

# BUILDING DESCRIPTION

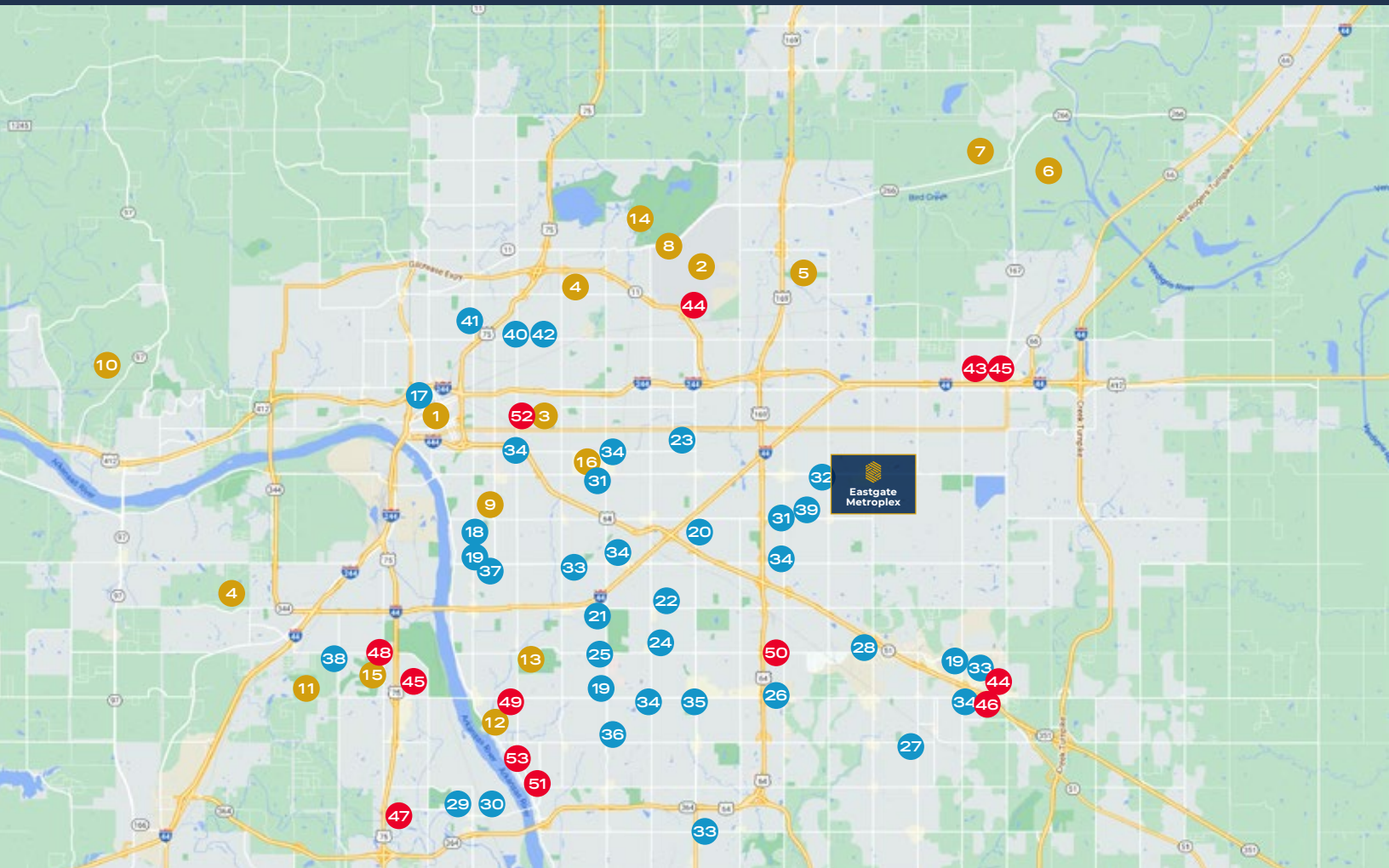
## EASTGATE METROPLEX

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



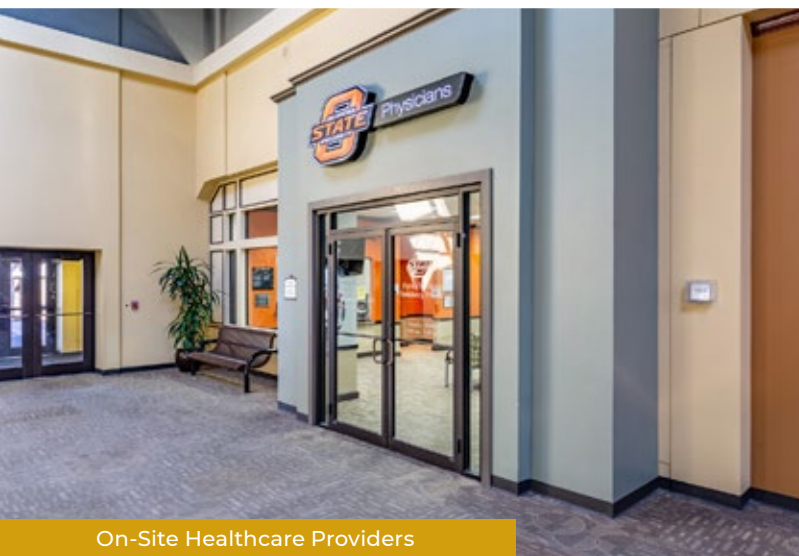
Large Public Common Areas



