

BUILDING DESCRIPTION

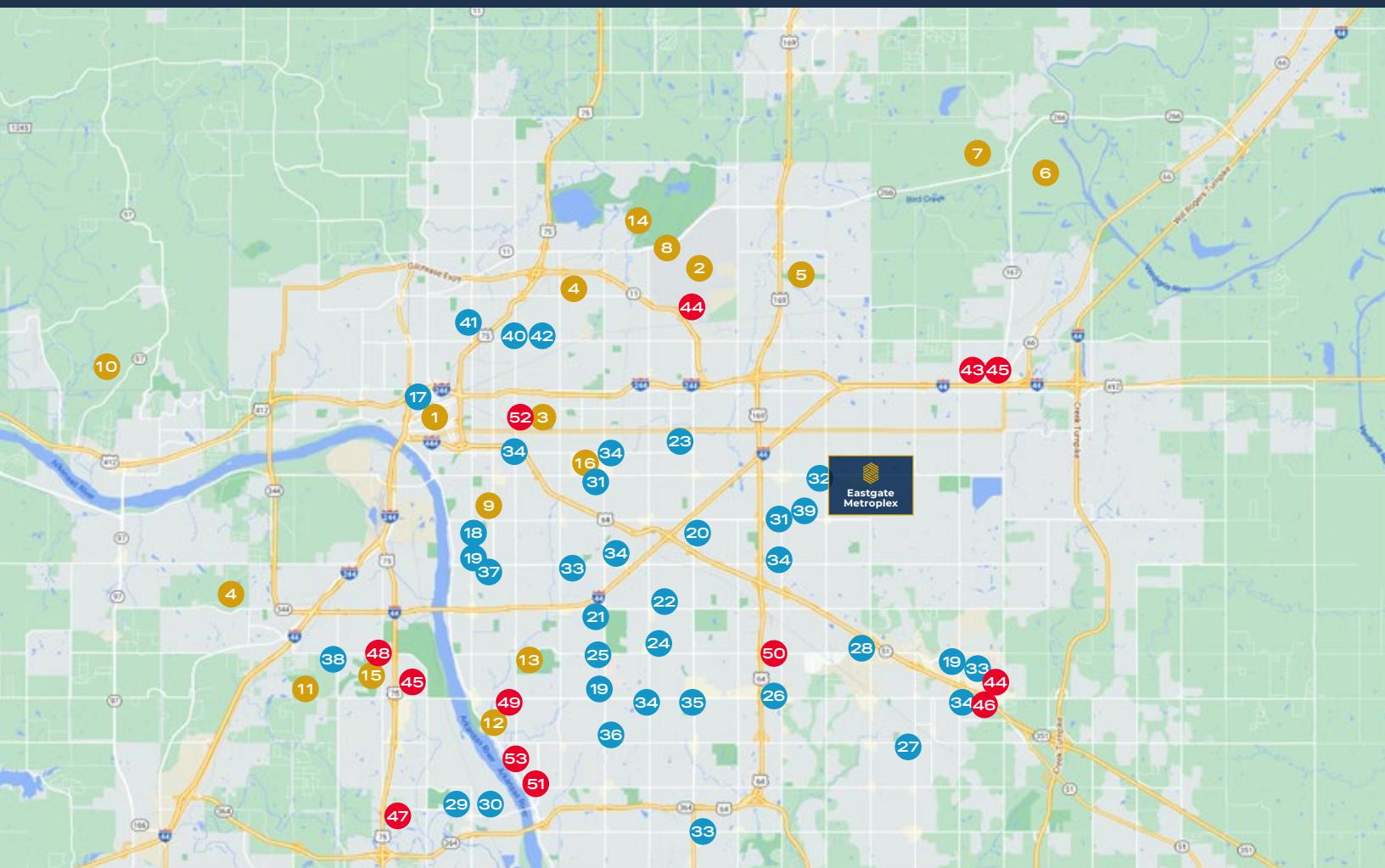
EASTGATE METROPLEX

1,016,500 RSF



Eastgate Metroplex, is a former mall located in the thriving market of Tulsa, Oklahoma. Built in 1986, the asset was repositioned and redeveloped in 2007 into an mixed-use complex catering to large tenants seeking open floor plans with abundant parking. With over 1,000,000 square feet, the robust amenity mix has secured multiple Fortune Top 100 companies.

AREA MAP



POINTS OF INTEREST

1. Tulsa CBD	5. Tulsa Raceway Park	9. Philbrook Museum of Art	13. Golden Driller Statue
2. Tulsa International Airport	6. Tulsa Port of Catoosa	10. Osage Casino	14. Tulsa Zoo
3. The University of Tulsa	7. The Patriot Golf Club	11. Oaks Country Club	15. Page Belcher Golf Course
4. Tulsa Community College	8. Tulsa Air and Space Museum	12. River Spirit Casino Resort	16. Southern Hills Country Club

FOOD & DRINK

17. Sisserou's Caribbean Restaurant & Catering	22. The Spudder	29. Hugo's Family Restaurant	36. The Fresh Market
18. The Brook Restaurant and Bar	23. Jesse's Restaurant	30. Jenks Restaurant	37. Whole Foods Market
19. Charleston's Restaurant	24. Savoy	31. Walmart	38. Shop & Save Market
20. Bill & Ruth's Restaurant	25. Pub W	32. ALDI	39. Harp's Food Stores
21. Big Whiskey's American Restaurant & Bar	26. Bonefish Grill	33. Sprout's Farmers Market	40. Save A Lot
	27. Duffy's Restaurant	34. Reasor's	41. Oasis Fresh Market
	28. Shiloh's	35. WinCo Foods	42. R & R Food Store

