

ONE | WILLIAMS CENTER

101 E. 2ND. ST. S. TULSA, OKLAHOMA



DEFINING THE DOWNTOWN TULSA SKYLINE

Claim your powerful presence in the heart of Tulsa's Central Business District at One Williams Center. As the city's tallest and most storied office destination, the iconic 52-story BOK Tower and connected Williams Resource Center represent the intersection of Tulsa's rich energy heritage and its next-generation business landscape.

Here, the workplace is redefined through a lens of total convenience—fusing sophisticated Class A finishes with world-class amenities like a private garden terrace and a state-of-the-art fitness center.

PROPERTY VIDEO ▶



POWERFUL
PRESENCE
IN THE
HEART OF
TULSA'S
CENTRAL
BUSINESS
DISTRICT





THE ARRIVAL EXPERIENCE

One Williams Center boasts a stunning, light-filled lobby featuring the signature architecture of Minoru Yamasaki & Associates. The multi-level entryway showcases dramatic archways and sculptural light fixtures, creating a grand sense of scale. This design masterfully pairs monumental structural elements with modern elegance to provide a sophisticated, welcoming arrival experience.



FITNESS CENTER

A new, state-of-the-art, professionally managed, 18,000 SF fitness center featuring high-energy group classes, personal training, and spa-style locker rooms.



FOOD HALL

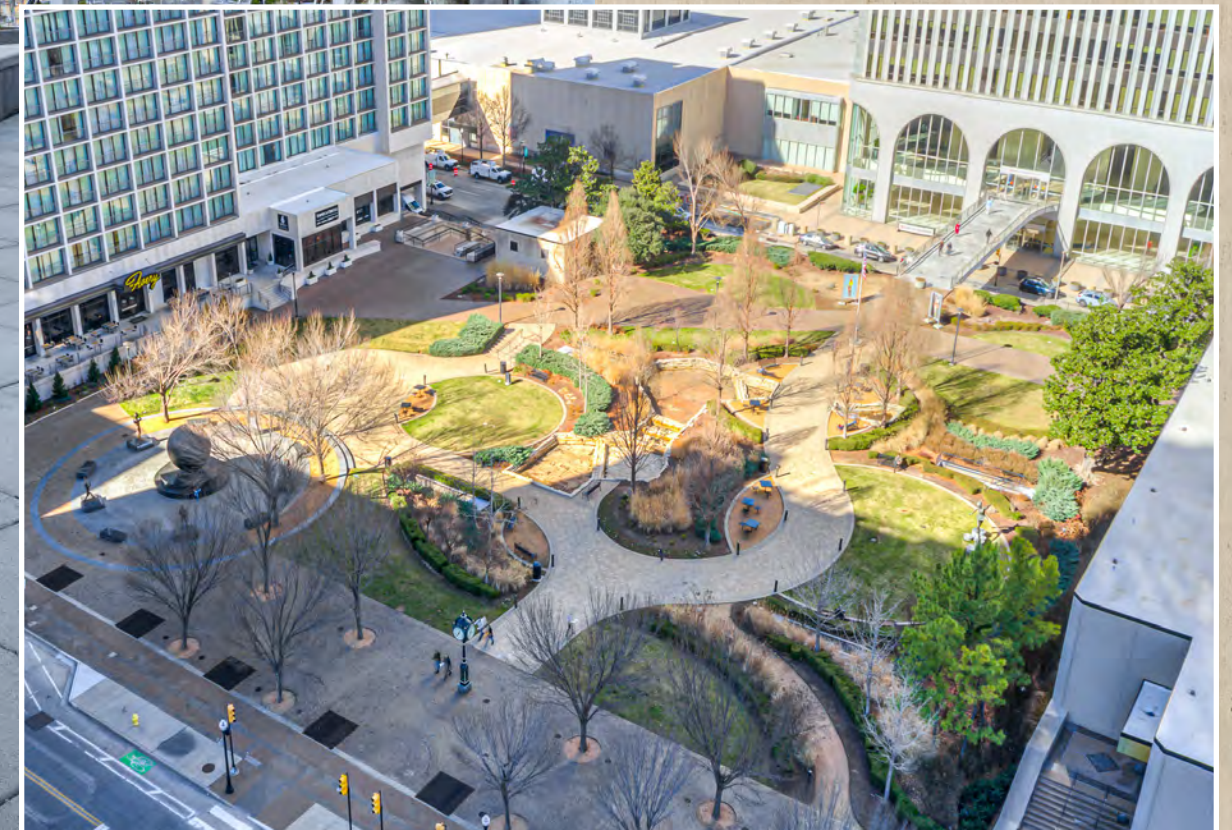
Elevate your lunch hour at the Center Court Food Hall with Chicken and the Wolf, fROOT Bowls, Rib Crib, Senor Pablo, Tokyo Garden, and Mari Coffee— all with the choice of stylish indoor or alfresco dining.

