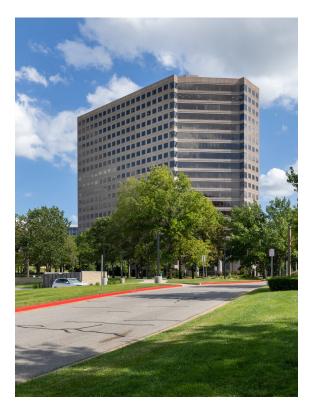
## WARREN PLACE | FOR LEASE 6100-6120 S YALE AVE, TULSA, OK 74136

RICK GUILD, SIOR rguild@newmarkrp.com C: 918.645.3677













110 W. 7th, Ste 2600 Tulsa, OK, 74119 for more information, visit us at 204 N. Robinson, Ste 700 OKC, OK, 73102 **NEWMARKRP.COM** 

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## DETAILS

Building Size	463,696 SF
Price/SF	\$27.00
Campus Size	52 acres
Energy Star Labels	2015, 2016
BOMA 360 Designation	Q2 2015

## **PROPERTY OVERVIEW**

Welcome to Tulsa's nicest office park: One Warren Place at 61st & Yale. Located next to Mahogany Prime Steakhouse, Pub W, Neighborhood Jam, Starbucks, and additional local favorites. Warren Place offers spectacular natural light, extended ceilings, and a breath-taking atrium. Features include a welcoming atmosphere with a property manager on-site and plenty of outdoor greenery in addition to the incredible downtown Tulsa views! Campus includes the beautiful Doubletree Hotel right next door. Covered garage parking for all employees includes covered walkway to building. Ample visitor parking is also available for tenant guests and clients.

## **HIGHLIGHTS**

24/7 card-access secured building	Fully paved & lit walking trails
24/7 on-site security	Beautiful lobby with generous seating
6 story, covered parking garage with canopied walkways	Saint Francis Health Zone corporate discount rates available
Security officers provide after hours escort to vehicles	Unparalleled Tenant Relations program
Hillside campus-style location	Minutes from downtown and Tulsa International Airport
Large first floor common area conference room available for use	Quick walk to award-winning restaurants such as Mahogany Prime Steakhouse



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