

6,546± Square Feet

For Lease

2761

SKELLY PLAZA

2761 East Skelly Drive
Tulsa, OK 74105

CBRE

Executive Summary

CBRE is pleased to offer 6,546 SF in the Skelly Plaza Building, located in the heart of Tulsa. Recently refreshed and upgraded, the building presents well with a sleek and modern color scheme and offers an exceptional opportunity for a business seeking a professional office space with ample parking and great visibility to I-44 in a central location. The building has \pm 60 parking spaces allowing for ample parking for uses with higher-than-normal parking counts. The professional landscaping elevates the curb appeal and hands-on local management is attentive to the buildings needs.

Inside, you'll find an upgraded and stylish lobby area with artwork and couches and the common area restrooms are clean and bright. The office space has a full glass entry, allowing plenty of room for

your company's logo. With secure key-fob access, the suite opens into a small waiting area where a receptionist can greet guests before escorting them through the second secure door into the office area. As currently configured, the space features a large conference room, three oversized executive offices, two open bull pen areas, ten private offices, a large copy room and two break rooms. All the perimeter offices have large windows, allowing plenty of natural light.

Whether you are looking to establish a new location or need expansion room, Skelly Plaza is designed to meet your business needs.

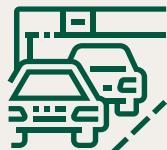
Lobby



6,546 \pm
Square Feet



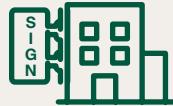
Property Overview



103,000
VPD on I-44



Security System



Building Signage
Available



Nightly Security
Patrol



Local
Ownership



Professional
Landscaping



Central Tulsa
Location



I-44 Visibility



Well Maintained
Building

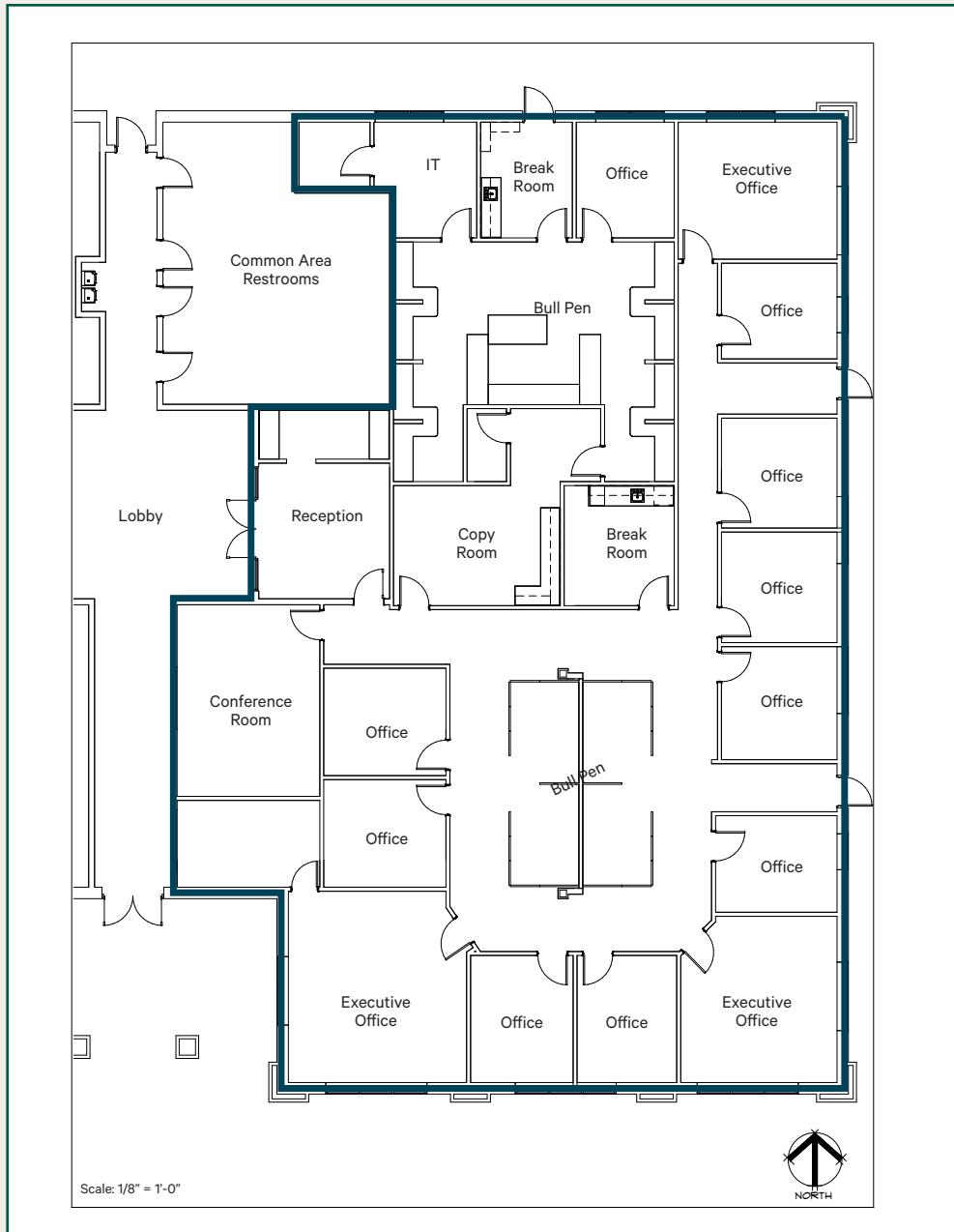


11.5±
Miles to Airport



60+ Parks

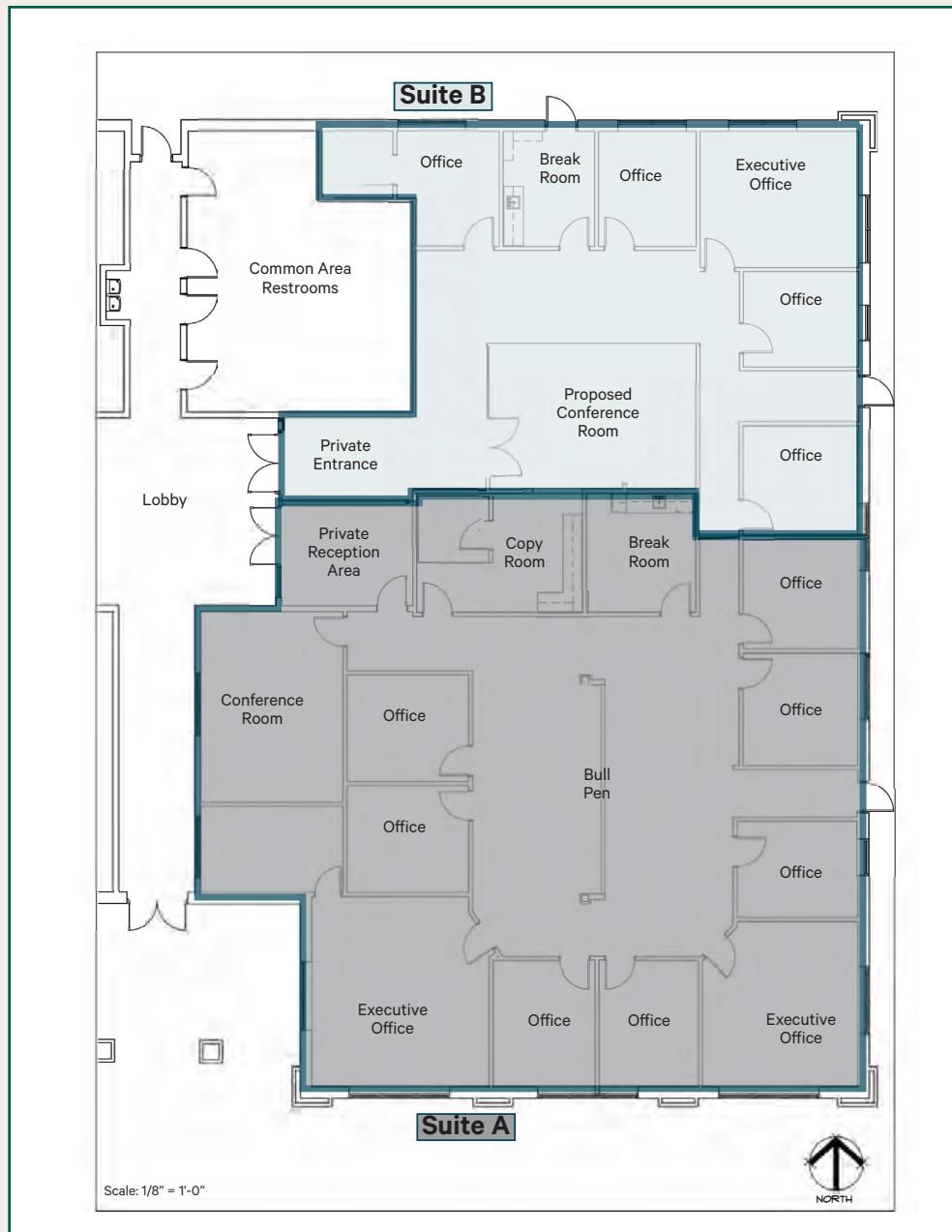
Floor Plan



**6,546±
Square Feet**

- Conference Room
- Three Oversized Executive Offices
- Ten Private Offices
- Two Bull Pens
- Large Copy Room
- Two Break Rooms
- Common Area Restrooms