▲ QuikTrip convenience store with the innovative “Just Walk Out” technology by Amazon



◀ Bright and inviting tenant lounge opening to an outdoor garden terrace.

Sweeping views of the Williams Center Green, a lushly landscaped 2.5-acre park that serves as a tranquil urban escape. ▼



**BRIGHT
INVITING
LUSH**



CONFERENCE FACILITIES

Variety of reservable conferencing facilities that can accommodate 12 to 500+ attendees





PARKING

Ample on-site garage and surface spaces, plus extensive nearby options.

EASY ACCESS

Covered walkways connect the complex to the Hyatt Regency Hotel, City Hall, and multiple parking garages.

ON-SITE CONVENIENCES

Additional conveniences include onsite property management, banking services, dry cleaning and laundry service, and a package locker system.



THE CENTERPIECE OF DISTINCTION

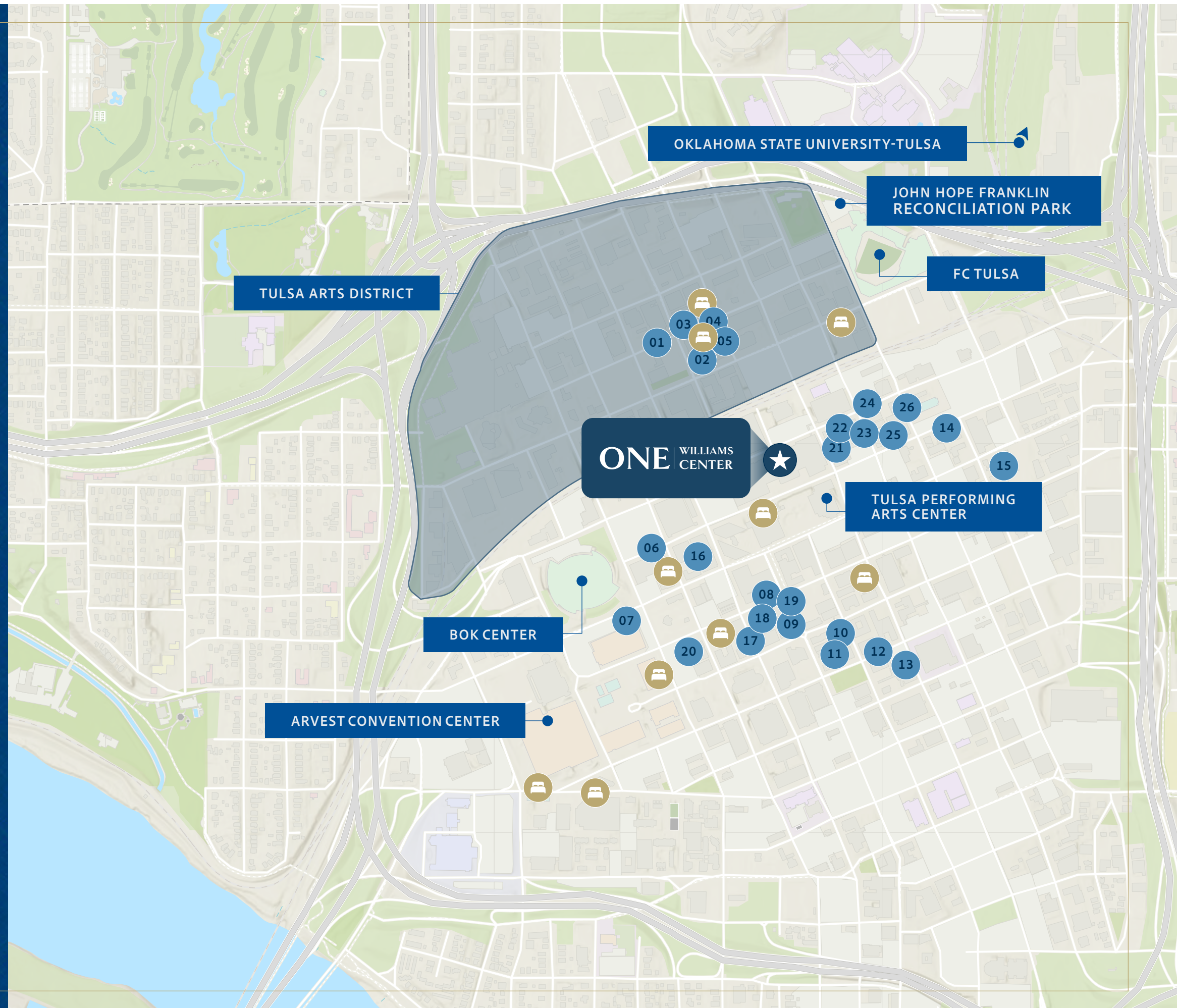
Imagine a location that doesn't just sit in the city—it overlooks it. One Williams Center provides direct urban engagement, overlooking the Williams Center Green, the Center of the Universe, the Arts District, and the city's minor league ballpark. This location affords accessibility in and out of Downtown, and walkability to the best amenities Downtown has to offer.

