

NEW OFFICE DEVELOPMENT



**FOR LEASE: \$24.00/SF NNN
151,200 SF AVAILABLE**

AREA AMENITIES

- Located Near Restaurants, Multi-Family Apartments, OneOK Baseball Park
- Close Proximity to Highway 412, 75, and Interstate – 244
- Parking is 4:1,000 SF

PROPERTY HIGHLIGHTS

- New Mixed-Used Development Project
- Class A Office Space
- 7 Stories of Office Space (extremely efficient floorplates)
- 21,600 RSF Floorplates



**Jared Andresen, SIOR
President**
+1 918 359 3522
jandresen@commercialoklahoma.com

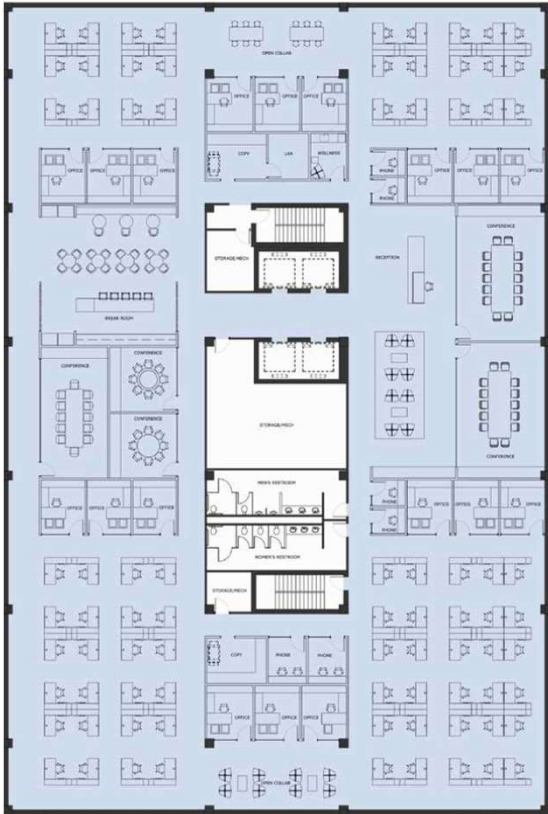
**Scott Schlotfeld
Managing Director**
+1 918 359 3521
sschlotfeld@commercialoklahoma.com

4111 S Darlington Ave, Suite 1190
Tulsa, Oklahoma 74135
Fax: +1 918 703 4934

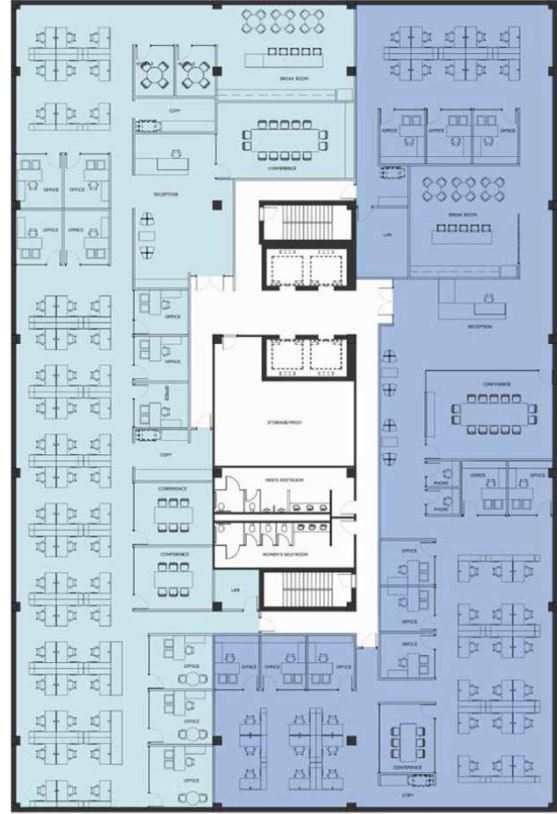
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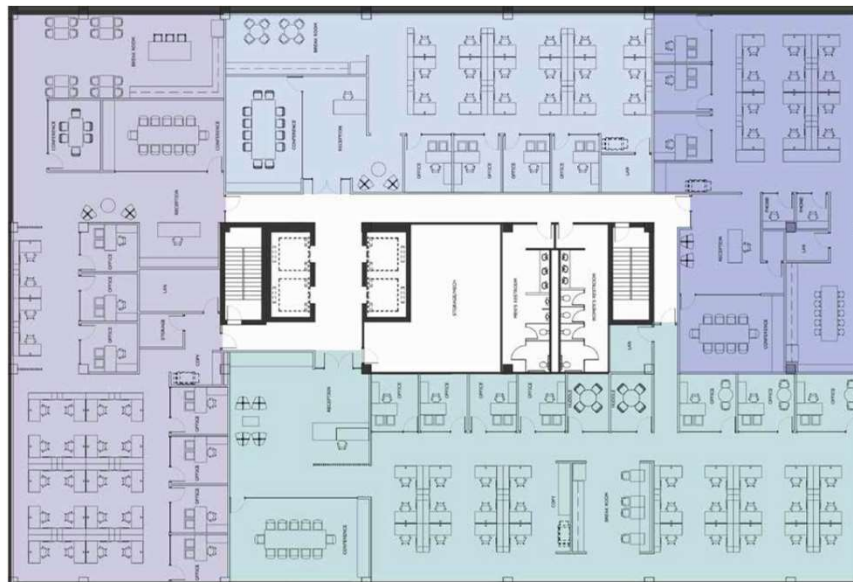
**OFFICE – LAYOUT 1
SINGLE TENANT OPTION**



