

OFFERING MEMORANDUM

FOR SALE OR LEASE



Iconic Downtown Tulsa Mixed-Use Property

201 E 2ND ST, TULSA, OK 74103

 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

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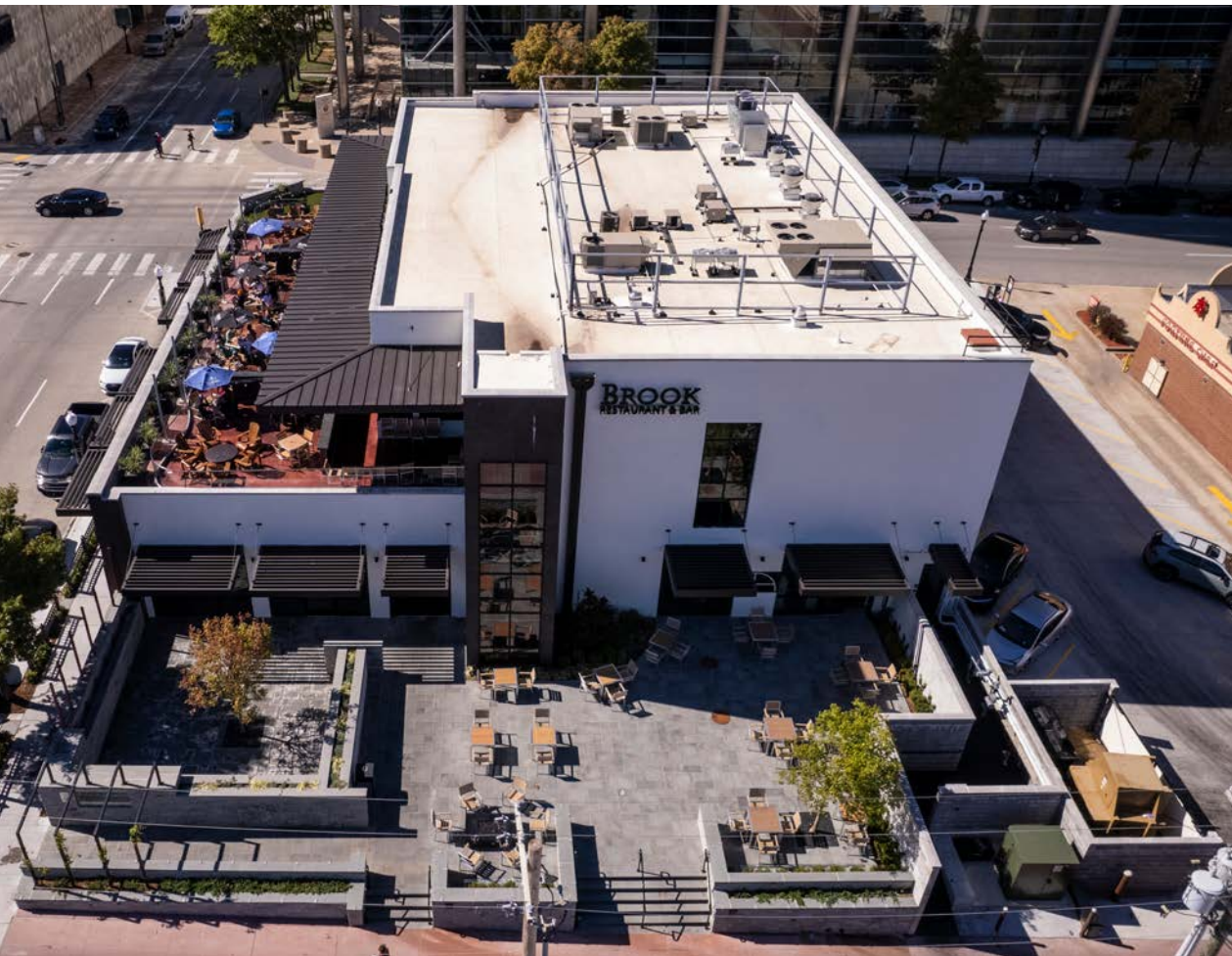
Property Summary

- **Rare opportunity to acquire or lease an iconic downtown Tulsa mixed-use property**, located directly across from Tulsa City Hall and the Tulsa Performing Arts Center in one of downtown's most recognizable commercial corridors.
- The former OTASCO building contains approximately **17,000 square feet across two levels**, including approximately 10,000 SF of highly visible ground-floor retail or office, with 2,500 SF outdoor patio, and approximately 7,000 SF on the second floor, formerly occupied by The Brook Restaurant, featuring a 3,000 SF outdoor rooftop patio overlooking downtown.
- Outstanding **corner presence** with **excellent signage** opportunities.
- Whether envisioned as a headquarters, destination restaurant, entertainment venue, mixed-use redevelopment, or investment property, this is a unique opportunity to **reposition one of downtown Tulsa's most recognizable commercial buildings**.
- Few downtown properties offer the combination of **street-level** retail or office, **second-generation restaurant infrastructure**, expansive **rooftop outdoor space**, and a **highly visible location** in the heart of downtown Tulsa.

