



FOR SALE

PETROLEUM CLUB BUILDING

601 S Boulder Ave Tulsa, OK 74119

Since 1963, the Petroleum Club Building has been one of downtown Tulsa's most recognized addresses. Named for the prestigious private club that occupied its top three floors, this 16-story, 196-foot tower offers 118,000 square feet of usable space, and up to 166 on-site covered parking spaces.

As a contributing structure to the Oil Capital Historic District, the Petroleum Club Building is eligible for up to 40% of improvement costs returned through combined federal and state historic tax credits. Additionally, the property sits within TIF C, one of several Tax Increment Finance districts that make up the broader Downtown Tulsa TIF area.

James P. Stephens



JPS Commercial Real Estate

Jim Stephens, Managing Broker

918-810-5411 | Jim@jsokvest.com

PROPERTY HIGHLIGHTS



COVERED PARKING

EFFICIENT FLOOR PLATES

PREMIER VIEWS

MODERN UPDATES

HISTORICAL LOCATION

WALKABILITY

DISCOVER TULSA

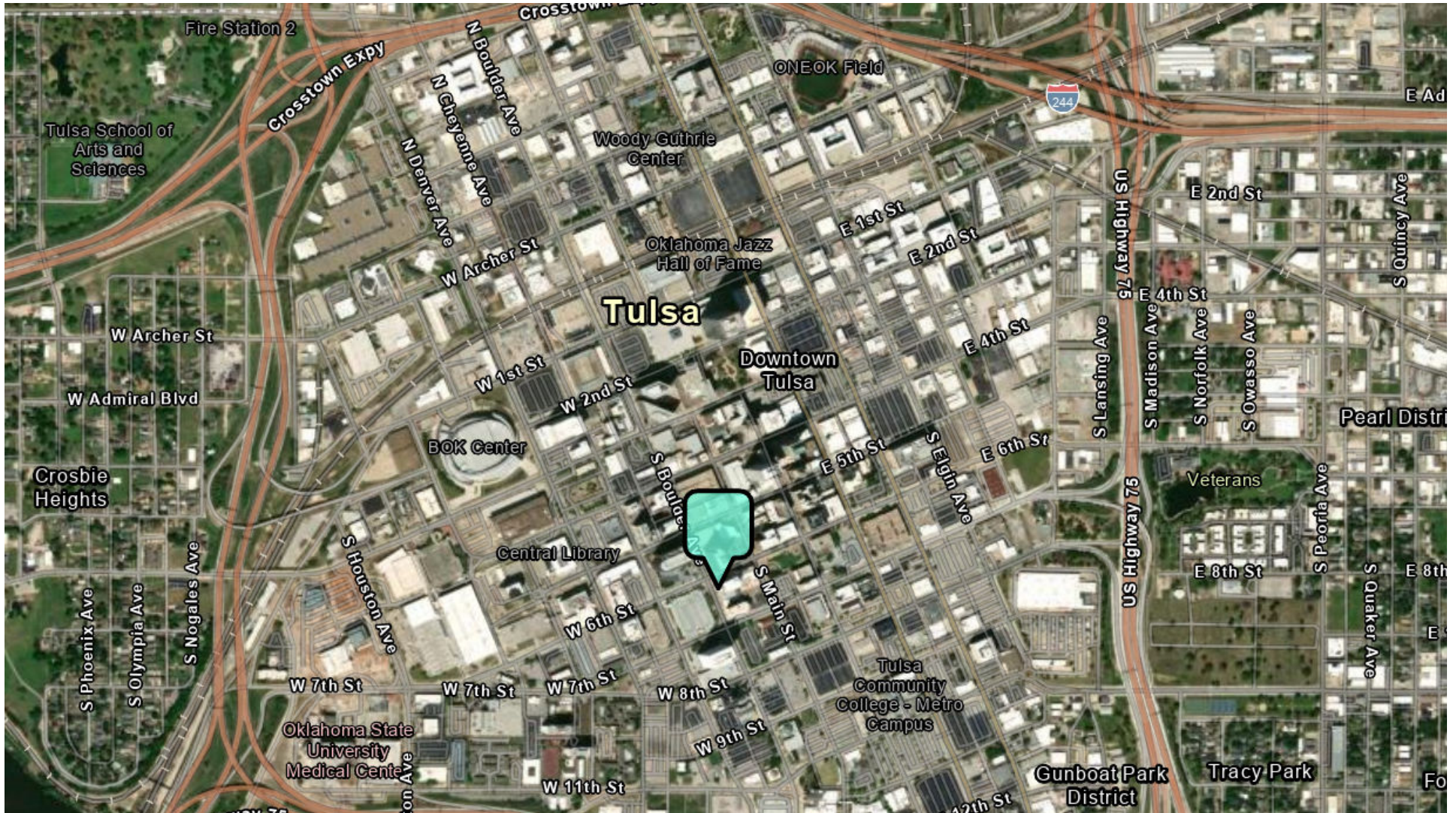
Tulsa, OK offers an exceptional quality of life defined by a very low cost of living--significantly below the national average--and a thriving downtown housing market. Residents enjoy a revitalized downtown, rich Art Deco Architecture, and world-class attractions like the renowned Gathering Place Park, the BOK Arena, ONEOK Field, the Performing Arts Center PAC, Guthrie Green, and the Greenwood District - Greenwood Rising Museum just to name a few in and around the booming Arts District.

The City boasts a strong job market, especially in the tech and energy sectors. Furthermore, Tulsa provides a high quality of life with abundant outdoor recreation, diverse culinary experiences, and a robust arts scene, making it an attractive destination for families.

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AERIAL MAP



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