



One Place Tower

202 S CHEYENNE AVE, TULSA, OK 74103

 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

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Property Summary

One Place Tower offers full floors and contiguous floor options, making it ideal for companies seeking a highly professional and efficient workspace in Downtown Tulsa's Central Business District. Formerly home to Coterra Energy, this Class A office building features expansive views of the downtown skyline, first-class interior finishes, and can accommodate immediate move-in requirements.

Tenants benefit from 24-hour access, on-site property management, and controlled security access on each floor, ensuring convenience and peace of mind. The property also includes 440 garage parking spaces, with over 1,152 total spaces available in the area for parking on evenings and weekends.

On the ground floor, Ti Amo Ristorante Italiano provides on-site dining, while the adjacent building offers additional food options, all without leaving the premises. This is an exclusive opportunity to secure Class A office space with immediate availability and unmatched amenities in the heart of downtown.

RENTAL RATE	\$25.00 SF/yr (Full Service)
AVAILABLE SPACE	28,053 to 308,583 SF / 11 Full Floors
OFFICE / BUILDING CLASS	A
ZONING	CBD
STORIES	18
AVERAGE FLOOR SIZE	28,053 SF
BUILDING SIZE	328,547 SF
PARKING GARAGE	440 spaces
YEAR BUILT	2013



Property Amenities

SECURITY

- 24/7 Building Security
- On-site armed security guards (TenSeven)
- On-site Engineers and Building Management
- 70 on site surveillance cameras, monitoring the perimeter, entrances, public lobbies, and five locations on every garage level.
- Secured garage facilities accessible 24/7 by tenants.

FIRE LIFE SAFETY SYSTEMS

- Fully Sprinkled Building
- ADA Strobe/Visual Systems, throughout common areas including conference rooms.
- Voice enunciation System
- Pressurized Stairwells
- Two smoke detectors per floor
- Two fire alarm pull stations per floor

HVAC SYSTEMS

- Chilled water & Steam provided by Vicinity Energy
- Variable Air Volume System with Reheats (VAV)
- An average of 33 Zones per floor.
- Each corner office has its own VAV with an occupant-controlled thermostat.
- Night and weekend cooling is available

ELECTRICAL SYSTEMS

- Downtown is served by two sources, in the event one source is compromised, power is not lost to the property.
- 480-volt electrical riser, with six 250-amp panels per floor.
- Building electrical system capable of 11 watts per square foot.
- 250KW Emergency generator powers emergency egress lighting, elevators, security systems, fire panel, and fire pump in the event of power loss.



440 GARAGE
PARKING
SPACES



ON-SITE
RESTAURANT



FIRST CLASS
BUILDING
SYSTEMS



ON-SITE
SECURITY
STAFF



4 ACCESSIBLE
ELEVATORS



WALKABLE
LOCATION

Property Amenities

PHASE I: CONFERENCE CENTER



Estimated completion by year-end 2027*

PHASE II: GYM, LOUNGE, & GOLF SIMULATOR



Estimated completion by year-end 2028*

*Timeline subject to lease-up schedule and tenant requirements

Property Photos



OFFICE VIEWS



BREAK ROOM



MAIN ENTRANCE



LOBBY & SECURITY DESK



CONFERENCE ROOM

Location Highlights



PRIME DOWNTOWN LOCATION

Situated at 202 S Cheyenne Avenue in the heart of Tulsa's central business district.



PROXIMITY TO MAJOR INSTITUTIONS

Steps from Tulsa City Hall, US Federal Building, BOK Tower, Tulsa County Courthouse, and Tulsa Municipal Court.



VIBRANT ENTERTAINMENT ACCESS

Walkable to the BOK Center and Tulsa Performing Arts Center for concerts, shows, and events.



DYNAMIC DINING & NIGHTLIFE

Surrounded by dozens of local restaurants, bars, and social venues.