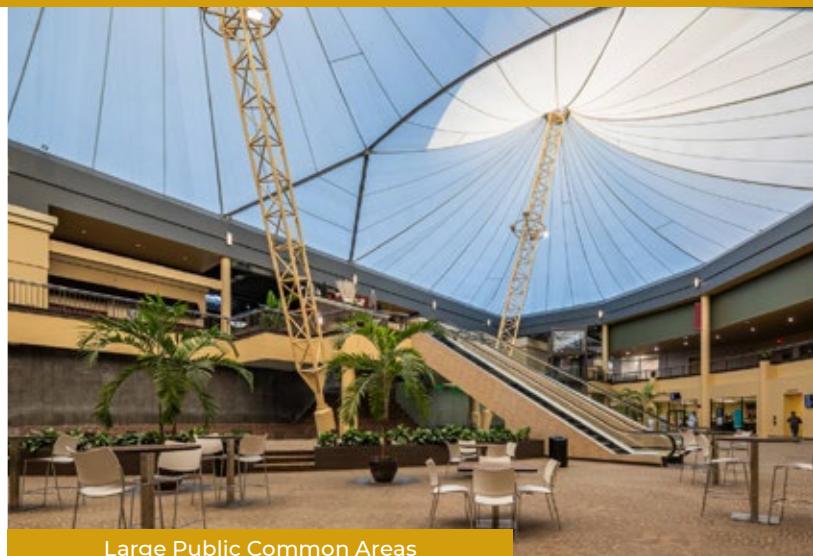
LODGING

43. Hard Rock Hotel and Casino	46. Holiday Inn Express & Suites	49. Marriott	52. The Campbell Hotel
44. Hilton Garden Inn	47. Candlewood Suites	50. Renaissance Tulsa Hotel	53. River Spirit Casino Resort
45. Hampton Inn & Suites	48. SpringHill Suites by Marriott	51. Days Inn by Wyndham	

