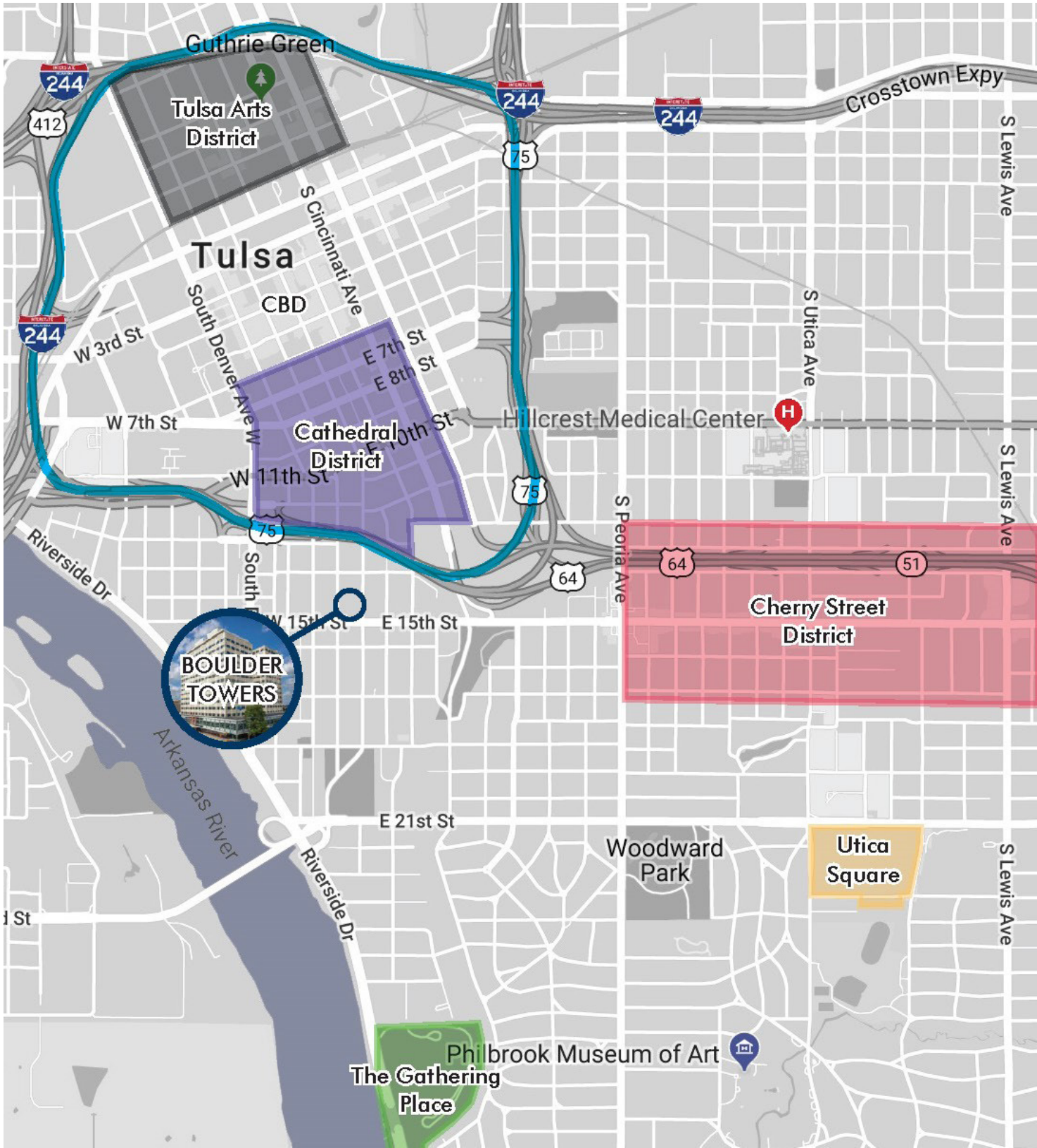
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BOULDER TOWERS PARKING OPTIONS



TULSA CBD DISTRICTS





BOULDER TOWERS

BOULDER
TOWERS

OWNERSHIP OPPORTUNITIES AVAILABLE

FOR SALE
OR LEASE

1437 S BOULDER AVE
TULSA, OK 74119

± 261,896 SF

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