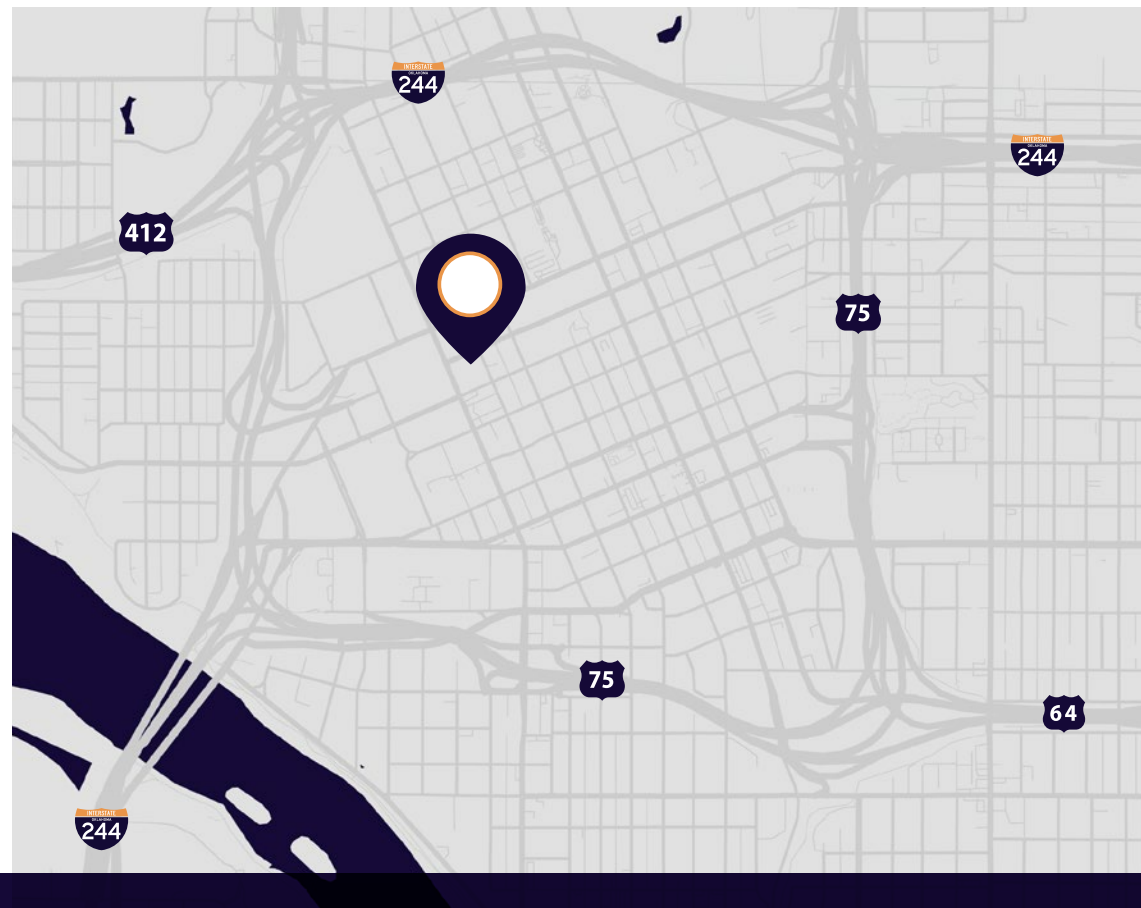
CONVENIENT FOR TRAVELERS

Multiple upscale hotels within easy walking distance.