OFFERING	For Sale or Lease
LEASE RATE	\$26.50/SF NNN (Estimated NNN: \$5.00/SF)
SALE PRICE	Contact Listing Agent
BUILDING SIZE	±17,000 SF
1ST FLOOR	±10,000 SF; divisible; warm shell condition; ±2,500 SF outdoor patio
2ND FLOOR	±7,000 SF; fully built-out second-generation restaurant & bar; partially covered ±3,000 SF patio/deck; significant FF&E available



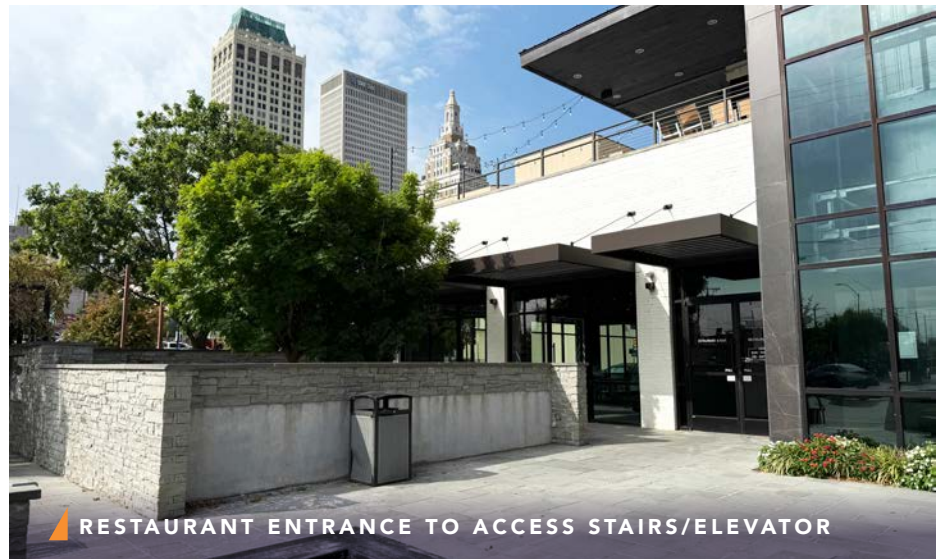
Site Aerial



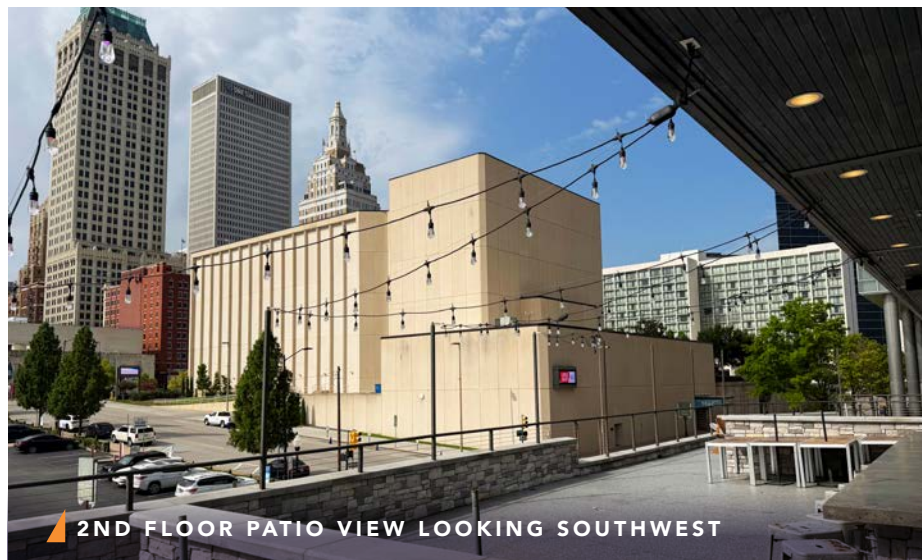
Exterior Photos



PRIMARY FIRST FLOOR ENTRANCE FACING INTERSECTION