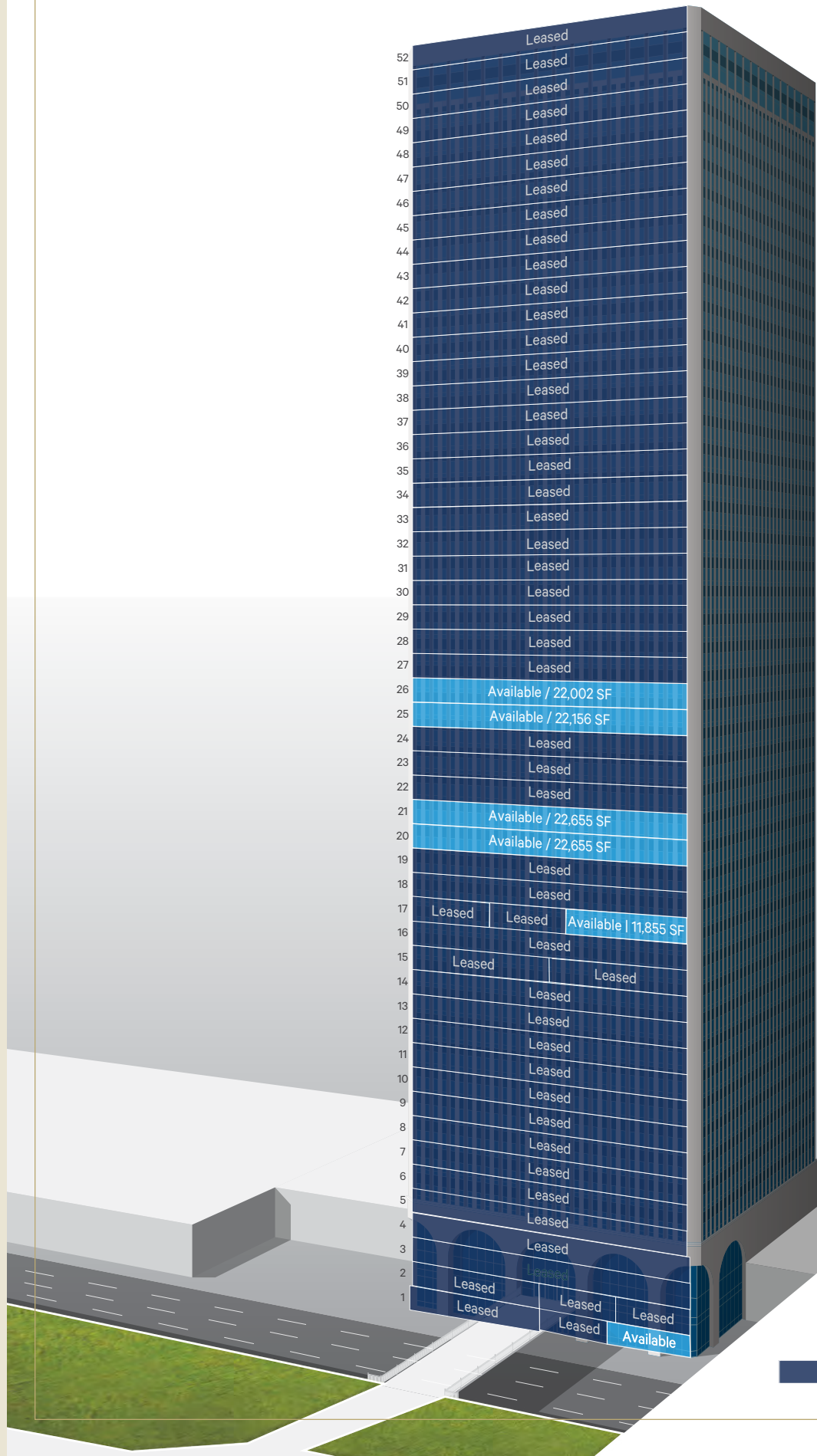


LOCATION

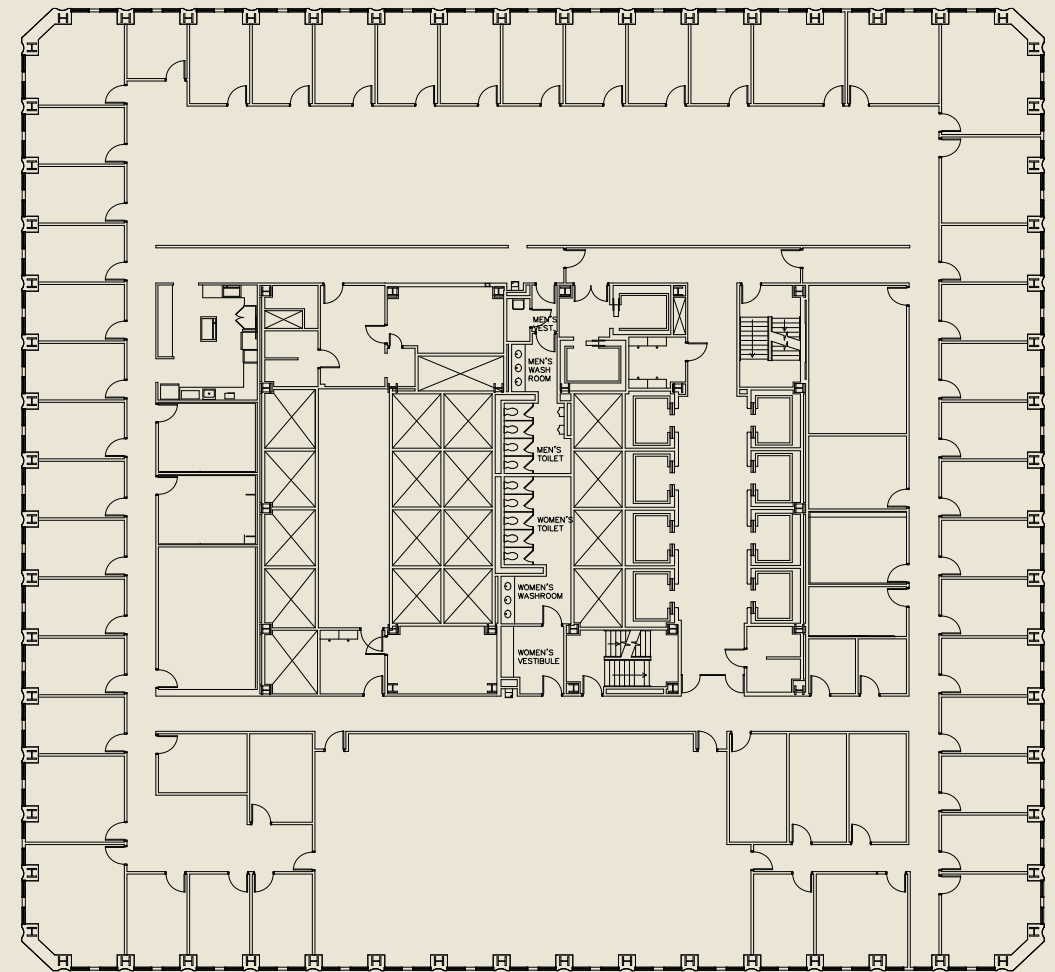
- 01 Mexicali Border Cafe
- 02 PRHYME: Downtown Steakhouse
- 03 Misfit Kitchen
- 04 The Chowhouse
- 05 Amelia's Wood Fired Cuisine
- 06 Ti Amo Ristorante Italiano Downtown
- 07 The Wurst
- 08 Ruby D's Burger Joint
- 09 il seme
- 10 Copaneazi's Pizzeria Downtown
- 11 Boston Title & Abstract
- 12 Roppongi
- 13 The Vault Restaurant
- 14 JINYA Ramen Bar - Tulsa
- 15 NEFF Brewing
- 16 Catrachos Cafe
- 17 Cherry Street Kitchen and Catering
- 18 Tuly's Tacos
- 19 Tabouli's
- 20 Kai Vietnamese Cuisine
- 21 The Brook Restaurant and Bar
- 22 Bourbon St. Cafe
- 23 Andolini's Pizzeria Sliced Blue Dome
- 24 Barons on 1st
- 25 Yokozuna
- 26 Rabbit Hole Bar and Grill

 HOTELS