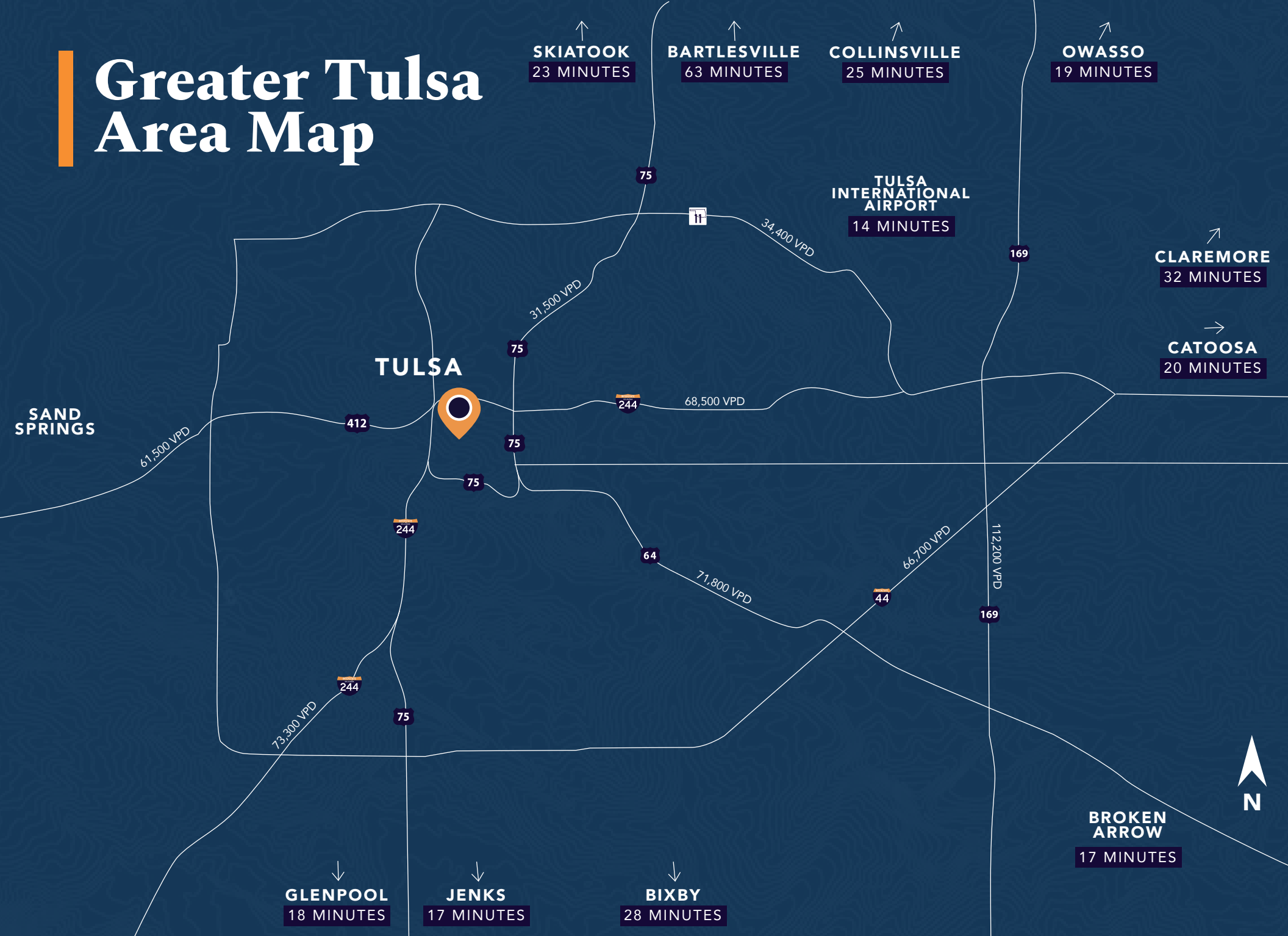


SEAMLESS TRANSIT & PARKING

Easy access to public transportation, valet services, and covered parking garages, making commuting and client visits a breeze.



Greater Tulsa Area Map



Property Aerial

Tulsa
THEATER

guthrie green

BOK TOWER

CommunityCare

TULSA CITY HALL

TULSA PERFORMING ARTS CENTER
TPAC

BOK CENTER

S DENVER AVE (6,000 VPD)

Hampton Inn

S BOULDER AVE

S CHEYENNE AVE

PAGE BELCHER
FEDERAL BUILDING

Tulsa City-County
LIBRARY

THE MAYO

ONEOK

Parking Availability

 BOK CENTER

W 1ST ST

P

P

W 2ND ST

ARENA
PUB & GRILL

MAIN
ENTRANCE

Ti Amo
RESTAURANT & BAR

P

↑
P
↓

S DENVER AVE (6,000 VPD)