RESTAURANT ENTRANCE TO ACCESS STAIRS/ELEVATOR

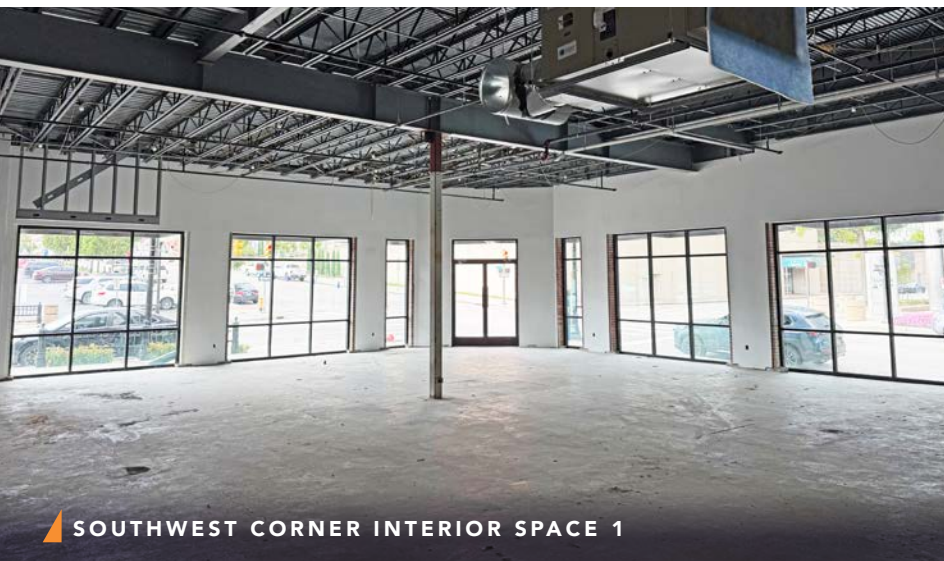


2ND FLOOR PATIO VIEW LOOKING SOUTHWEST

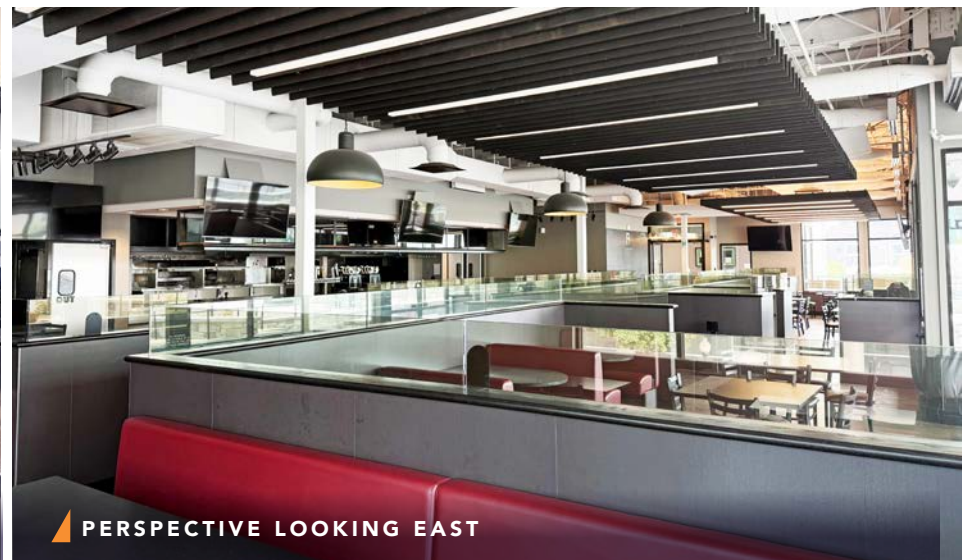


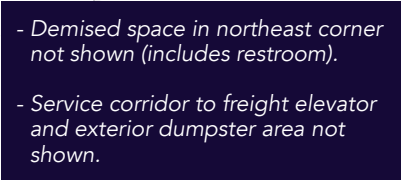
2ND FLOOR PATIO VIEW LOOKING SOUTHEAST

1st Floor Photos



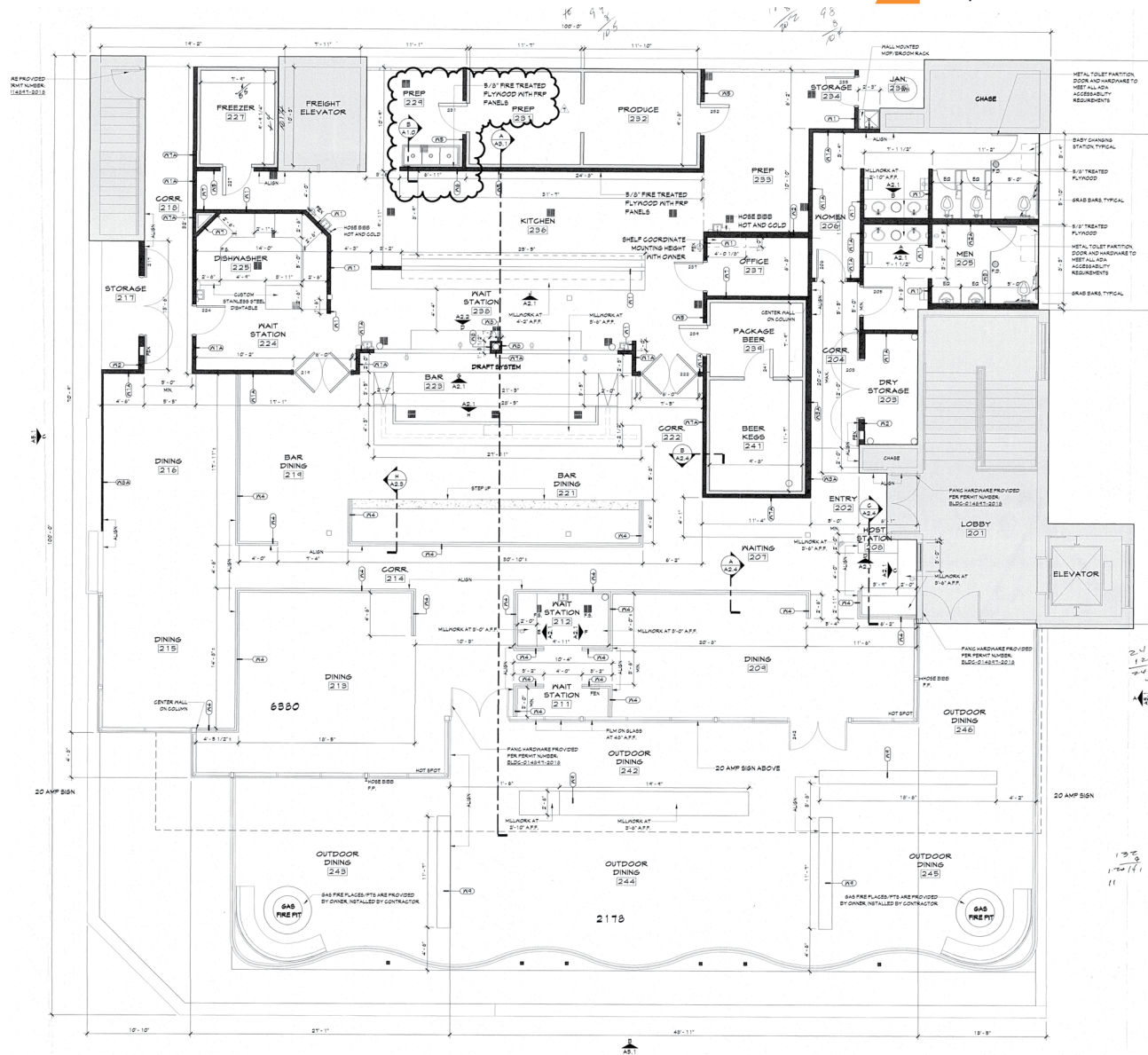
2nd Floor Photos





Floor Plan

2ND FLOOR
7,000 SF



Location Highlights



PRIME DOWNTOWN LOCATION

Located in the heart of downtown Tulsa, offering exceptional visibility and convenient access to the city's business, entertainment, and cultural districts..



WALKABLE BUSINESS DISTRICT

Within walking distance of major employers, office towers, government offices, and financial institutions, making it an ideal location for businesses, employees, and clients.



PREMIER ENTERTAINMENT DESTINATION

Just steps from the BOK Center, Tulsa Performing Arts Center, and downtown's growing collection of live music venues, galleries, and cultural attractions.