On-Site Restaurant



24 hour ATM



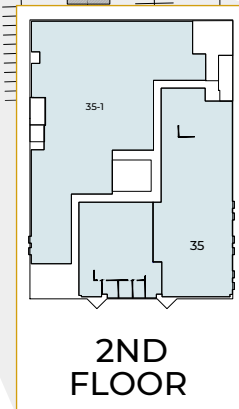
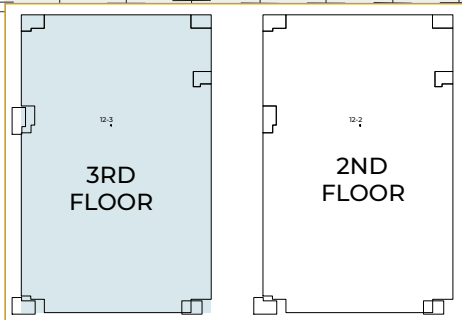
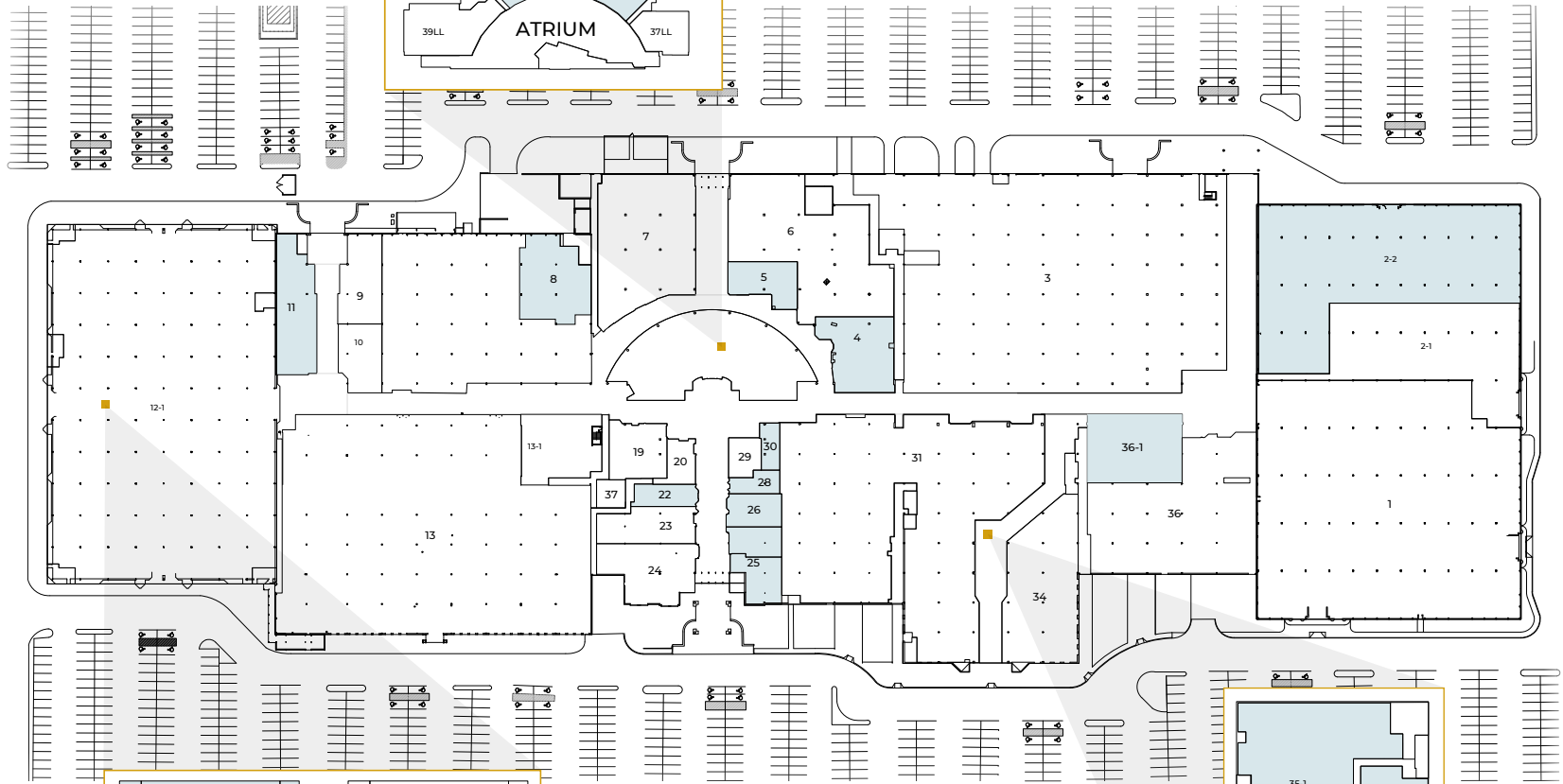
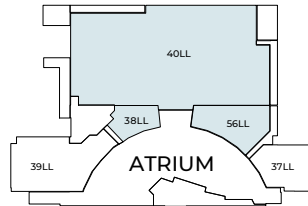
On-Site Healthcare Providers