Potential Two-Tenant Floor Plan

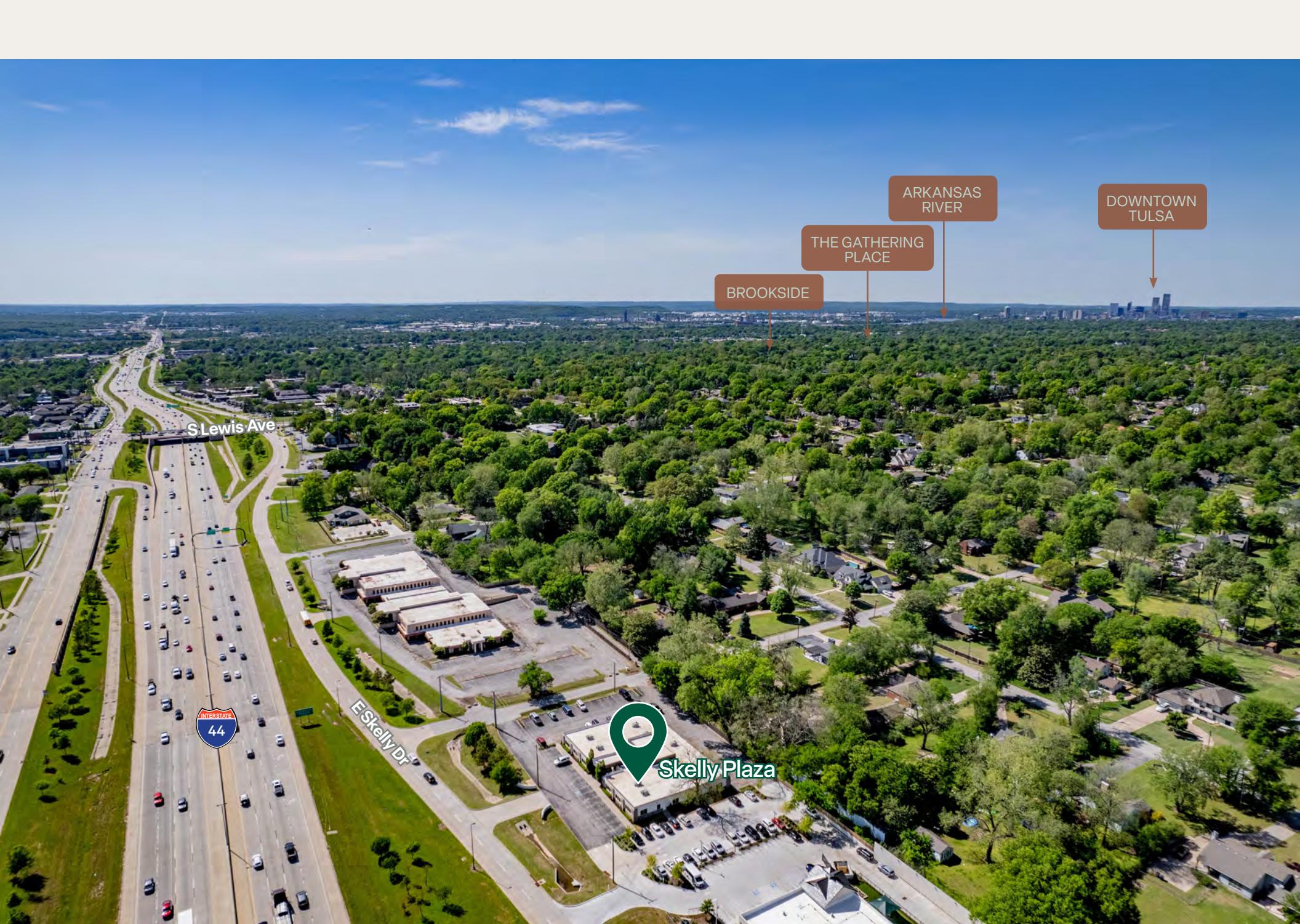


Suite A

- Approximately 4,000 SF
- Private Reception Area
- Dedicated Break Room
- Large Copy Room
- Large Conference Room
- Two Executive Offices
- Seven Private Offices
- Bull Pen Area

Suite B

- Approximately 2,500 SF
- Private Entrance
- Break Area
- One Executive Office
- Three Private Offices
- Proposed Conference Room