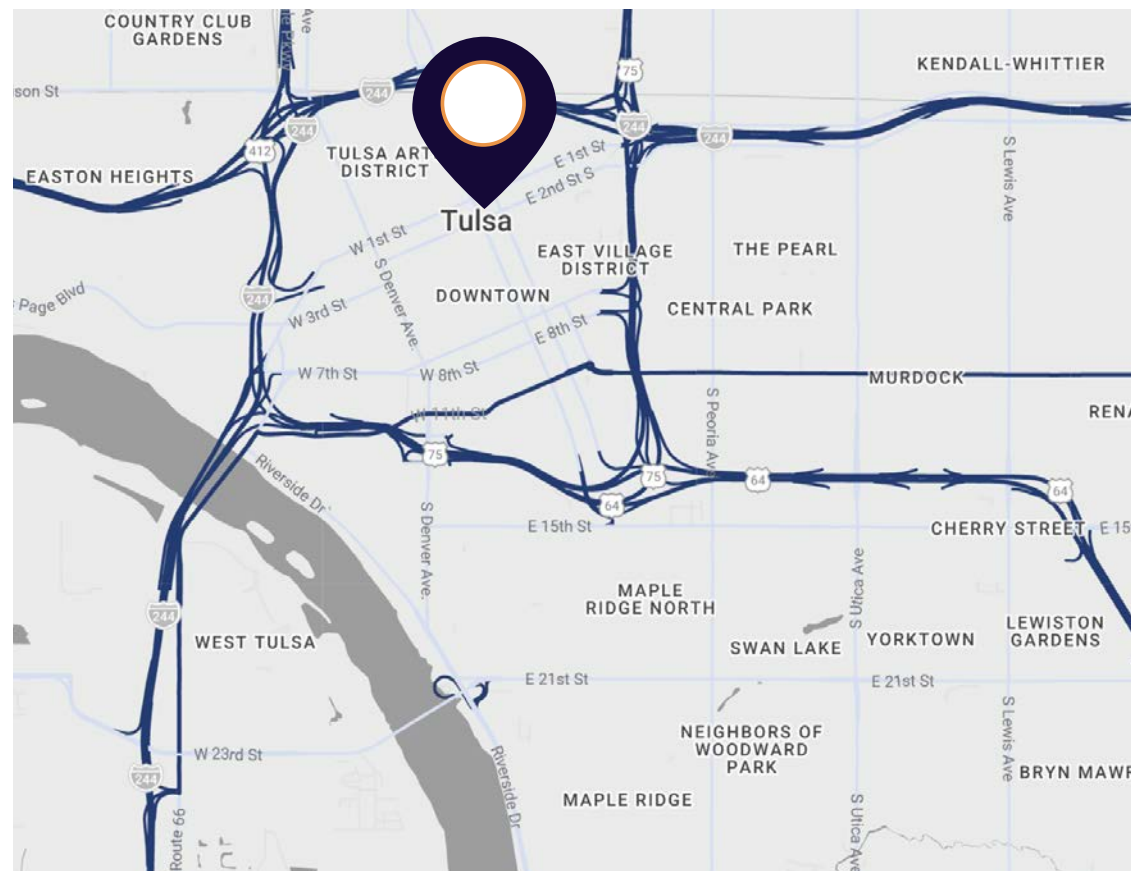
SURROUNDED BY DINING & HOSPITALITY

Located among Tulsa's most popular restaurants, bars, coffee shops, and boutique hotels, creating a vibrant environment throughout the day and evening.



