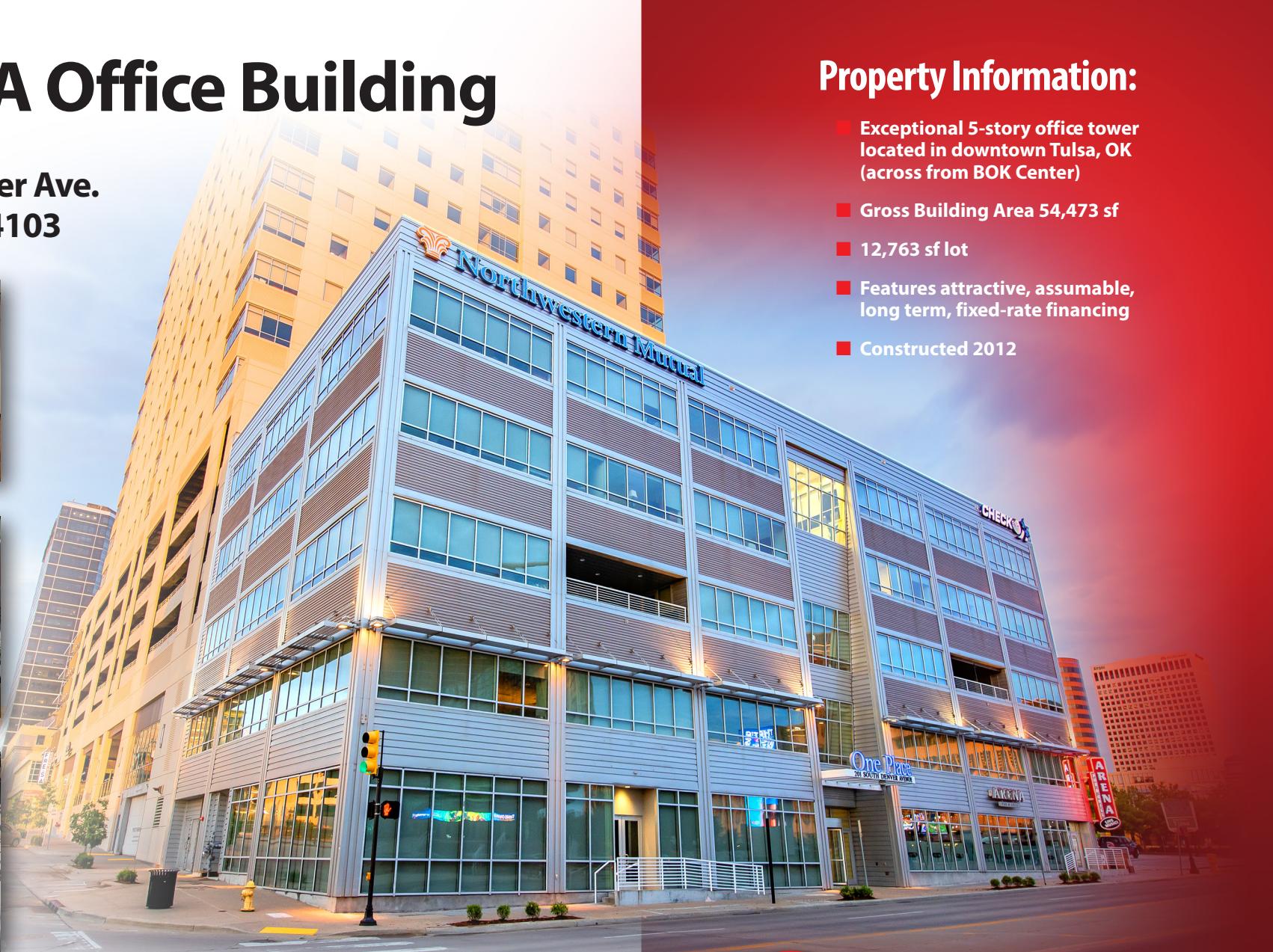


# ▶ Class A Office Building

## One Place

201 S. Denver Ave.  
Tulsa, OK 74103



## Property Information:

- Exceptional 5-story office tower located in downtown Tulsa, OK (across from BOK Center)
- Gross Building Area 54,473 sf
- 12,763 sf lot
- Features attractive, assumable, long term, fixed-rate financing
- Constructed 2012

**For Sale \$11,500,000**

This property features attractive, assumable, long term, *fixed-rate* financing.

