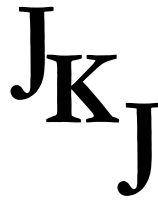


7910 South 101<sup>st</sup> East Avenue  
Tulsa, Oklahoma 74133  
Phone: (918) 495-1550  
Fax: (918) 495-1624  
E-Mail: JKJRealty@JKJCo.com



REALTY COMPANY



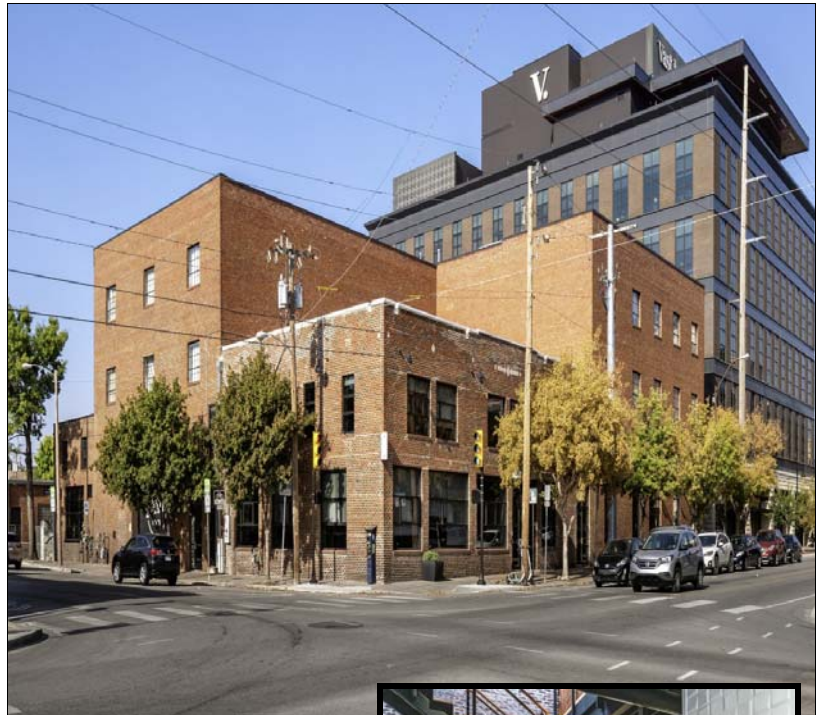
# Downtown Office Space- For SALE or LEASE - Owner/User or Investment

## 301 E. Archer & 109 N. Detroit

(Same Bldg)  
Tulsa, OK

**Purchase Price: \$7,300,000**  
**Cap Rate: 7.08%**  
**Total For Sale: 19,765sf (divisible)**

**Lease Rate: \$26/sf NNN**  
**Available Space: 7,835-19,765**



This 19,765 sf class A+ office space is located in the heart of downtown Tulsa. Strategically located on the corner of Detroit & Archer, this office space has unmatched visibility and walkability for downtown Tulsa. Just steps from the best elevated dining experiences, entertainment venues, museums, and ONEOK Field, this location ensures not only an incredible work environment but also prime exposure for businesses.



This property offers a range of versatility with several options for dividing spaces. With 7,835 - 19,765 sf options, the opportunities are endless. This property would be an ideal location for an owner/user in the current layout or investment at the current cap rate.

**Ground Floor Accessibility | High End Finishes | Completely Upgraded Infrastructure**

For additional information:  
Jordan K. James, CCIM  
(918) 495-1550 | JKJRealty@JKJCo.com | www.JKJRealty.com



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