Fitness Center

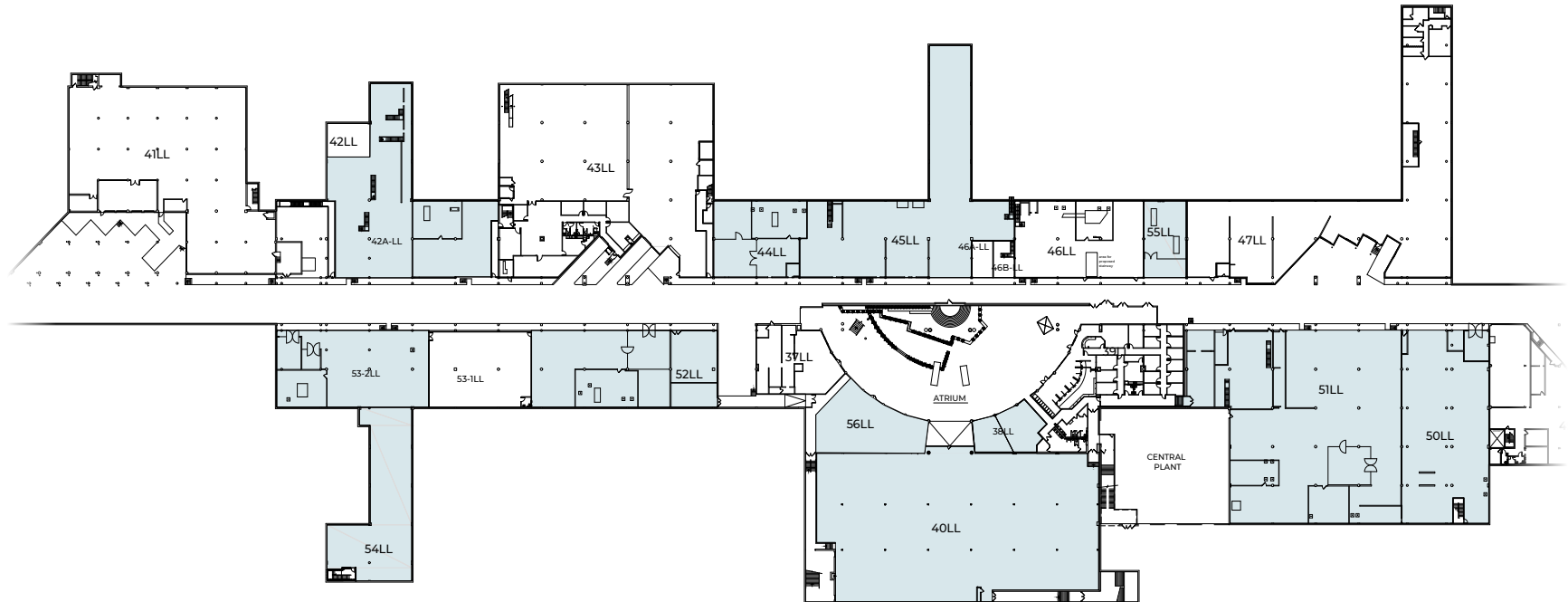
# Upper Level

## LOWER LEVEL



Available for Lease

# Lower Level\*



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

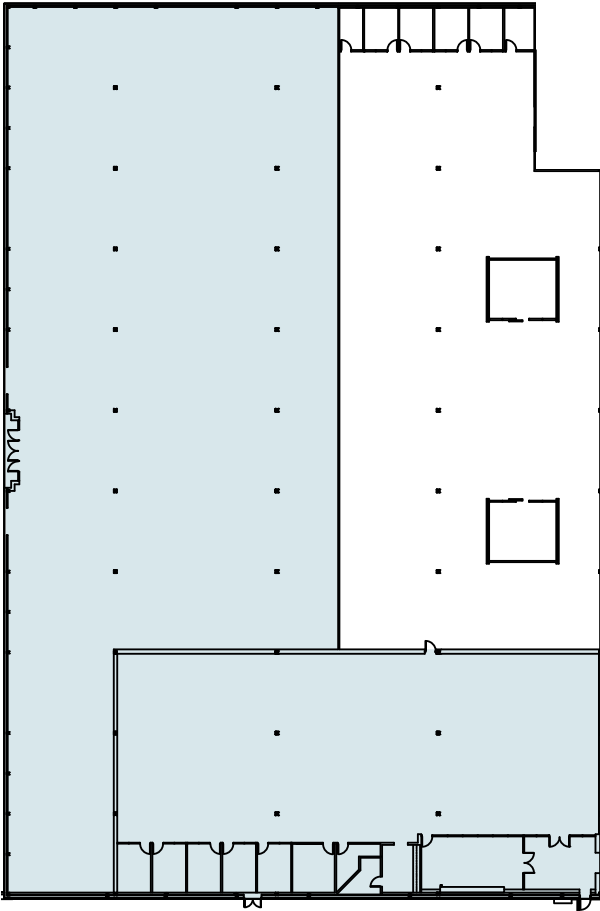
Available for Lease

\*For more information about our lower level spaces, please reach out to:  
