



Plaza Lounge



Garden Terrace



Terrace Conference Room



Center Court Food Hall



TULSA

Tulsa is a dynamic city committed to being a desirable community in which to live, work and play.

For more information about Tulsa, please visit www.cityoftulsa.org or www.tulsachamber.com.

ONE WILLIAMS CENTER

Owned and operated by Williams Headquarters Building LLC

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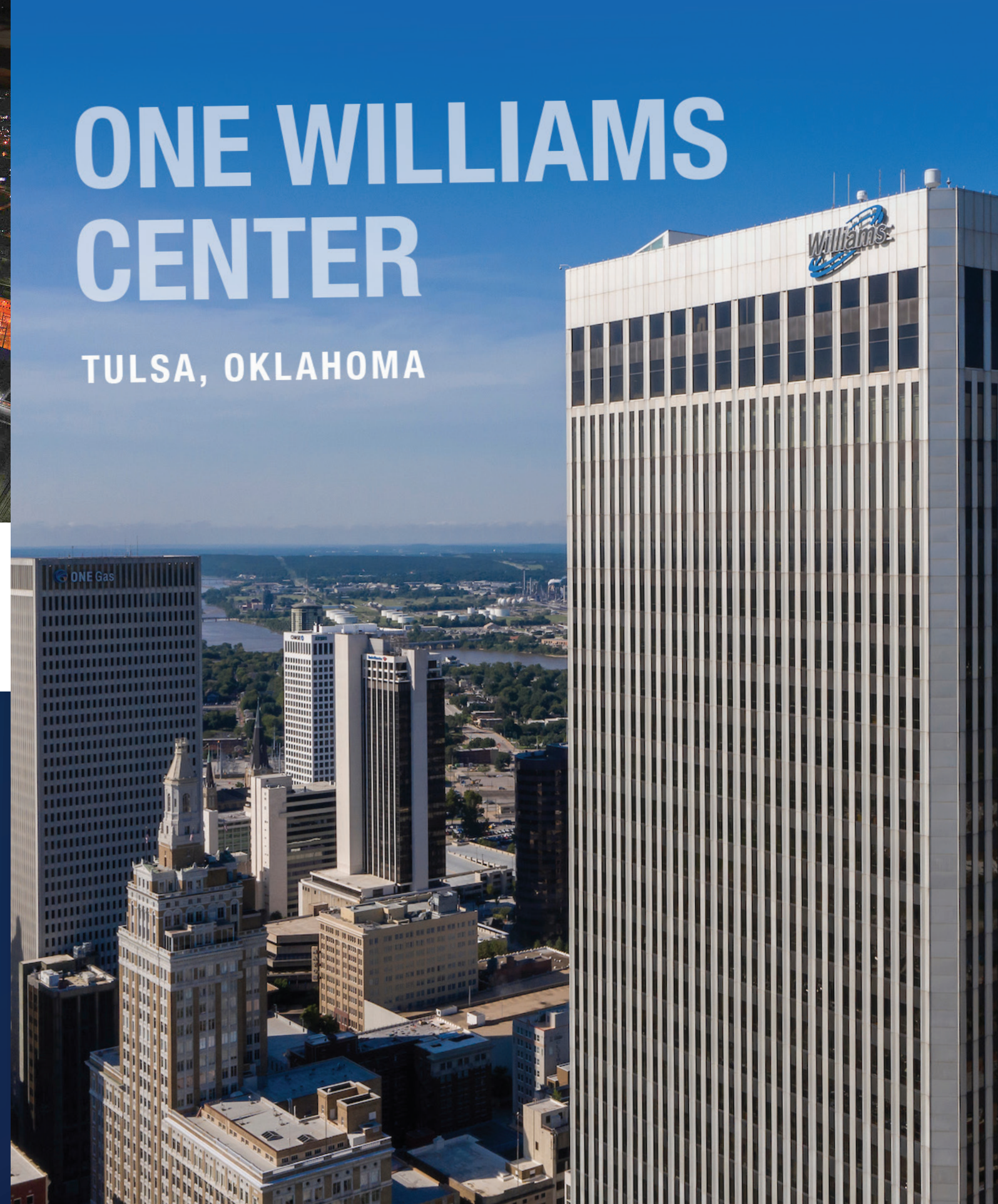
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ONE WILLIAMS CENTER

TULSA, OKLAHOMA

RISE ABOVE

PROPERTY OVERVIEW

Located in the heart of Tulsa's Central Business District, One Williams Center is easily accessible from all parts of Tulsa and surrounding areas. Expressways make it minutes away from the airport and outlying suburbs. The complex overlooks the Williams Center Green, the Center of the Universe, the Arts District and the city's minor league ballpark. Numerous hotels, restaurants, museums, entertainment venues and residential housing units are located within walking distance of the complex.