W 3RD ST

P

Hampton Inn

S CHEYENNE AVE

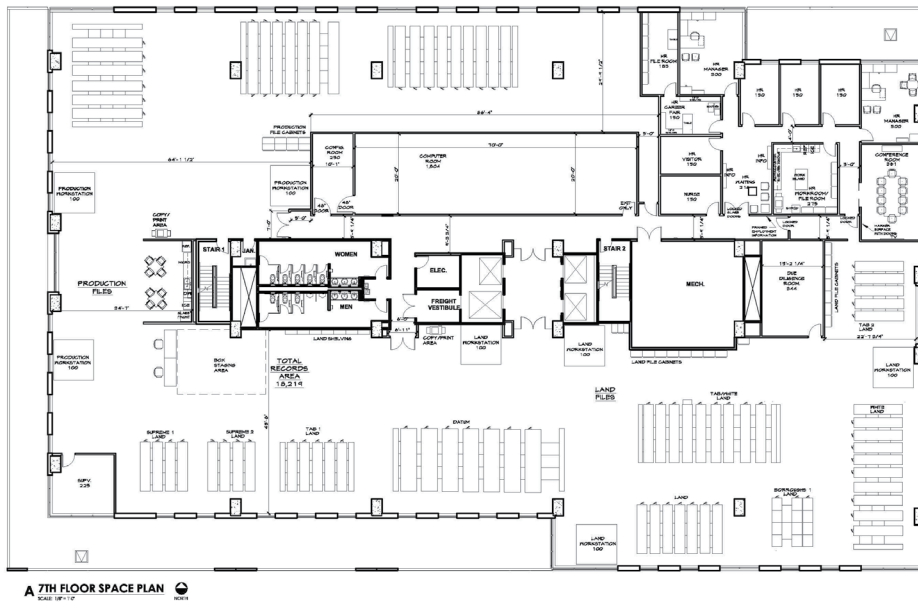
FEDERAL
GOVT. OFFICE

SOUTH BORDER AVE W

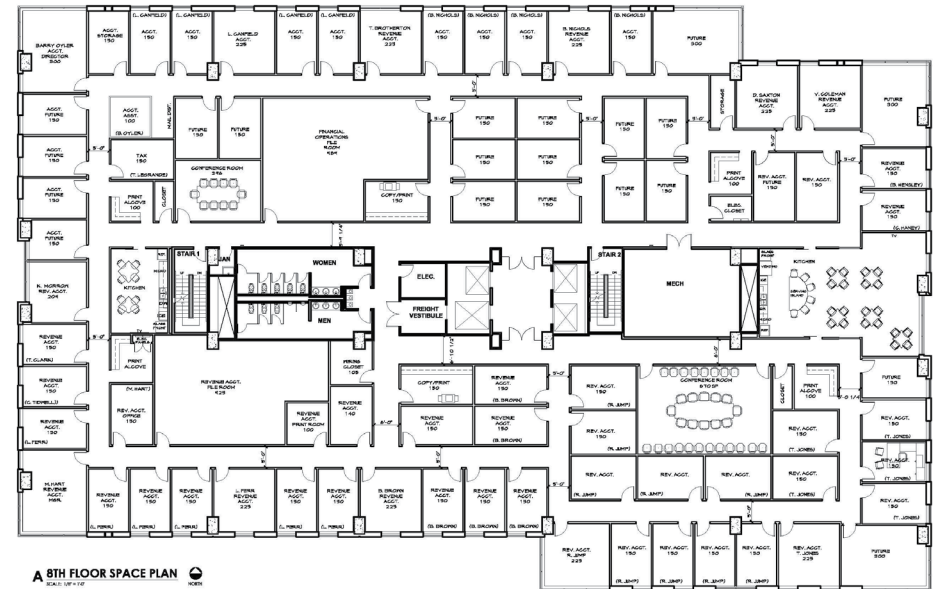
PAGE BELCHER FEDERAL BUILDING
U.S. COURT HOUSE AND POST OFFICE