 Neil Dailey | T: 918.388.9588 | C: 918.853.7337 | [ndailey@mcgrawcp.com](mailto:ndailey@mcgrawcp.com)  
 Calvin Burghoff | T: 918.398.2864 | C: 832.689.7095 | [kburghoff@mcgrawcp.com](mailto:kburghoff@mcgrawcp.com)



## Suite 2-2

35,400 RSF



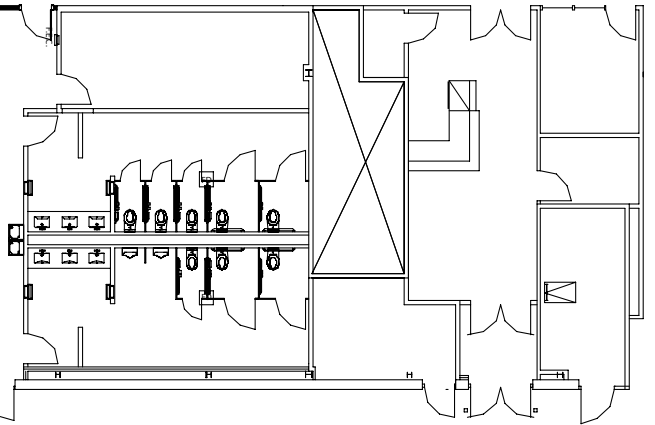
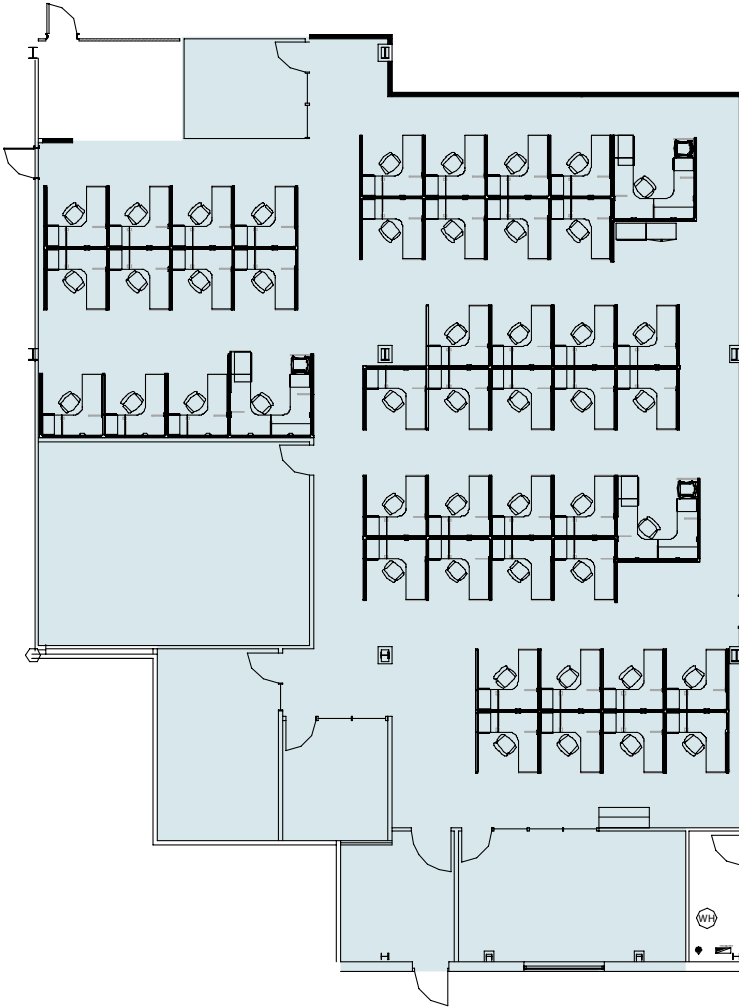
### HIGHLIGHTS