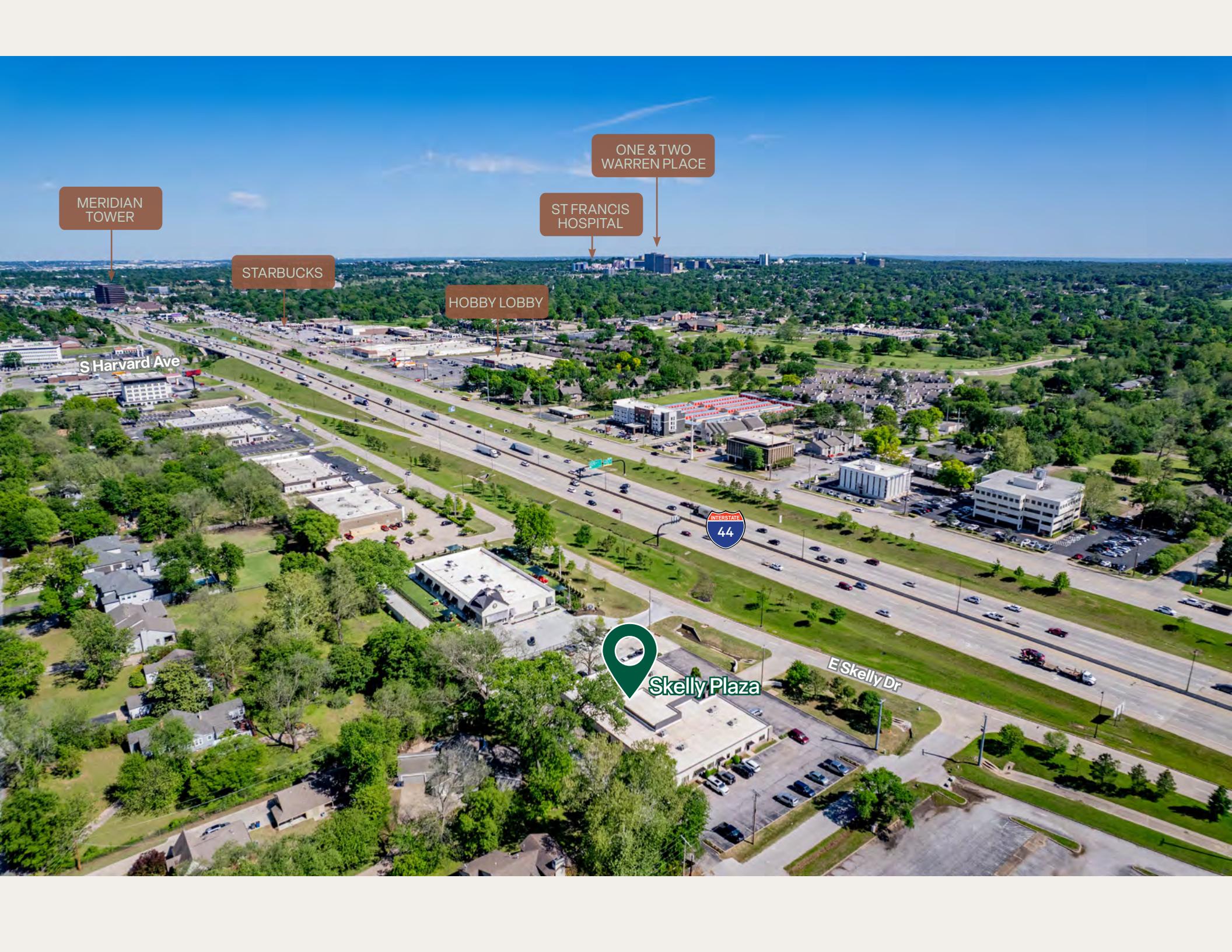
BROOKSIDE

THE GATHERING
PLACE

ARKANSAS
RIVER

DOWNTOWN
TULSA

Skelly Plaza



MERIDIAN
TOWER

STARBUCKS

HOBBY LOBBY

ONE & TWO
WARREN PLACE

ST FRANCIS
HOSPITAL

S Harvard Ave

INTERSTATE
44

Skelly Plaza

E Skelly Dr

Demographics

2024	1 MILE	3 MILES	5 MILES
POPULATION	10,602	89,043	229,192
AVERAGE HOUSEHOLD INCOME	\$109,551	\$102,676	\$93,302
HOUSEHOLDS	5,188	41,911	104,862



Kitchen



Bull Pen



Copy Room



Office

PARKS & REC



6,553 acres

of maintained parkland in Tulsa

135 parks

in the City of Tulsa

57 miles

of walking trails, two skate parks, three dog parks, and five public swimming pools

227 sports fields

99 playgrounds, 94 tennis courts, 8 outdoor pickleball courts, 13 water playgrounds, 18 splash pads, 96 picnic shelters, 4 golf courses and 8 disc golf courses

Source: Parks, Culture and Recreation, City of Tulsa, 2024

FESTIVALS



Tulsa State Fair

spanning 11 days after Labor Day; features live music, rides, expos and more

Winterfest

features a 9,000 SQ. FT. ice skating rink and the state's tallest Christmas tree

Tulsa Zeeco Oktoberfest

named a Top Five Oktoberfest with over 200 taps of German and local bieren and 140,000 SF of tents, stages and more

Festival Americas

located in Downtown Guthrie Green is Oklahoma's premier Hispanic and Latinx cultural festival

Source: Oklahoma Tourism & Recreation, 2024

Source: Tulsa Oktoberfest, Inc., 2024

Source: USA Today

SPORTS



Tulsa Oilers

FC Tulsa

Tulsa Drillers

University of Tulsa

Golden Hurricane

2023 LIV

Golf Tournament

hosted at Cedar Ridge

2024 Senior PGA

Championship

at Southern Hills Country Club

Source: Parks, Culture and Recreation, City of Tulsa, 2024

FOOD & DRINK



16+

local breweries

100+

food trucks

39+

local wineries

7

James Beard semifinalist chefs

Source: Tulsa Regional Tourism, 2024

Source: Tulsa Food Trucks, 2024

Tulsa's Quality of Life



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