**OFFICE – LAYOUT 2
MULTI-TENANT OPTION**



**OFFICE _ LAYOUT 3
MULTI-TENANT OPTION**

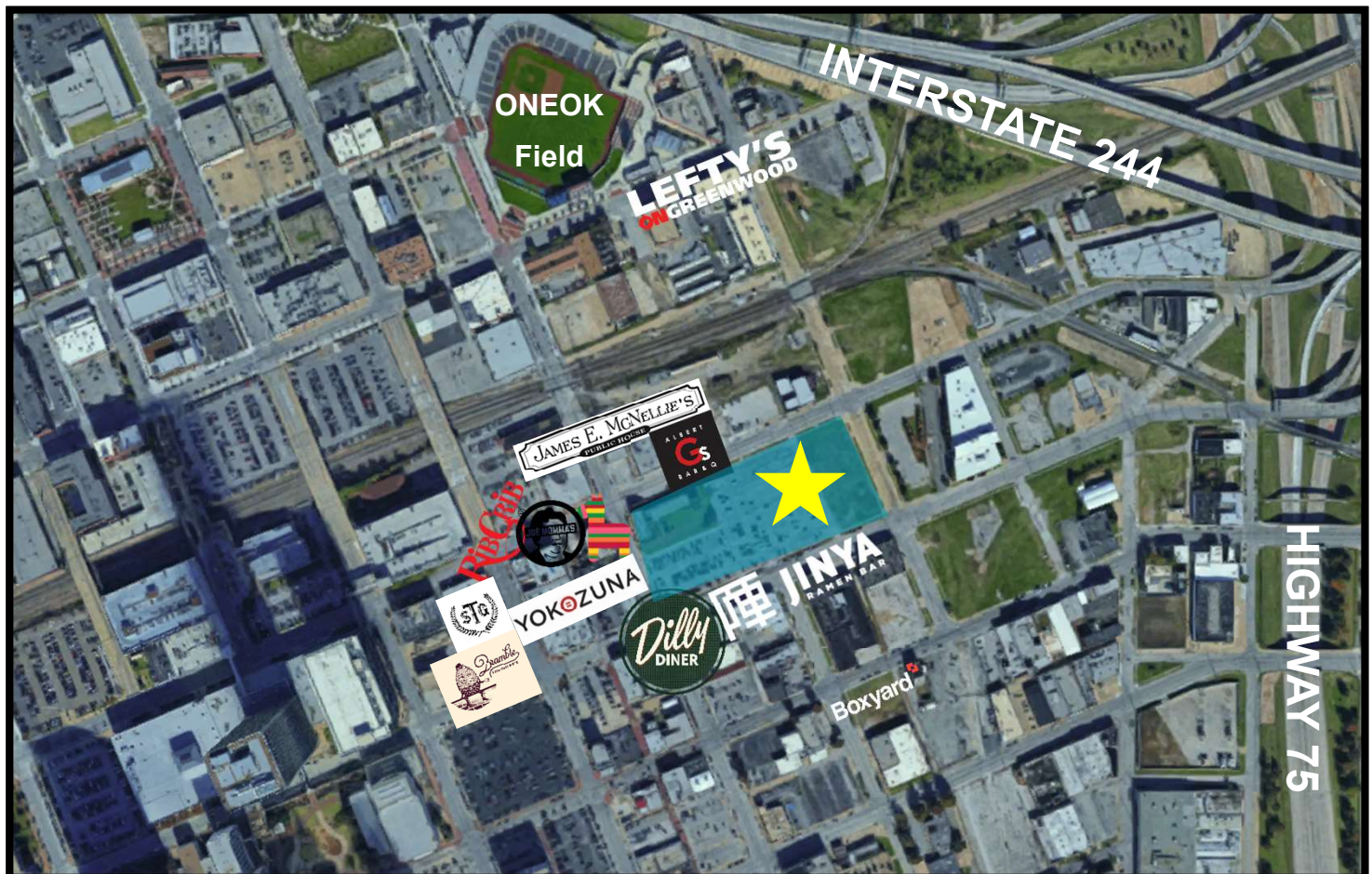


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Restaurants Within Walking Radius:

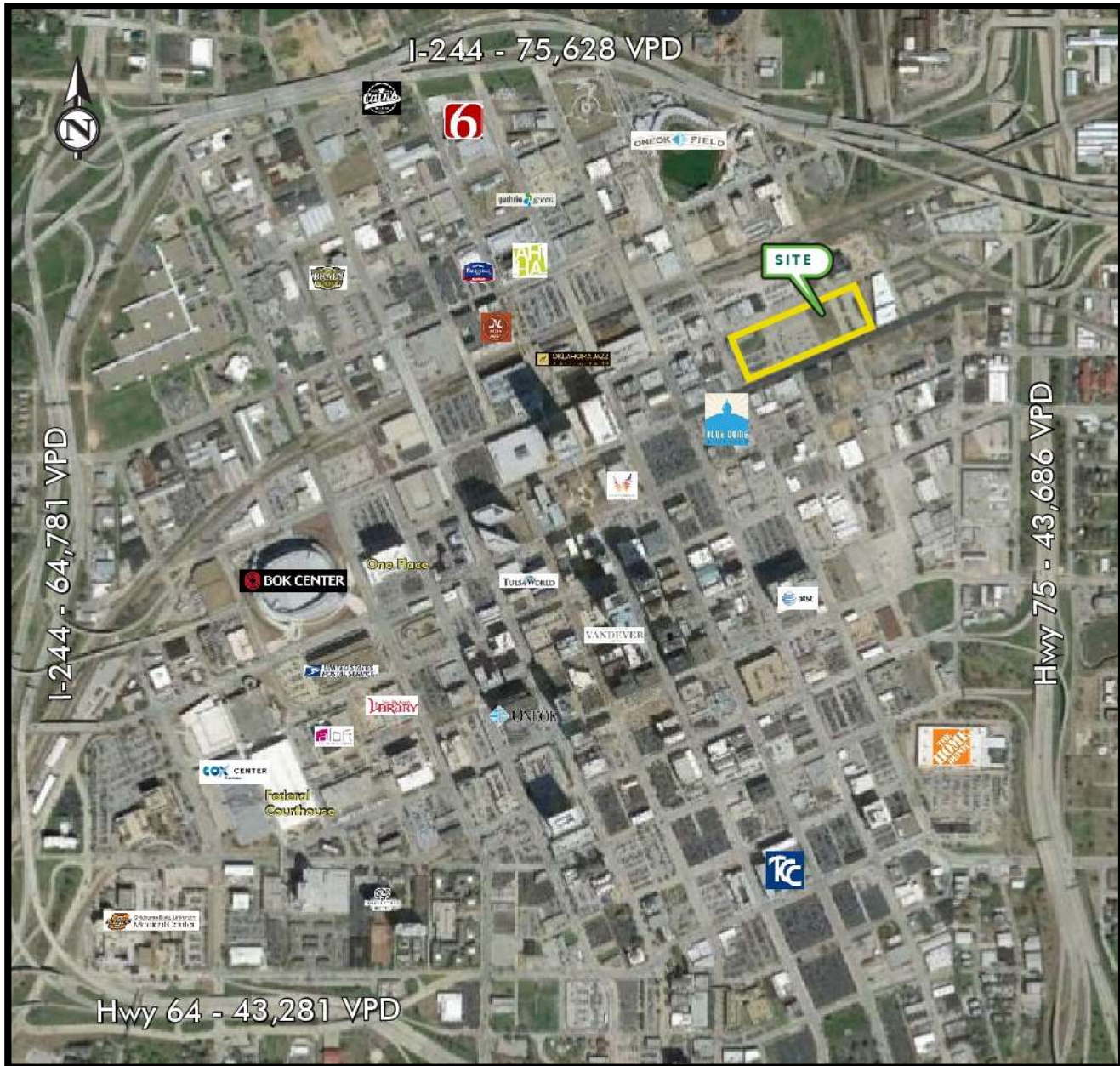
James E McNellie's	Albert G's BBQ
RibCrib	Yokozuna
STG Pizzeria	Lefty's on Greenwood
Jinya Ramen Bar	Joe Momma's
Bramble Breakfast and Bar	El Guapo
Dilly Diner	Juniper



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AERIAL VIEW OF DOWNTOWN CBD



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