- 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



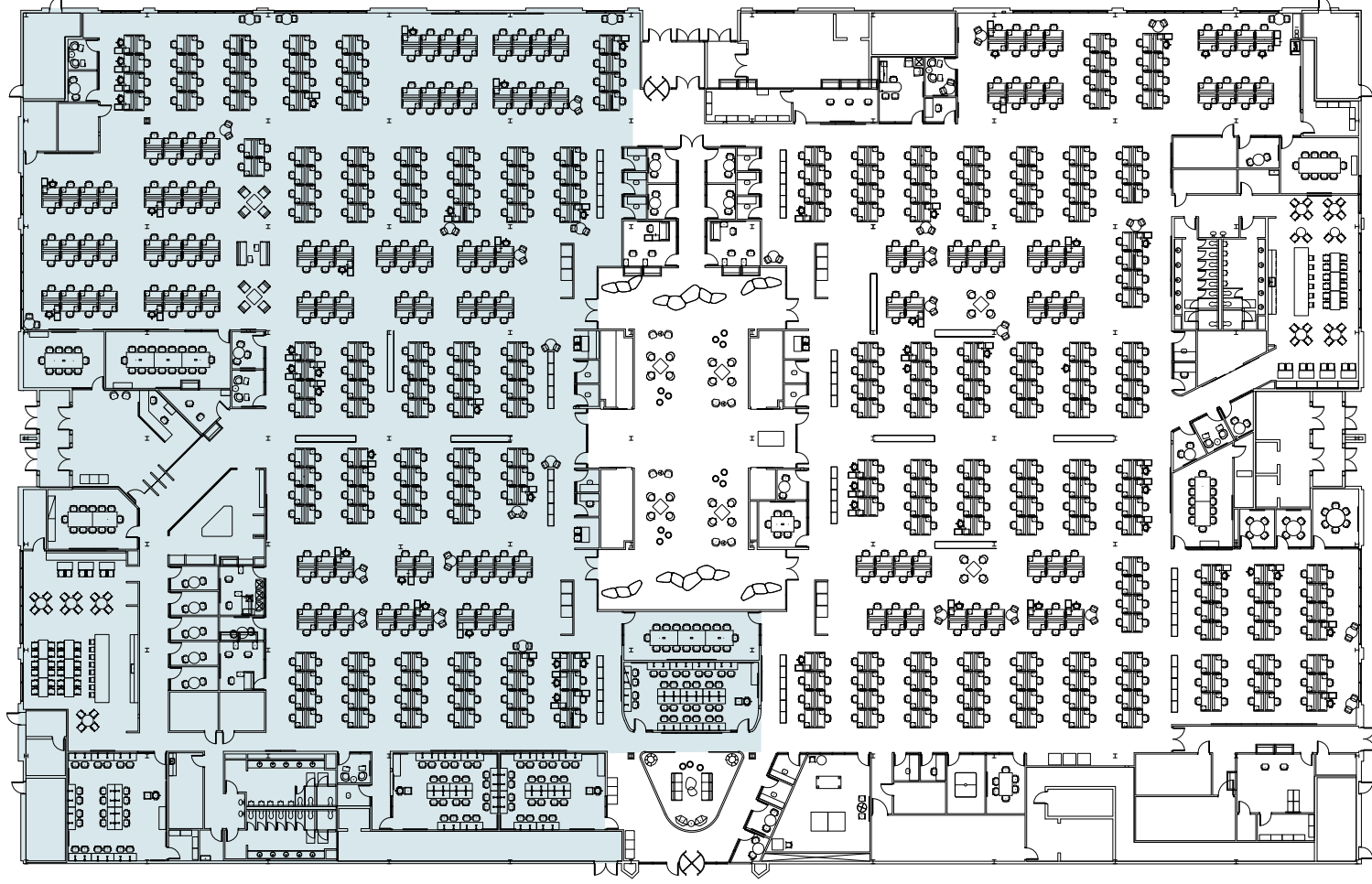
### HIGHLIGHTS

- 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





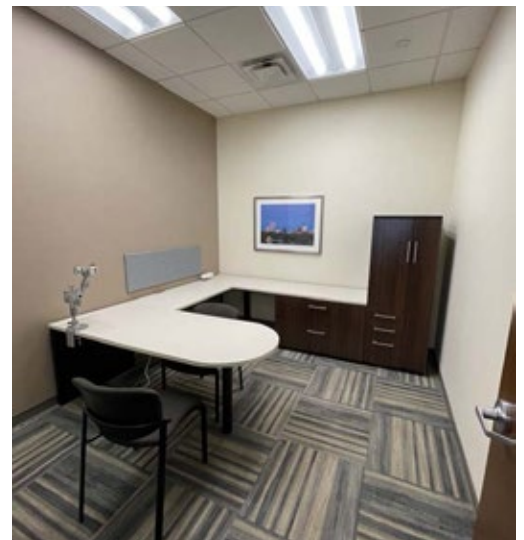
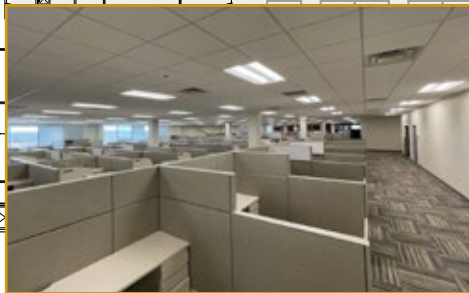