CONNECTED & ACCESSIBLE

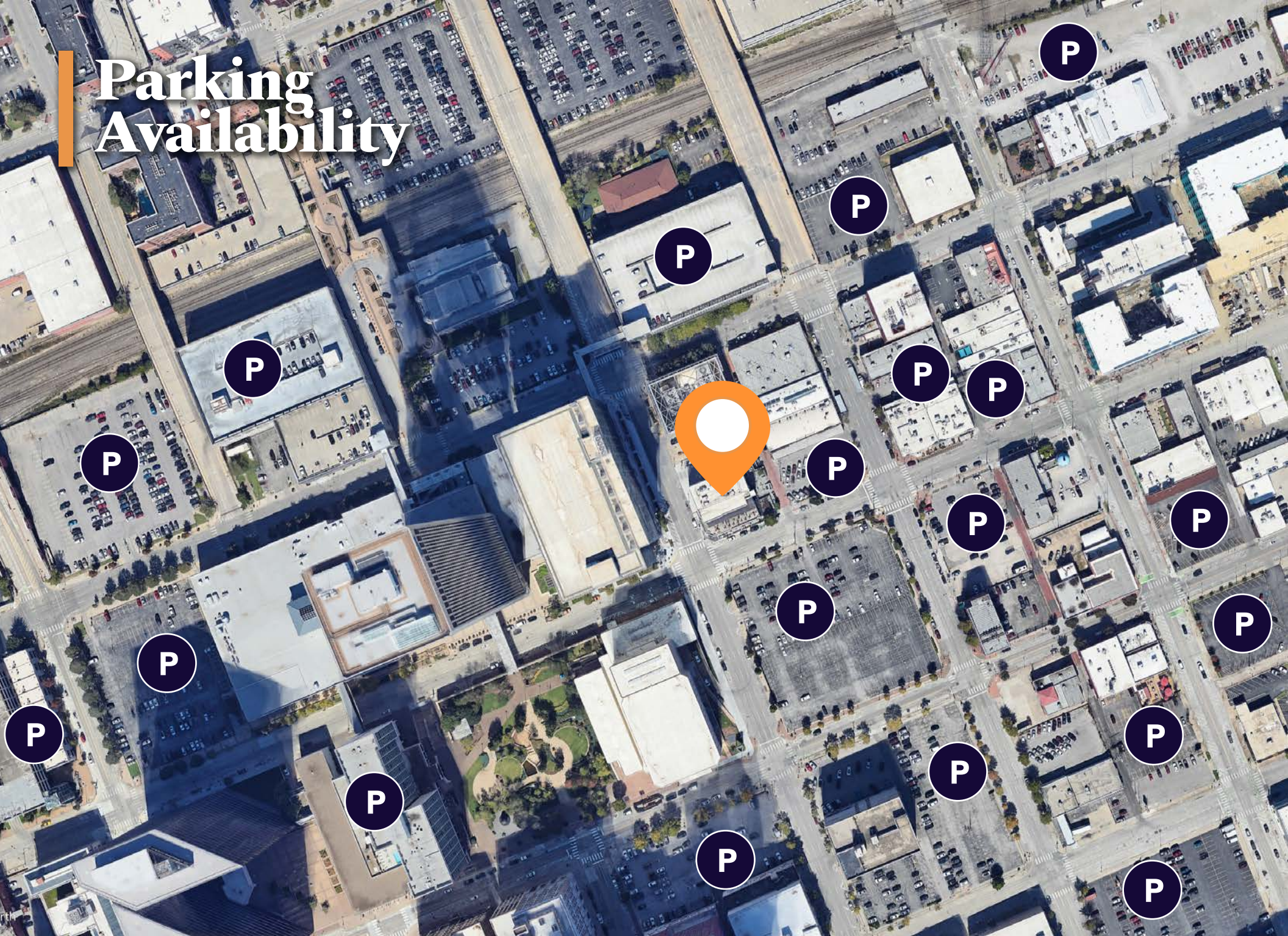
Ideally positioned near the Blue Dome District, Arts District, and Greenwood District, with convenient access to I-244, US-75, and US-64. Nearby public parking garages, surface lots, and transit options provide easy access for employees, customers, and visitors.