AMENITY HIGHLIGHTS



Cafe



Large Public Common Areas



On-Site Restaurant



24 hour ATM

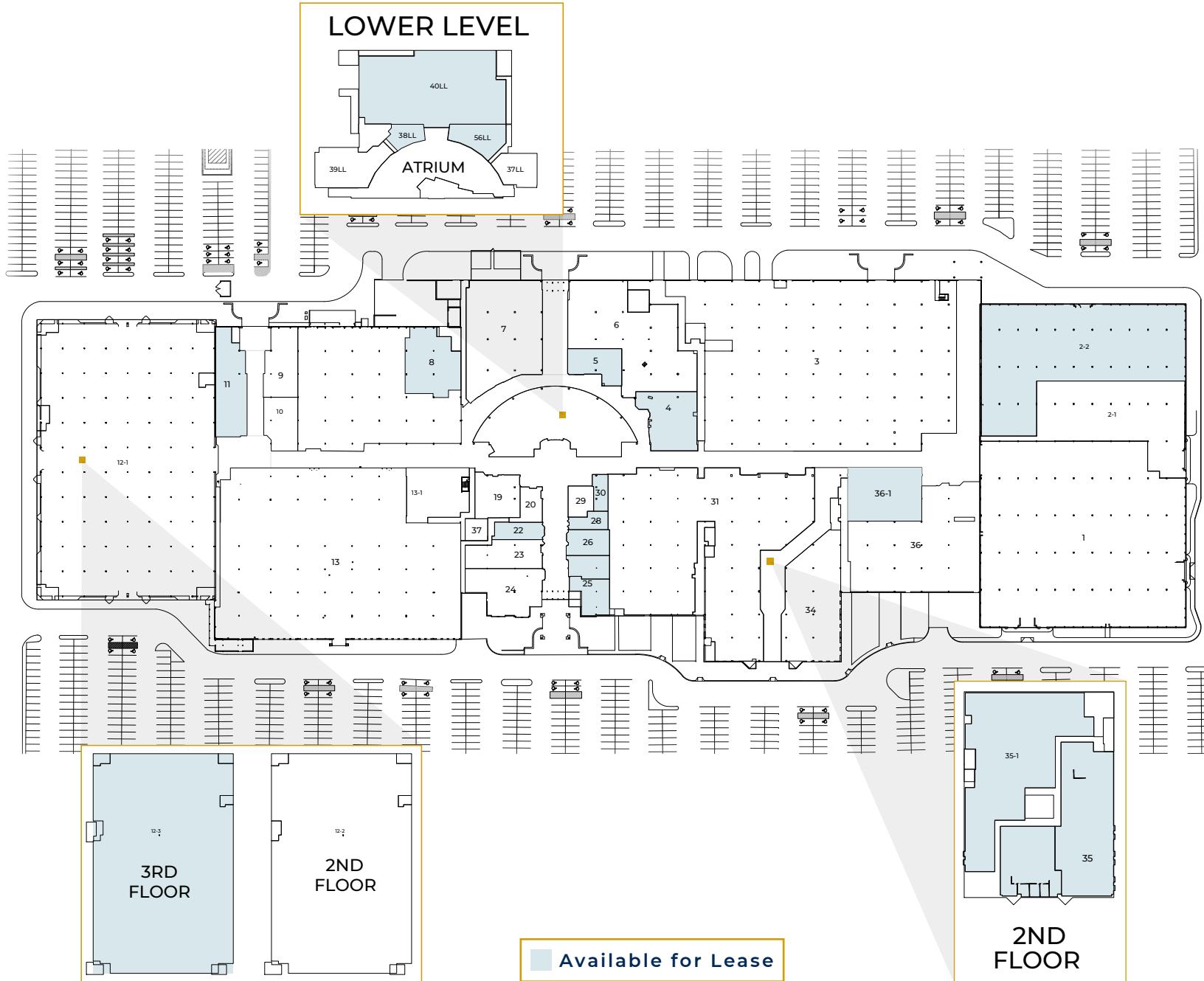


On-Site Healthcare Providers



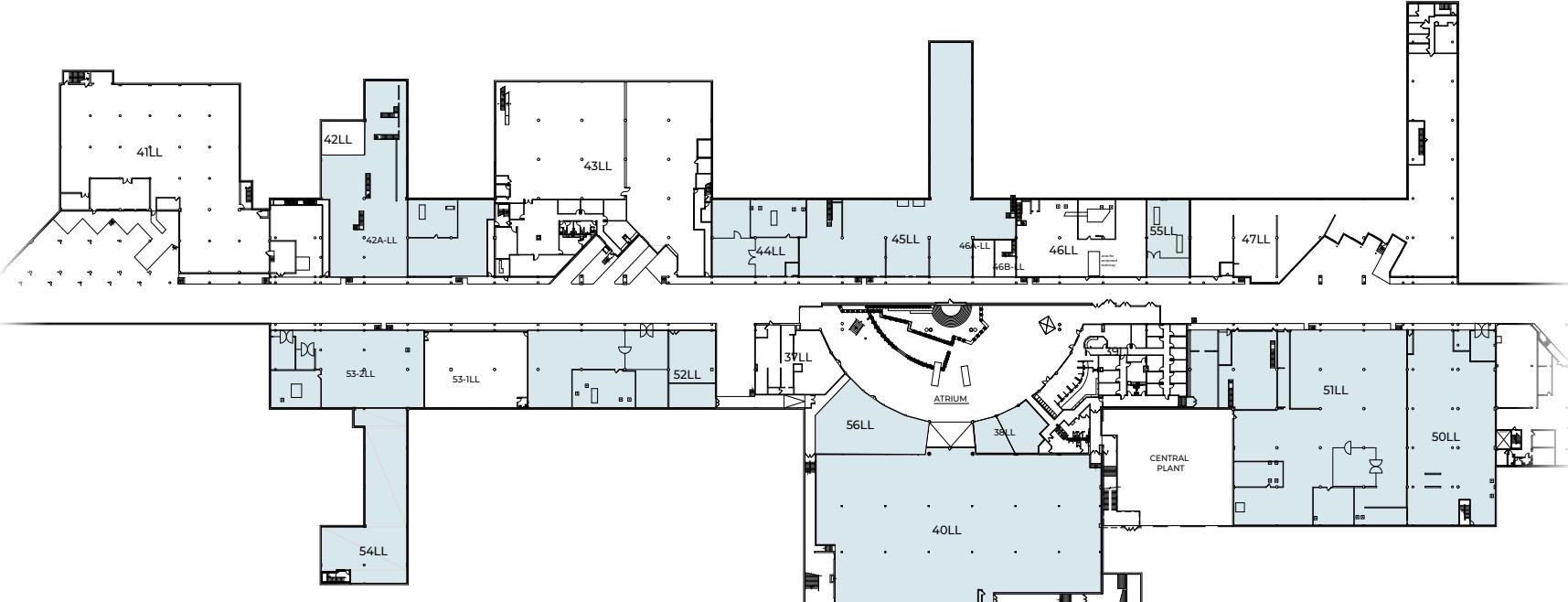
Fitness Center

Upper Level



Lower Level^{*}

FLOOR PLANS



SUITE #	RSF	SUITE #	RSF
38LL	1,950	50LL	11,800
40LL	28,150	51LL	26,000
41LL	22,900	52LL	10,150
42A-LL	12,250	53-2LL	8,300
43LL	25,250	54LL	6,700
44LL	4,900	55LL	2,350
45LL	16,100	56LL	3,900

Available for Lease

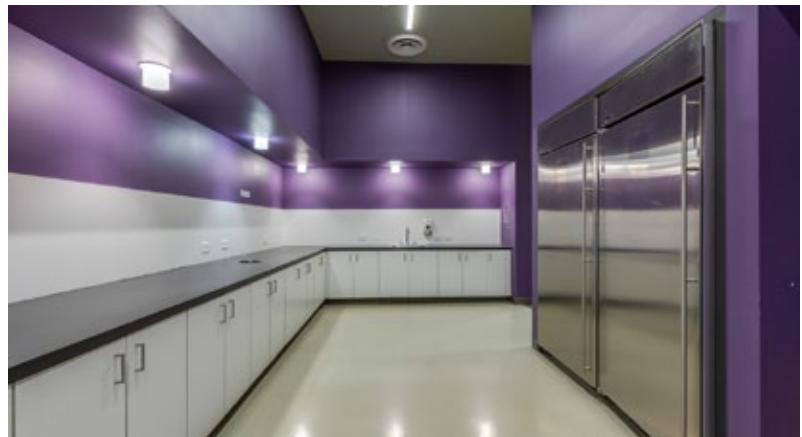
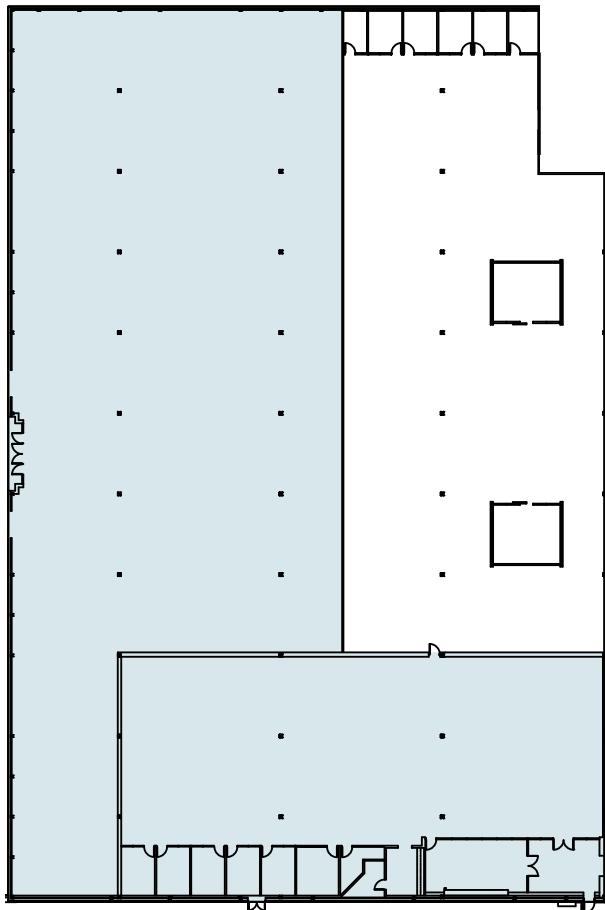
*For more information about our lower level spaces, please reach out to:

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Suite 2-2

35,400 RSF



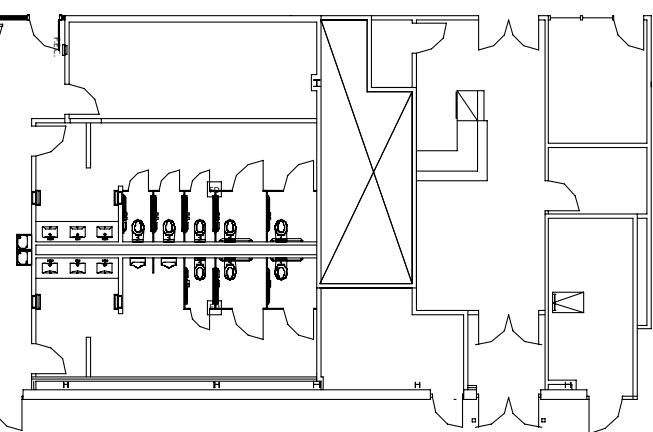
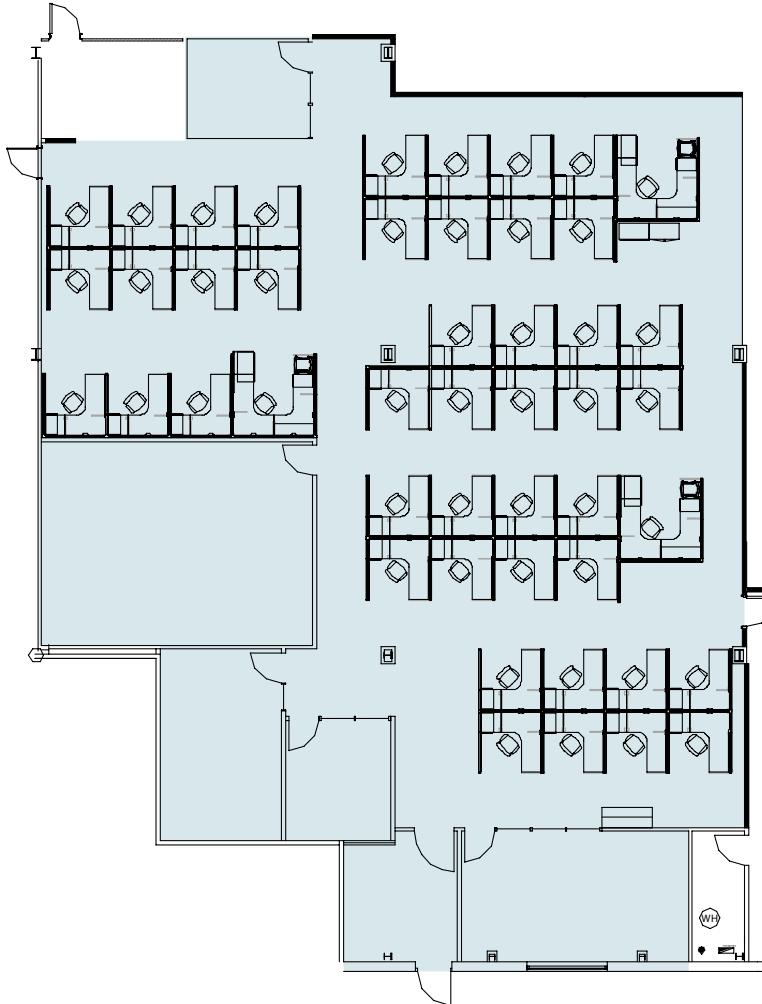
HIGHLIGHTS

- Located right off an exterior entrance
- 18' ceiling
- Partially outfitted with beautiful build out
- Adaptable for many uses
- Abundant parking available
- Option for direct employee entrance from the parking lot
- Option to have loading directly into the space