P

7TH FLOOR
28,053 SF



8TH FLOOR
28,053 SF



Floor Plans



9TH FLOOR
28,053 SF



10TH FLOOR
28,053 SF

Floor Plans



A 11TH FLOOR SPACE PLAN
Scale: 1/8" = 1'-0"

11TH FLOOR
28,053 SF



A 12TH FLOOR SPACE PLAN
Scale: 1/8" = 1'-0"

12TH FLOOR
28,053 SF

Floor Plans



A 13TH FLOOR SPACE PLAN
SCALE: 1/8" = 1'-0"

13TH FLOOR

28,053 SF



A 14TH FLOOR SPACE PLAN
SCALE: 1/8" = 1'-0"

14TH FLOOR

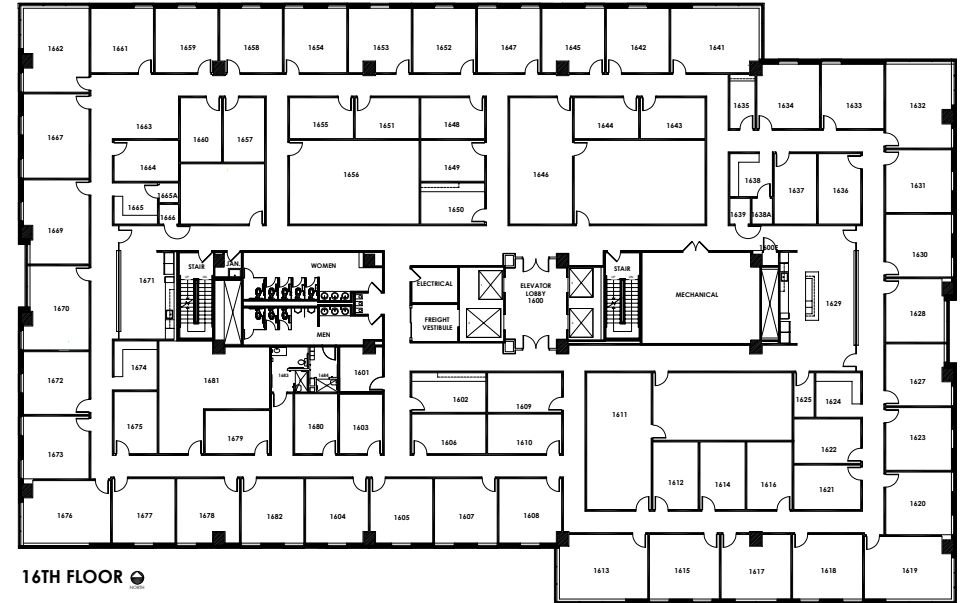
28,053 SF

Floor Plans



A 15TH FLOOR SPACE PLAN
SCALE: 1/8" = 1'-0"