## Suite 12-3

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

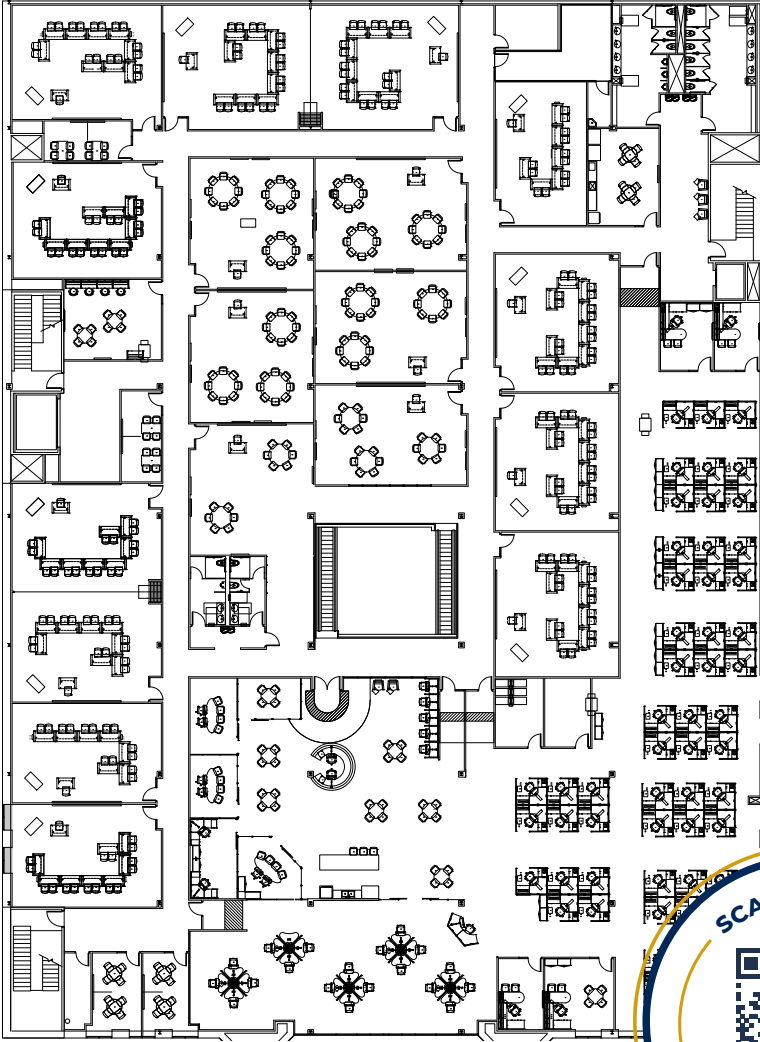


## Suite 35

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
- Extensive windowline – lots of natural light