Suite 8

6,700 RSF



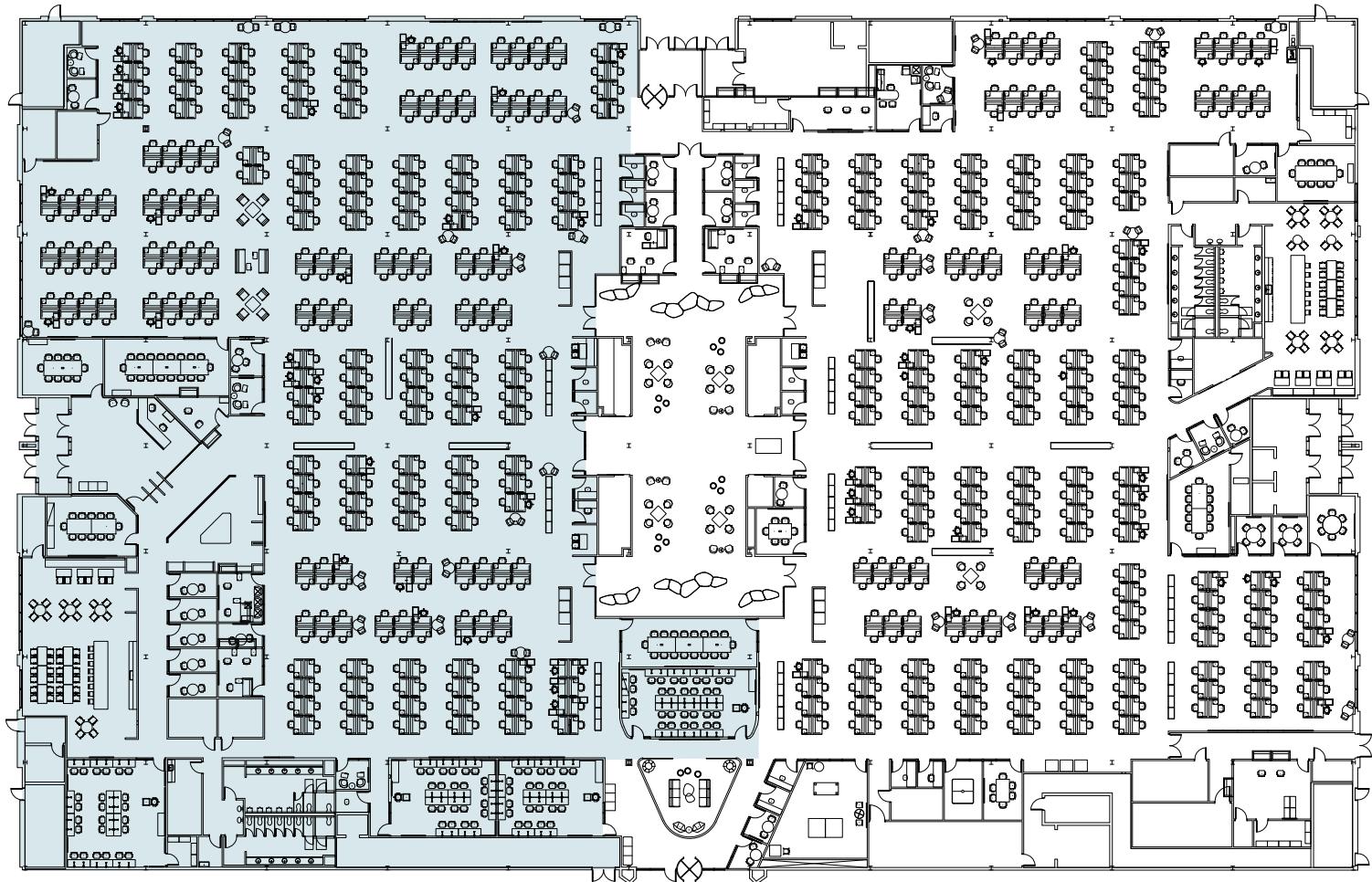
HIGHLIGHTS

- Fully furnished
- Generator backed up
- Electrical costs estimate at \$0.06/kW hour
- Secure storage space with loading available
- Training and conference rooms
- Direct and private access from the parking lot