VERSATILE FLOOR PLATES 22,000 RSF



FACT SHEET

Building Size

1,373,733 SF

Owned and Managed

Williams Headquarters Building LLC

Floors

BOK Tower: 52 floors

Williams Resource Center: 3 floors

Parking

Building owned, operated and controlled.
Bicycle storage available.

Building Hours

7:00 A.M. to 6:00 P.M.,
Monday through Friday.

Typical Floor Plate

22,000 RSF+

Telecom Providers

AT&T, Cox Communications, Lumen, Verizon/MCI

Amenities

Fitness center, tenant lounge and garden terrace, food hall, convenience store, conference center, bike storage, on-site dry cleaning and laundry, package lockers, bank of oklahoma financial branch and ATM machines.

Elevators

Bok Tower: 24 modernized, high-speed passenger elevators and 2 freight elevators.

Williams Resource Center: 2 passenger elevators and 2 freight elevators.

On-site Personnel

Building technicians and security/life safety staff on site 24 hours/day, 365 days/year.
Property management and real estate offices located on premises.

Health and Safety

24/7 Security. Security access control and CCTV systems. Fully sprinkled complex with state-of-the-art emergency and life safety systems.

Energy

State-of-the-art central plant owned and operated by williams, designed to provide energy efficiency and redundancy to the complex by providing efficient, economical heating and cooling with a uniquely high level of reliability.

Loading Docks

Three secure, enclosed loading docks.



CONTACTS

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