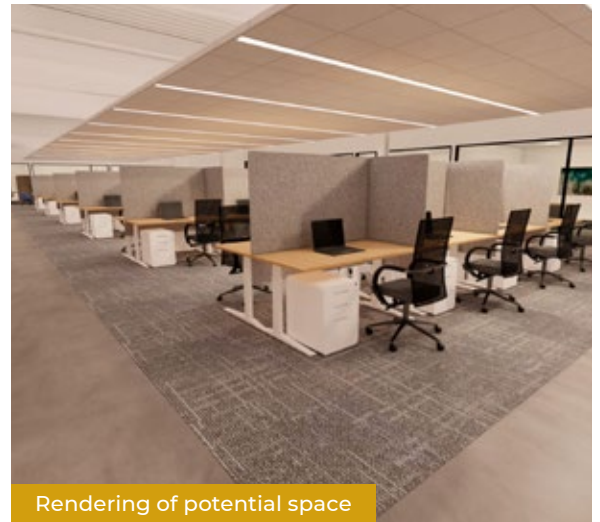
## Suite 40

28,100 RSF



### HIGHLIGHTS

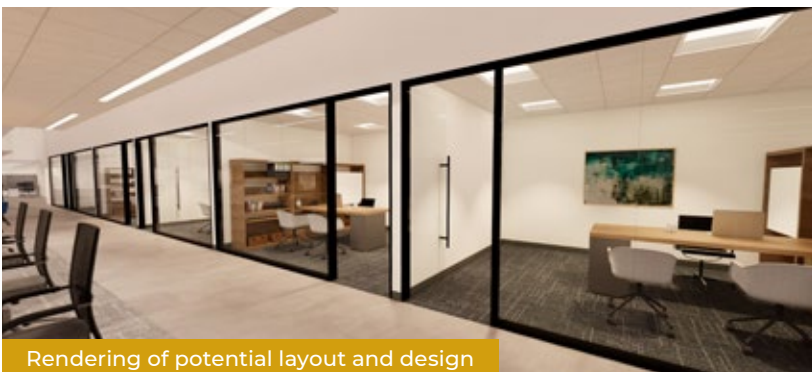
- 18" high ceilings
- Built to suit
- Located off the Atrium
- Near the properties water features