Suite 12-1

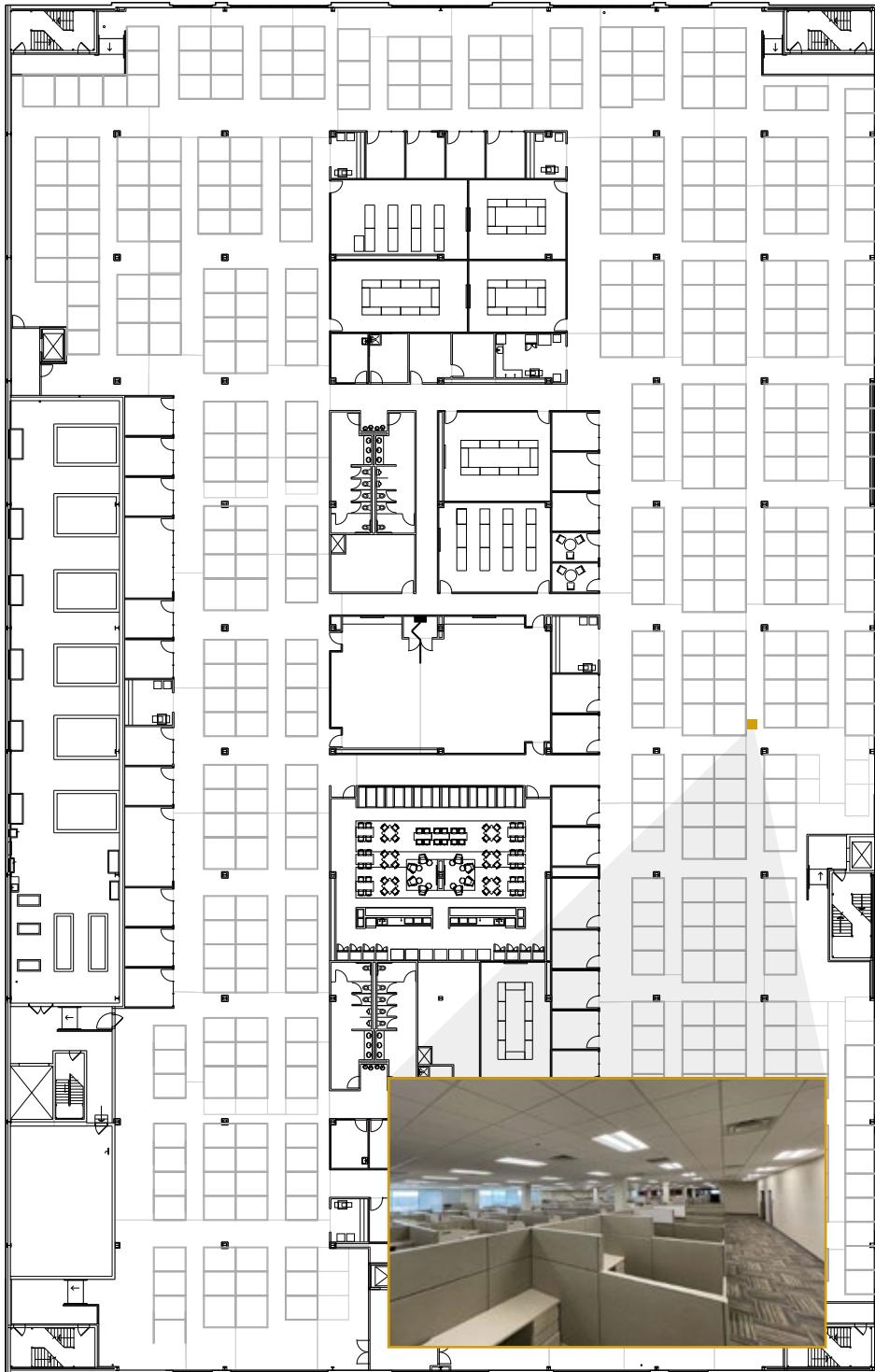
42,100 RSF



FLOOR PLANS

Suite 12-3

77,900 RSF



HIGHLIGHTS

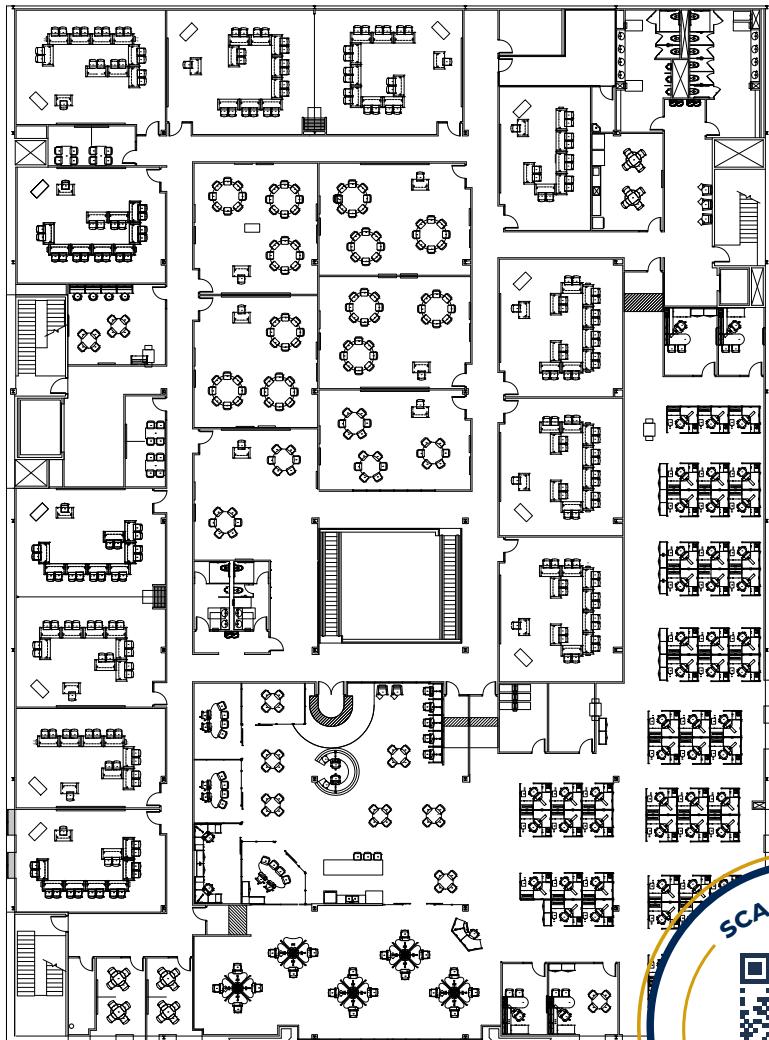
- Fully furnished - seats 473 employees
- Generator backed up
- Electrical costs estimate at \$0.06/kW hour
- Potential expansion space available
- Private restrooms within the space
- Expansive window line with an abundance of natural light
- Beautiful and spacious cafe/break-room
- Large contiguous floor plate
- Secure storage space with loading available



FLOOR PLANS

Suite 35

38,250 RSF



HIGHLIGHTS

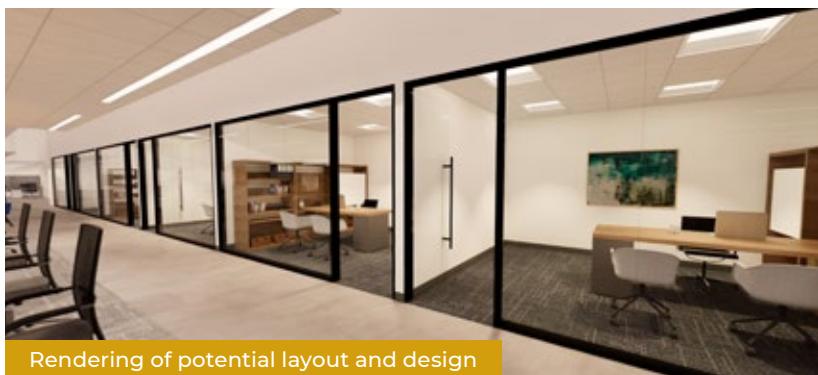
- Fully built-out space
- Easily divisible floor plate - great for future growth
- Beautiful reception and cafe area
- Training rooms/class rooms
- Can be delivered partially furnished
- Exansive windowline – lots of natural light