One Williams Center is a Trophy-Class property comprised of the Bank of Oklahoma Tower and the Williams Resource Center which total approximately 1,373,733 square feet. The complex features dramatic architecture and inviting interior and exterior public spaces.

Bank of Oklahoma Tower, also known as BOK Tower, was designed by Minoru Yamasaki and is the crown jewel of the Tulsa skyline. The 52-story tower, consisting of 1,140,684 square feet of Class A commercial office space, has flexible floor plans that provide efficient space layout for tenants of all sizes. The spacious lobby, adorned with fine marble and brightly polished metals, conveys excellence in design while creating an elegant and sophisticated impression for tenants and visitors.

The Williams Resource Center is a modern concrete and steel structure. The 233,049 square-foot, three-story building was designed to allow outside light to filter into interior lobby space. The Resource Center is connected to the Bank of Oklahoma Tower to the east and to the Hyatt Regency Hotel via a sky bridge to the south.

ONE WILLIAMS CENTER FEATURES

Covered walkways connect the complex to multiple parking garages, the Hyatt Regency Hotel and City Hall. Surface parking lots located around the complex provide nearby parking options. On-site banking services are offered by Bank of Oklahoma Financial.

NEW AMENITIES COMPLETED IN 2022

- Beautiful lounge and outdoor garden terrace

- Center Court Food Hall consisting of these dining options:

- Chicken & the Wolf
- fROOT Bowls
- Rib Crib
- Señor Pablo
- Tokyo Garden & Mari Coffee

- QuikTrip convenience store utilizing the innovative "Just Walk Out" technology by Amazon

- Indoor and outdoor dining areas available

- Conference facilities available

- On-site dry cleaning and laundry service pickup and delivery by local service providers

- Automated package locker system available to tenants for receiving deliveries from many carriers including UPS, USPS, FedEx, DHL and Amazon

OTHER FEATURES

- New 16,000+ square-foot fitness center
- Multiple telecommunications providers offer services in the complex
- Fully sprinkled complex with state-of-the-art emergency and life safety systems
- Security access control and CCTV systems
- State-of-the-art central plant owned and operated by Williams
- Building technicians and security/life safety staff on-site 24 hours/day, 365 days/year
- Property management and real estate offices located on premises
- BOK Tower has 24 modernized, high-speed passenger elevators and two spacious freight elevators. Williams Resource Center has two passenger elevators and two spacious freight elevators.
- Convenient escalators connect all lobby levels
- Three secure, enclosed loading docks



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SECURITY & LIFE SAFETY

One Williams Center provides on-site security 24 hours per day, 365 days per year. Security personnel monitor access-control and CCTV systems, as well as other critical building operations systems. Security personnel provide life safety response to emergency incidents such as fire, medical and severe weather impacting the complex. Security escorts are available to and from surrounding parking facilities.

TECHNICIANS

One Williams Center is staffed 24 hours per day, 365 days per year with building technicians who are experienced in the operations and maintenance of the One Williams Center complex.

The technicians are highly trained to handle all aspects of the maintenance and technical operations, including the state-of-the-art central plant facility that provides utilities services to the complex. They take pride in providing tenants with efficient, first-class building services.

CENTRAL PLANT

The central plant, completed in 2001, serves both the BOK Tower and the Williams Resource Center. This state-of-the-art facility was designed to provide energy efficiency and redundancy to the complex by providing efficient, economical heating and cooling with a uniquely high level of reliability. The central plant has significantly reduced utility costs for the properties it serves.

FACILITIES SUPPORT

One Williams Center provides outstanding facilities support, including:

- Facilities Call Center staff receive and dispatch tenant requests for building services
- Professional construction management and space planning staff on-site committed to customizing office space to meet tenants' requirements



Property Management



24/7 Security Staff



Center Court Food Hall



On-site Fitness Center



24/7 Building Technicians



Central Business District