



**(I-44) FULLY FURNISHED, CLASS A OFFICE  
FOR SUBLEASE (DIRECT LEASE AVAILABLE)**



**4200 E SKELLY DR SUITE 320  
TULSA, OK 74132**

**SIZES**

- 3,008 SF Office  
(See Floor Plan)

**FEATURES**

- Professionally designed sublease space now available
- Beautifully appointed finishes from 2022 remodel including: glass wall partitions, full height doors, LED lighting, full size kitchen/cafe
- Fully furnished with desks, chairs, tables, computers, televisions and 8 modular workstations
- Abundant surface parking
- Expansive & stunning exterior window views
- 1.5 Year Sublease term expiring August 2027; additional Landlord Lease term extension available
- Excellent central Tulsa location along I-44
- On-site ownership, professional management



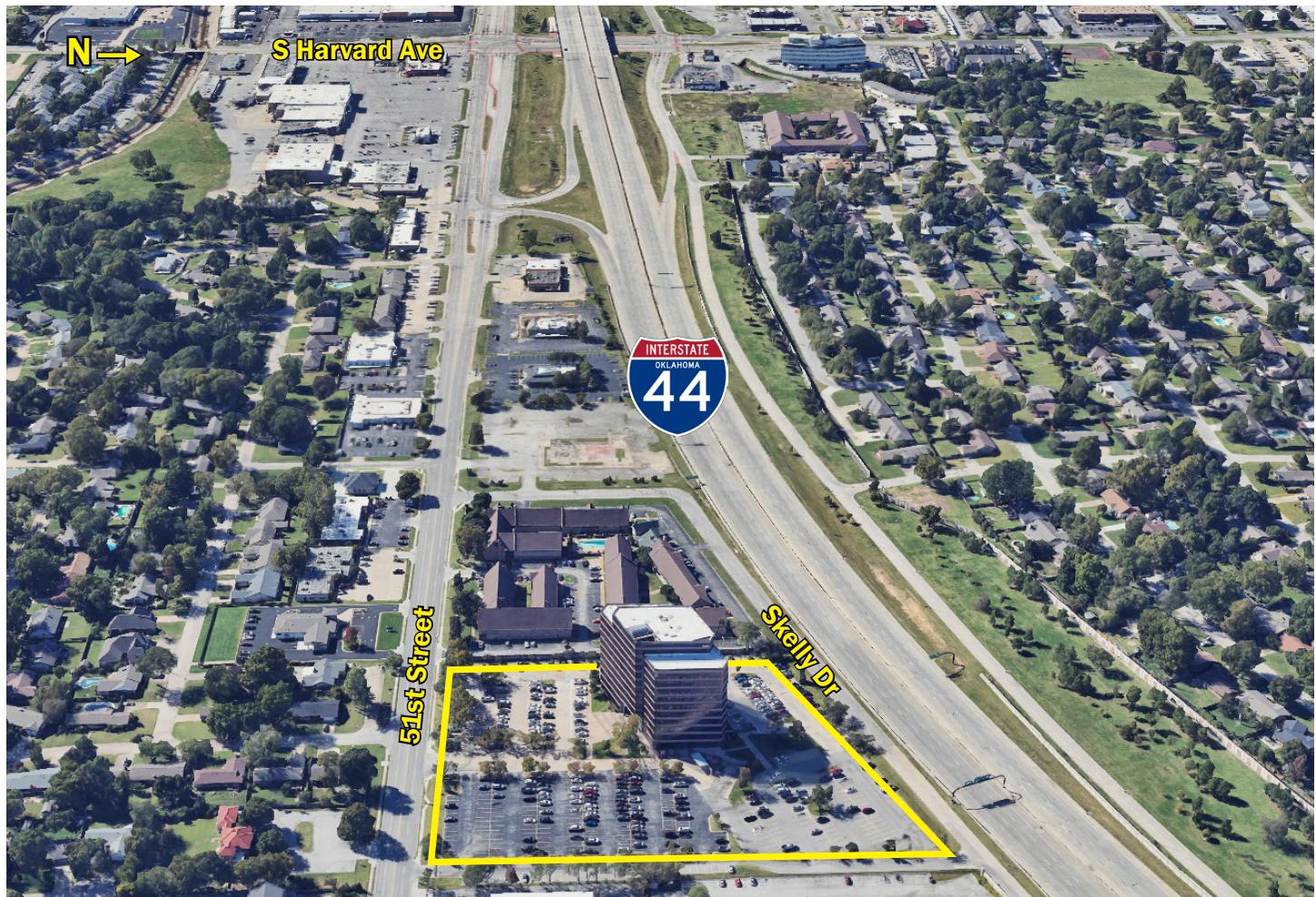
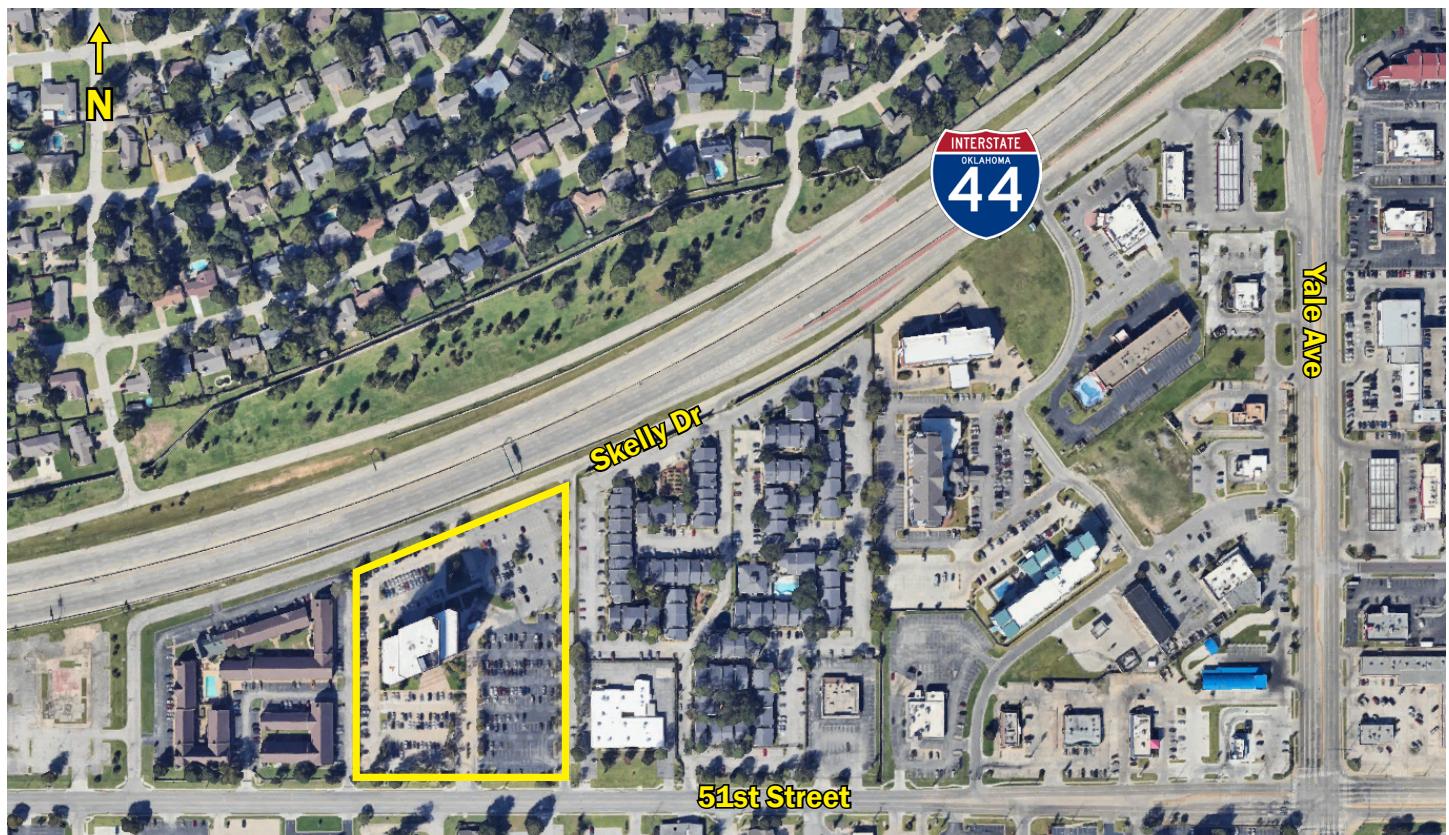
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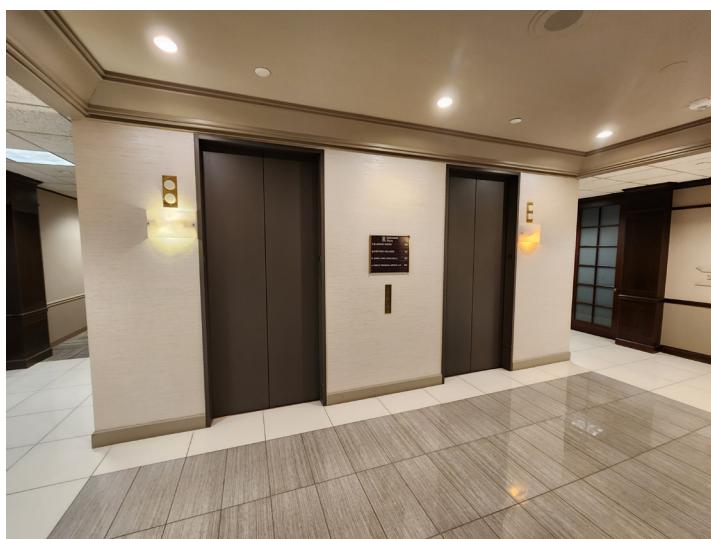
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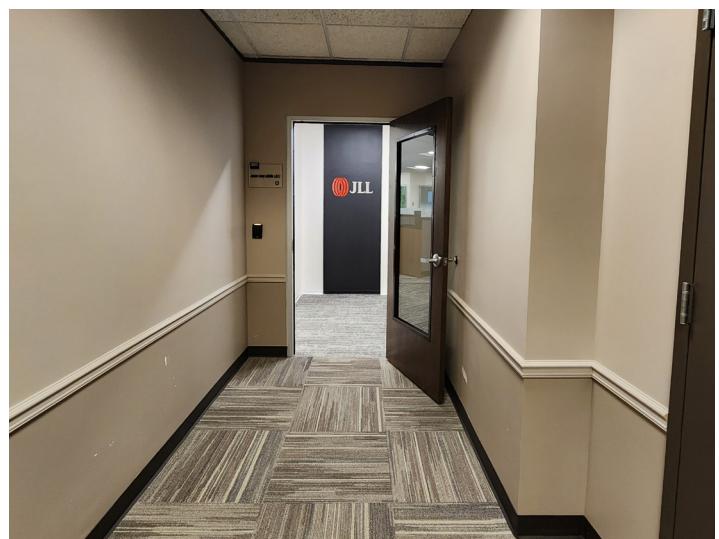
## Aerials



## Site Plan/Floorplan



3rd Floor Lobby



Hallway Entry

## Photos



Modular Work Area



Work Area



Typical Office (furnished)



Conference/Office (furnished)



Office (furnished)



Office/Break (furnished)



Break/Cafe (furnished)



Break/Cafe (furnished)