FLOOR PLANS

Suite 40

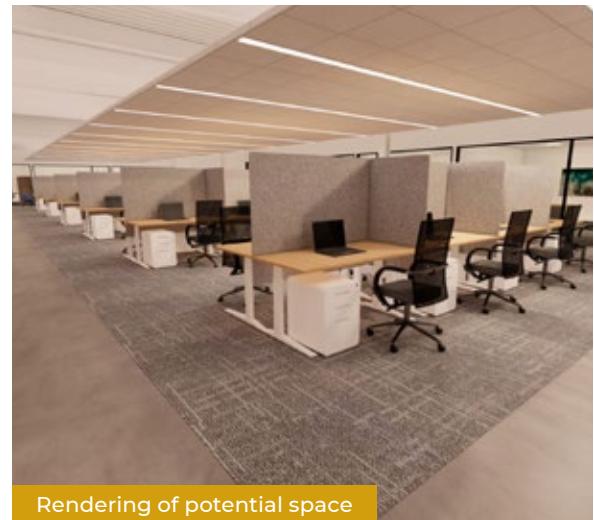
28,100 RSF



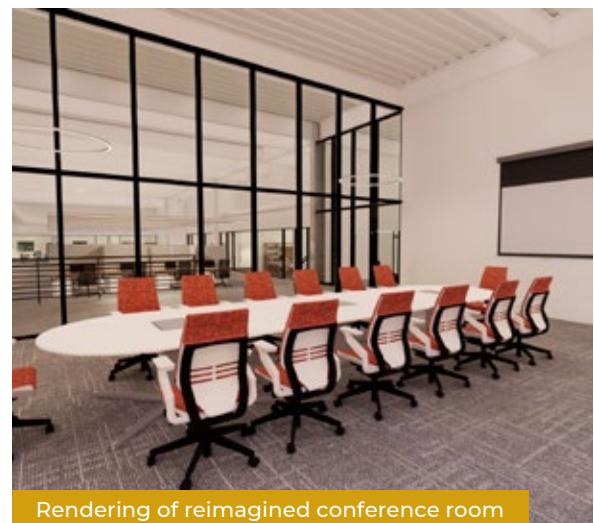
Rendering of potential layout and design

HIGHLIGHTS

- 18" high ceilings
- Built to suit
- Located off the Atrium
- Near the properties water features