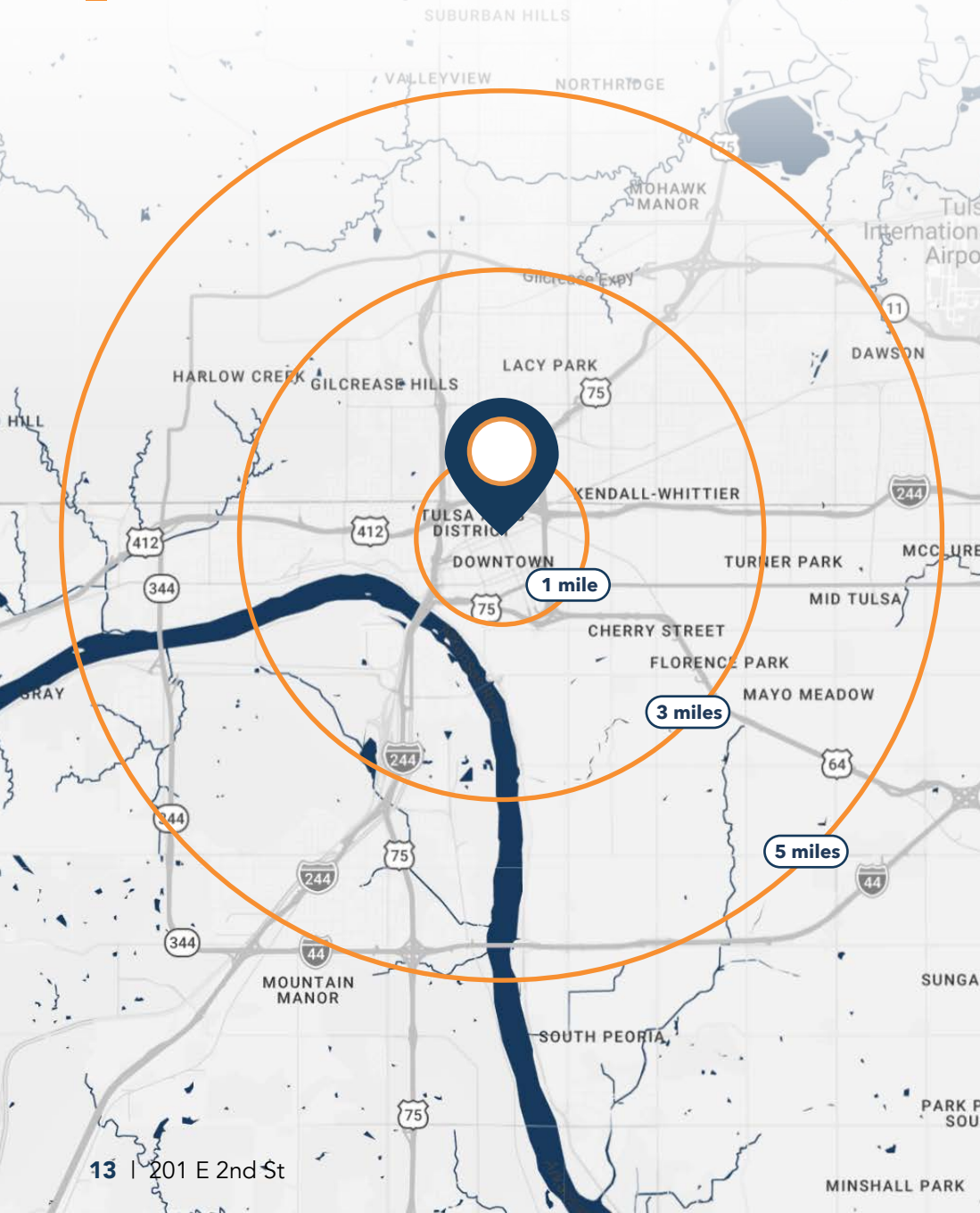
Property Aerial



Parking Availability



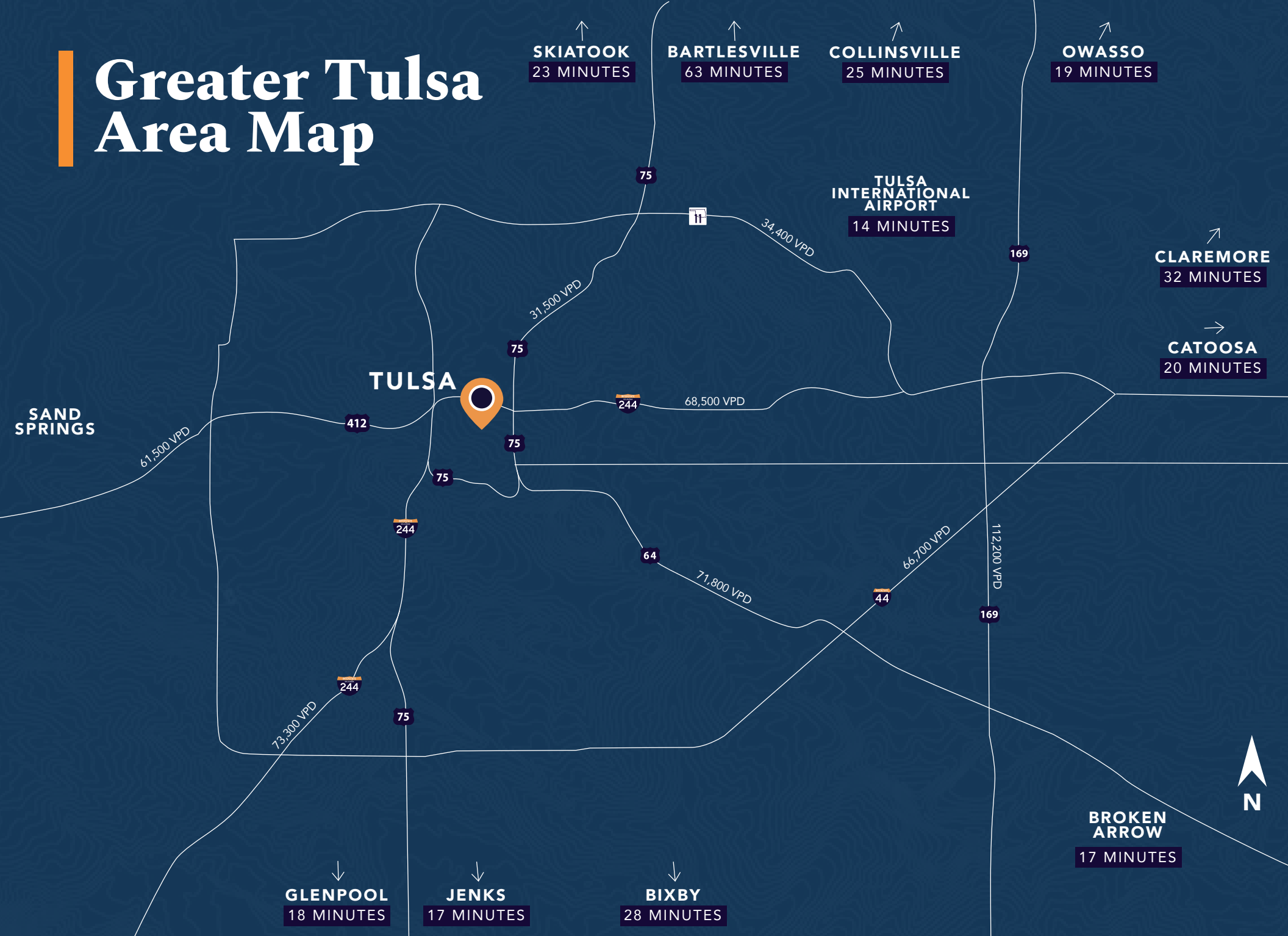
Location Demographics



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,528	72,864	157,675
Households	3,765	31,146	67,831
Families	1,036	15,068	34,688
Average Household Size	1.65	2.16	2.23
Owner Occupied Housing Units	710	14,067	34,087
Renter Occupied Housing Units	3,055	17,079	33,744
Median Age	37.8	36.9	37.9
Median Household Income	\$61,832	\$60,608	\$61,582
Average Household Income	\$99,037	\$101,820	\$98,821

2031 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,275	74,845	160,713
Households	4,298	32,322	69,646
Families	1,128	15,334	35,125
Average Household Size	1.62	2.14	2.22
Owner Occupied Housing Units	718	14,222	34,382
Renter Occupied Housing Units	3,579	18,101	35,264
Median Age	38.7	38.1	39.4
Median Household Income	\$69,574	\$67,388	\$69,222
Average Household Income	\$109,845	\$111,440	\$108,768

Greater Tulsa Area Map



An aerial photograph of the Tulsa, Oklahoma skyline at sunset. The sky is a mix of orange, pink, and purple. Several skyscrapers are visible, some with lights on. In the foreground, there are lower buildings and trees.

Tulsa, Oklahoma

Tulsa, Oklahoma, is a rising regional economic hub with a diversified economy and strong momentum across multiple sectors, including energy, aerospace, healthcare, and professional services. Anchored by institutions such as ONEOK, Williams Companies, and BOK Financial, Tulsa also supports a growing ecosystem of tech startups and advanced manufacturing. The city benefits from a pro-business climate and a skilled workforce, making it an **attractive destination for corporate relocations and capital investment**.

Tulsa's economic foundation is supported by a strategic **central U.S. location and robust infrastructure**, including Interstates 44, 244, and U.S. Highway 75, and proximity to Tulsa International Airport. The city is home to the Tulsa Port of Catoosa, one of the largest inland river-ports in the nation, supporting regional and national commerce. Continued investments in public infrastructure and broadband expansion bolster long-term growth.

The **commercial real estate market in Tulsa remains resilient**, characterized by low vacancy in prime office corridors, stable demand for medical office and retail assets, and ongoing redevelopment activity in the urban core. Class A office product near the BOK Center and the Arts District continues to see strong leasing interest.

Investors are drawn to the **market's relative affordability and long-term upside potential**.

Tulsa's livability continues to gain national attention, supported by its cultural institutions, outdoor amenities, and revitalized downtown. The city boasts a vibrant arts and music scene, a nationally acclaimed park system including the award-winning Gathering Place, and top-rated healthcare facilities. Education is a regional strength, led by the University of Tulsa and Tulsa Community College.

With favorable demographics, affordable land values, and strong public-private partnerships, Tulsa is **well-positioned for continued growth**, making it an increasingly attractive destination for businesses and real estate investors.



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