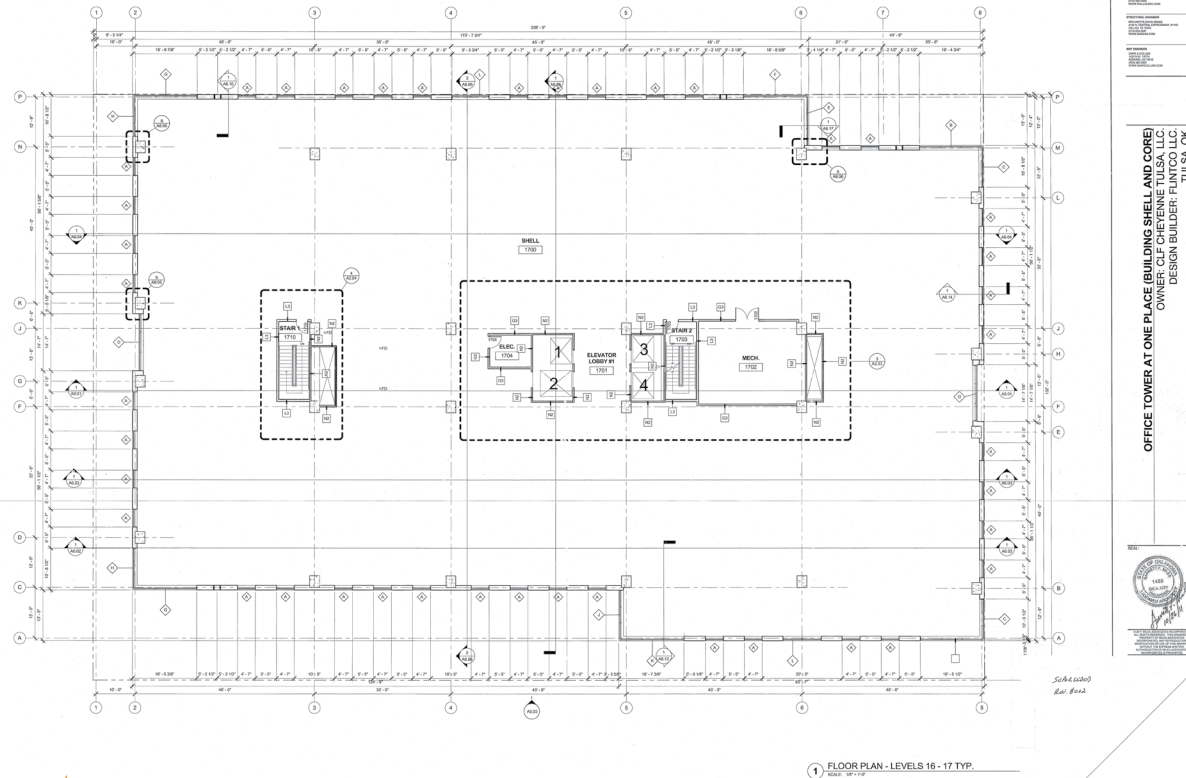
15TH FLOOR
28,053 SF



16TH FLOOR

16TH FLOOR
28,053 SF

Floor Plans



An aerial photograph of the Tulsa, Oklahoma skyline at sunset. The sky is a mix of orange, pink, and purple. Several skyscrapers are visible, including the BOK Center on the left and the One Place Tower on the right. The city lights are beginning to glow, and the overall scene is a vibrant representation of the city's urban landscape.

Tulsa, Oklahoma

Tulsa, Oklahoma, is a rising regional economic hub with a diversified economy and strong momentum across multiple sectors, including energy, aerospace, healthcare, and professional services. Anchored by institutions such as ONEOK, Williams Companies, and BOK Financial, Tulsa also supports a growing ecosystem of tech startups and advanced manufacturing. The city benefits from a pro-business climate and a skilled workforce, making it an **attractive destination for corporate relocations and capital investment**.

Tulsa's economic foundation is supported by a strategic **central U.S. location and robust infrastructure**, including Interstates 44, 244, and U.S. Highway 75, and proximity to Tulsa International Airport. The city is home to the Tulsa Port of Catoosa, one of the largest inland river-ports in the nation, supporting regional and national commerce. Continued investments in public infrastructure and broadband expansion bolster long-term growth.

The **commercial real estate market in Tulsa remains resilient**, characterized by low vacancy in prime office corridors, stable demand for medical office and retail assets, and ongoing redevelopment activity in the urban core. Class A office product near the BOK Center and the Arts District continues to see strong leasing interest.

Investors are drawn to the **market's relative affordability and long-term upside potential**.

Tulsa's livability continues to gain national attention, supported by its cultural institutions, outdoor amenities, and revitalized downtown. The city boasts a vibrant arts and music scene, a nationally acclaimed park system including the award-winning Gathering Place, and top-rated healthcare facilities. Education is a regional strength, led by the University of Tulsa and Tulsa Community College.

With favorable demographics, affordable land values, and strong public-private partnerships, Tulsa is **well-positioned for continued growth**, making it an increasingly attractive destination for businesses and real estate investors alike.

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