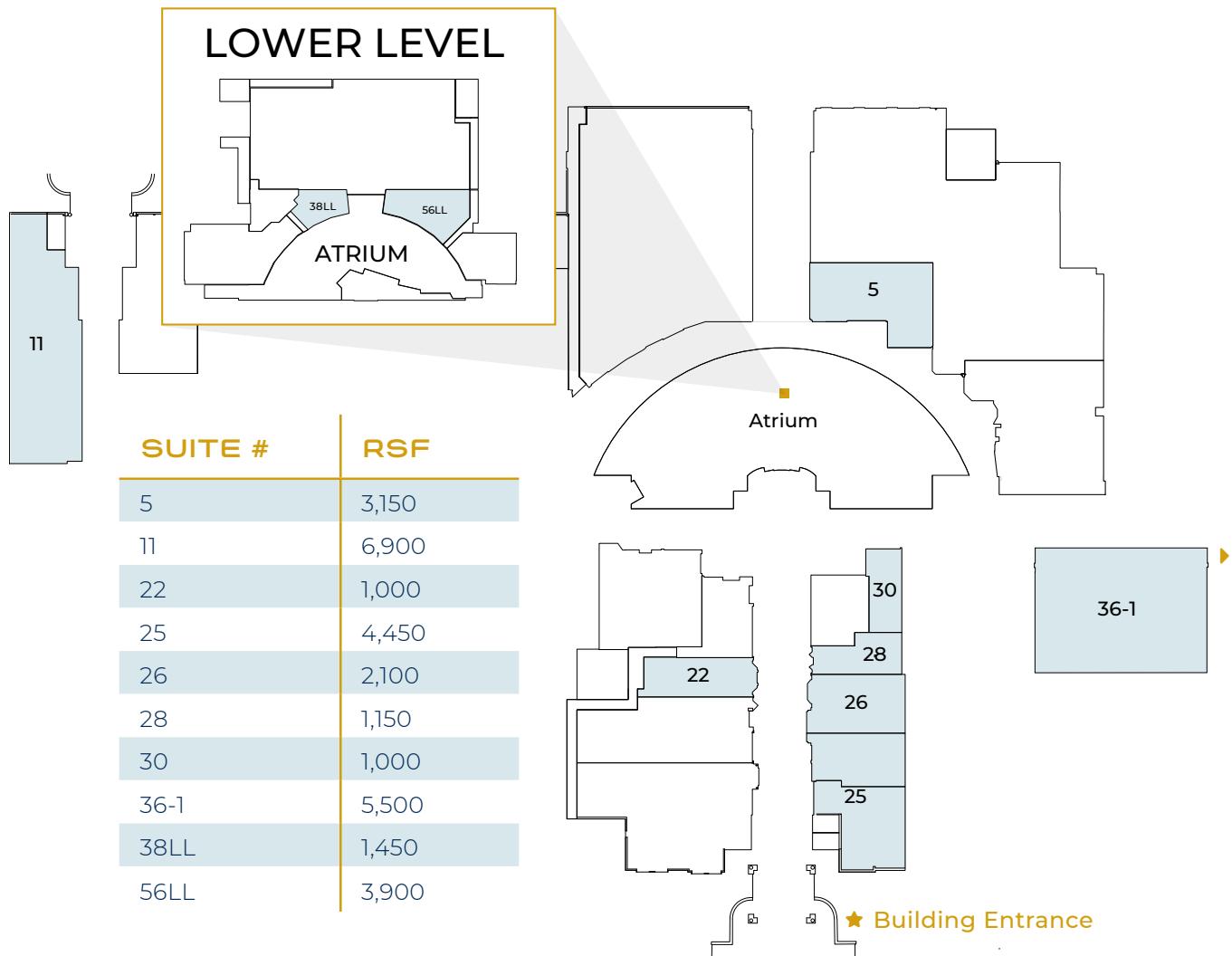
Rendering of potential space



Rendering of reimagined conference room

Small Suite Options

1,000-6,900 RSF



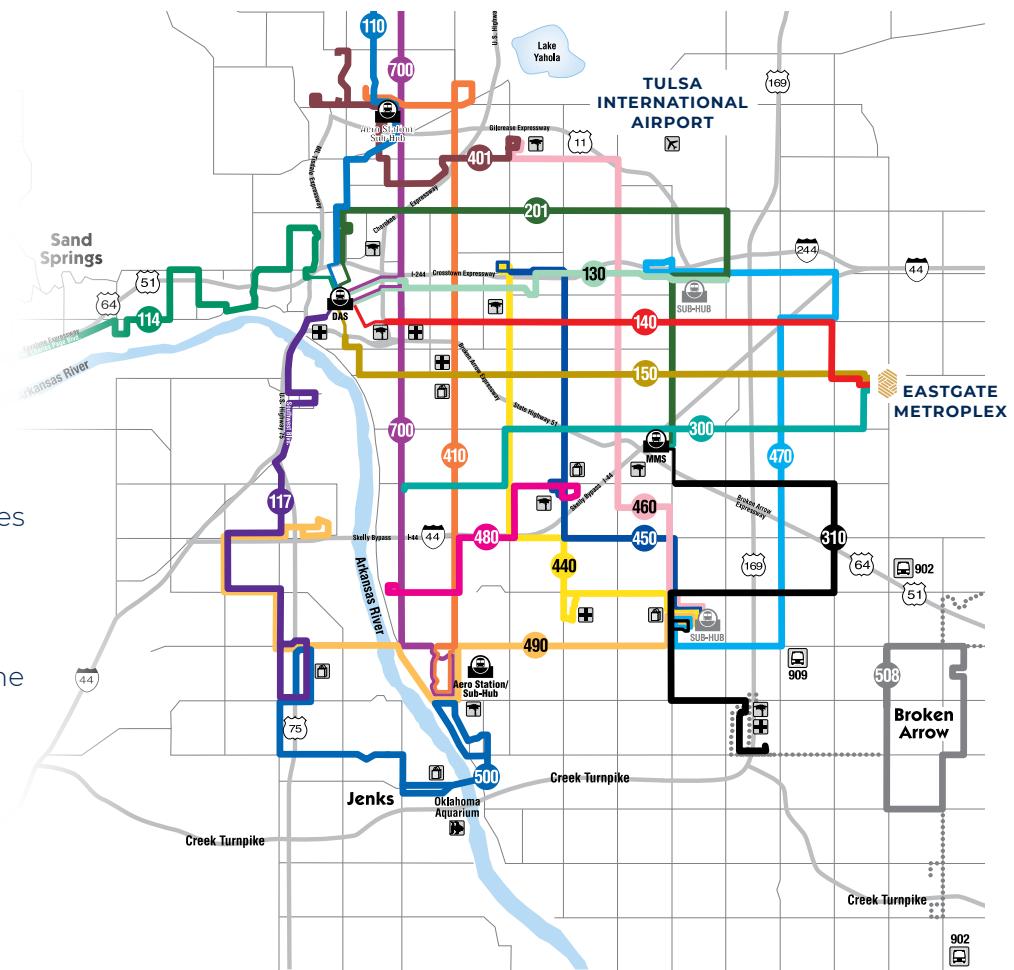
HIGHLIGHTS

- Retail, office or medical use
- Located in the center of the property
- Atrium level space
- Large training rooms available
- Directly adjacent to main entrance of property
- Built to suit
- Signage available along E21st Street
- Some spaces have an option for a dedicated entrance from the exterior of the building

Featured Tenants



Public Transportation



Eastgate Metroplex is easily accessible by multiple bus routes that stretch across the city.

The bus stop is immediately in front of the complex, making the commute to work seamless.

WHY TULSA?



OVERVIEW

- Median Household Income: \$49,158
- Median Monthly Rent: \$829
- Average Commuting Time: 18.6 minutes
- Labor Force: 522,655
- Employed: 493,462
- 1M+ people in the MSA
- Among the lowest tax basis for real estate, sales, income
- Lots of redevelopment in downtown area
- Plenty of affordable housing

INCREDIBLE VALUE

Tulsa has always been home to industrious and ambitious entrepreneurs who recognize needs, solve problems and look beyond the horizon. Entrepreneurship is what made Tulsa the Oil Capital of the World and a global leader in aerospace innovation. That foundation has expanded into industries such as manufacturing, logistics and professional services – industries that generate billions for the regional economy.

From Fortune 500s like Google and Amazon to home-grown tech startups, companies choose Tulsa for its incredible value, skilled workforce, low taxes and vibrant culture. It's easy to grow a business in northeast Oklahoma, and the region's convenient location makes it an ideal place to reach customers around the world. Tulsa inspires businesses to reach their full potential, all while delivering the infrastructure and support they need to do it.

TULSA'S FUTURE

Tulsa's Future, the Tulsa Regional Chamber-led regional economic development partnership, supported the creation of 4,125 jobs and \$421 million of capital investment in northeast Oklahoma during 2021. (Tulsa Chamber annual report 2021)

NOTABLE LOCAL EMPLOYERS



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