Contact: Rod Baker, CCIM • bakerr@bakerfirst.com • Office: 405.947.7200 • Cell: 405.818.2800

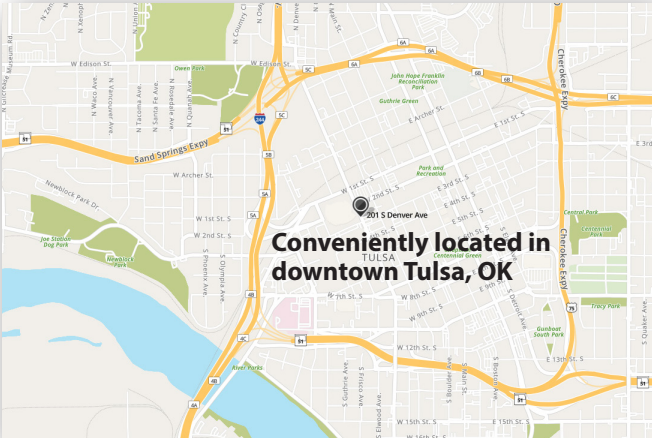


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**One Place**  
**201 S. Denver Ave.**  
**Tulsa, OK 74103**



**Conveniently located in downtown Tulsa, OK**



**Beautiful interior finishes**

**Additional Property Highlights:**

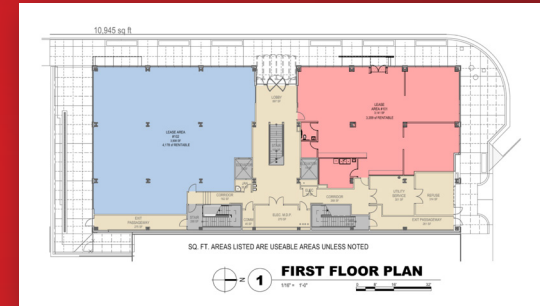
- Access control & video monitoring
- Ample parking in close proximity
- Building Class: A
- Highest quality finishes
- Convenient downtown location



**Stylish design**



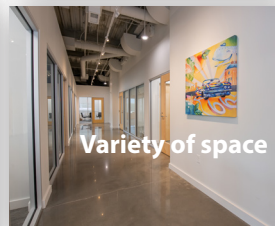
**Conference facilities**



**FIRST FLOOR PLAN**



**Exceptional location**



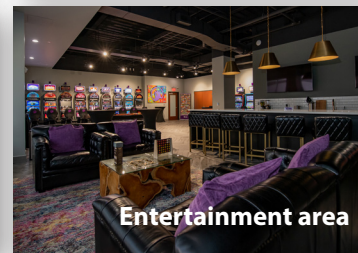
**Variety of space**



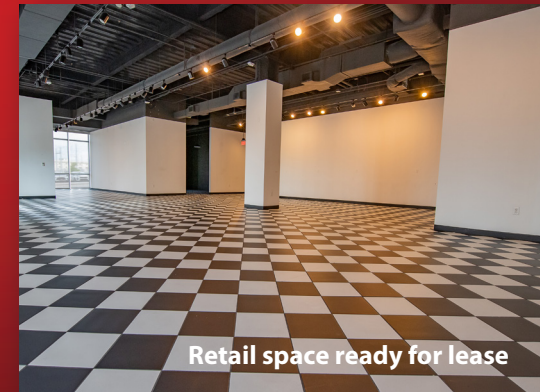
**2 Executive patios**



**Multiple dining areas**



**Entertainment area**



**Retail space ready for lease**

**Call to Set Up Your Showing Today!**

*All offerings subject to change, sale, lease or withdrawal without prior notice. Details believed to be accurate at time of print.*

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# 7

## Key Features to Consider About One Place...

1

**One Place** features attractive, assumable, long term, **fixed-rate financing**.

7

Building shell consists of **concrete piers** and **footings** with **concrete slab**, **structural steel framing** and **masonry walls**. The exterior wall finishes include **metal wall panels** and **glass curtain wall**.

2

**Class A Five Story Executive Office Building** with **54,473 sf** gross building area on a **12,763 sf** lot.

6

**Includes a restaurant** with **exterior seating area** as well as space for additional retail.

3

**Contemporary design interior** with ceramic tile flooring in the common areas, combinations of wood flooring, carpeting, and vinyl composite tile in the finished tenant areas.

4

**Amenities include** 2 executive patios, 24/7 security, robust access control and video monitoring systems and a building conference room capable of accommodating 49 people.

5

**Excellent location** in downtown Tulsa across from the BOK Center.

### Class A Office Building For Sale \$11,500,000

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See the video here...  
<https://youtu.be/wwwV1LcdeVY>



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