Rendering of potential space



Rendering of reimagined conference room

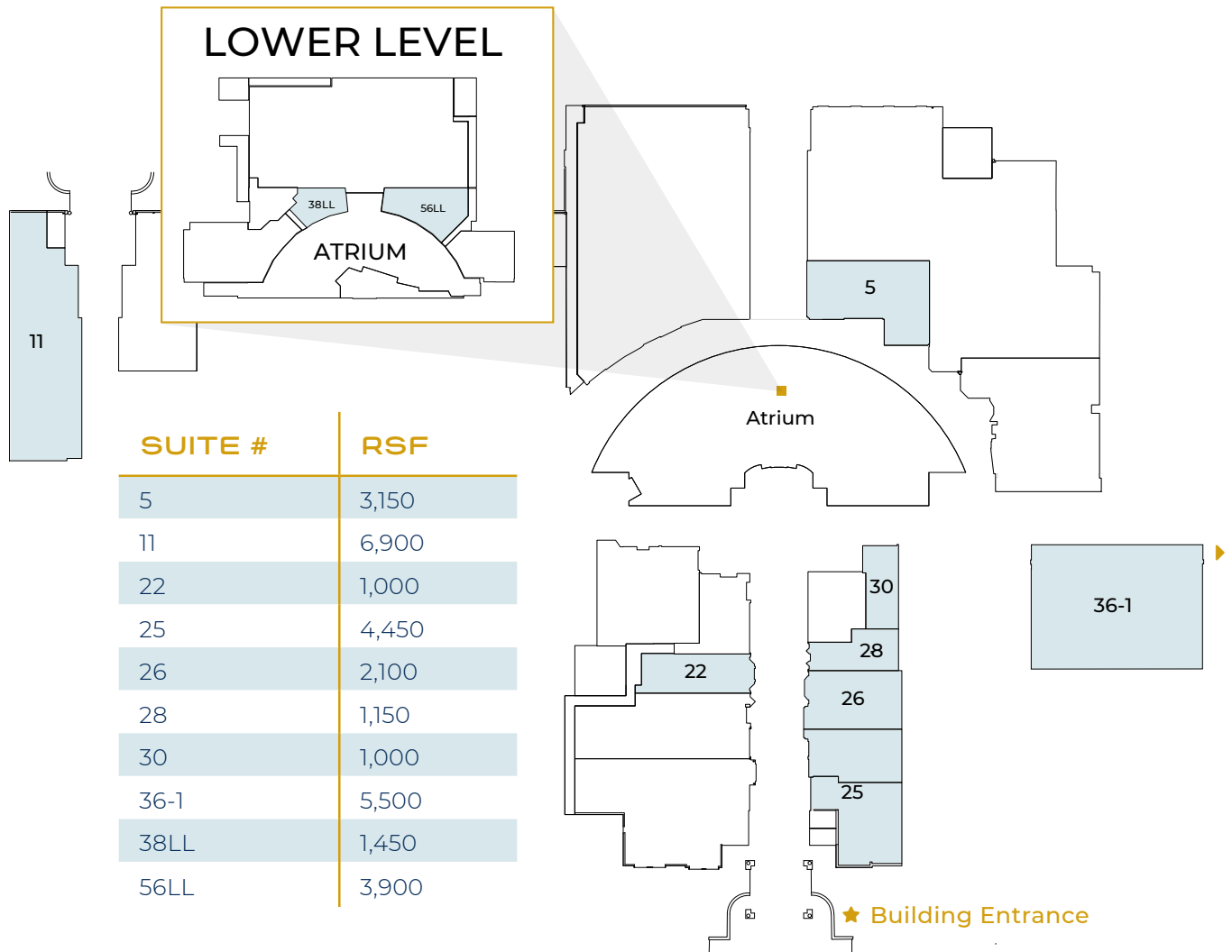


Rendering of potential layout and design



# 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

## MORE INFORMATION

# Featured Tenants

alorica

CapitalOne

KUEHNE+NAGEL



HIRE RIGHT

RadNet

THERAPITAS  
TULSA

OSU

MEDICINE

GREEN  
COUNTRY  
WORKFORCE

cxLoyalty

EMPLOYEES

enterprise  
rent-a-car

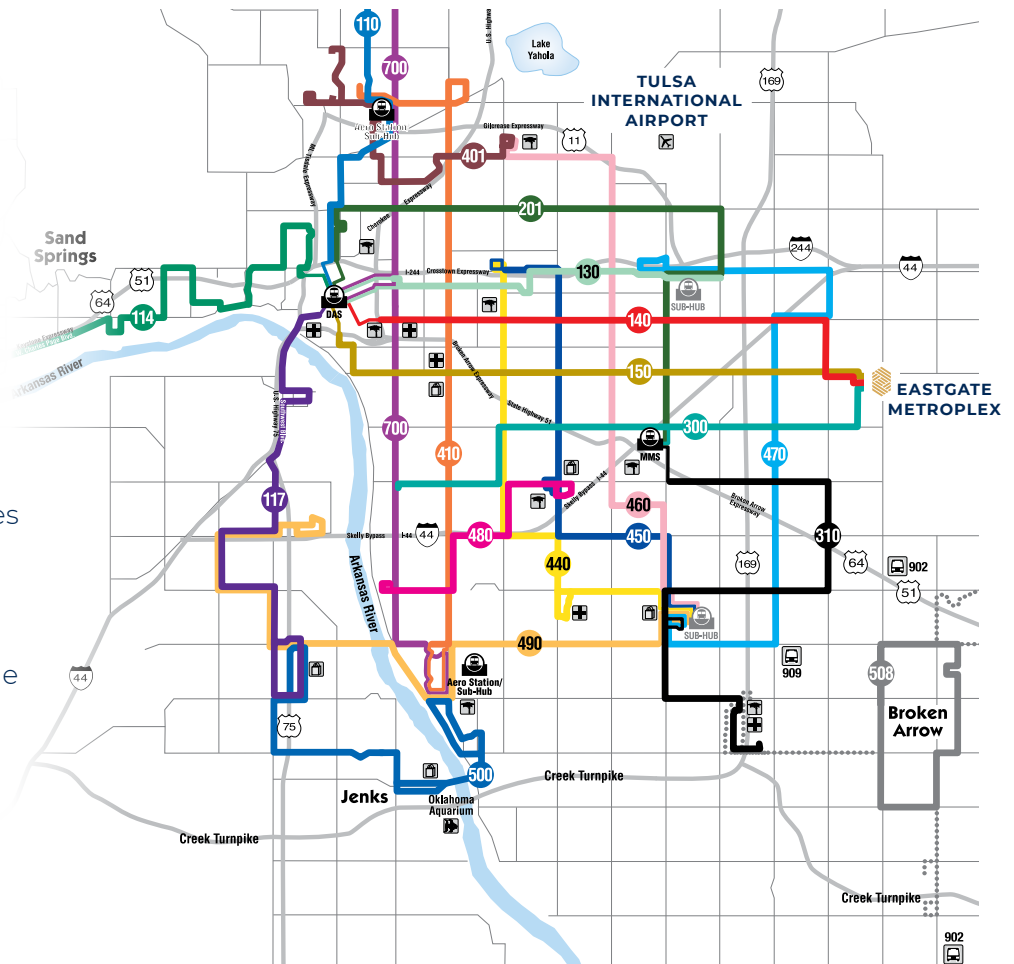
THD TULSA HEALTH  
Department

PAUL MITCHELL  
the school  
T U L S A

# 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

