

EASTGATE METROPLEX

14002 E 21ST STREET • TULSA, OKLAHOMA



Leasing Broker

CBRE

A Property of



SHELBOURNE

EASTGATE METROPLEX

1,016,500 RSF

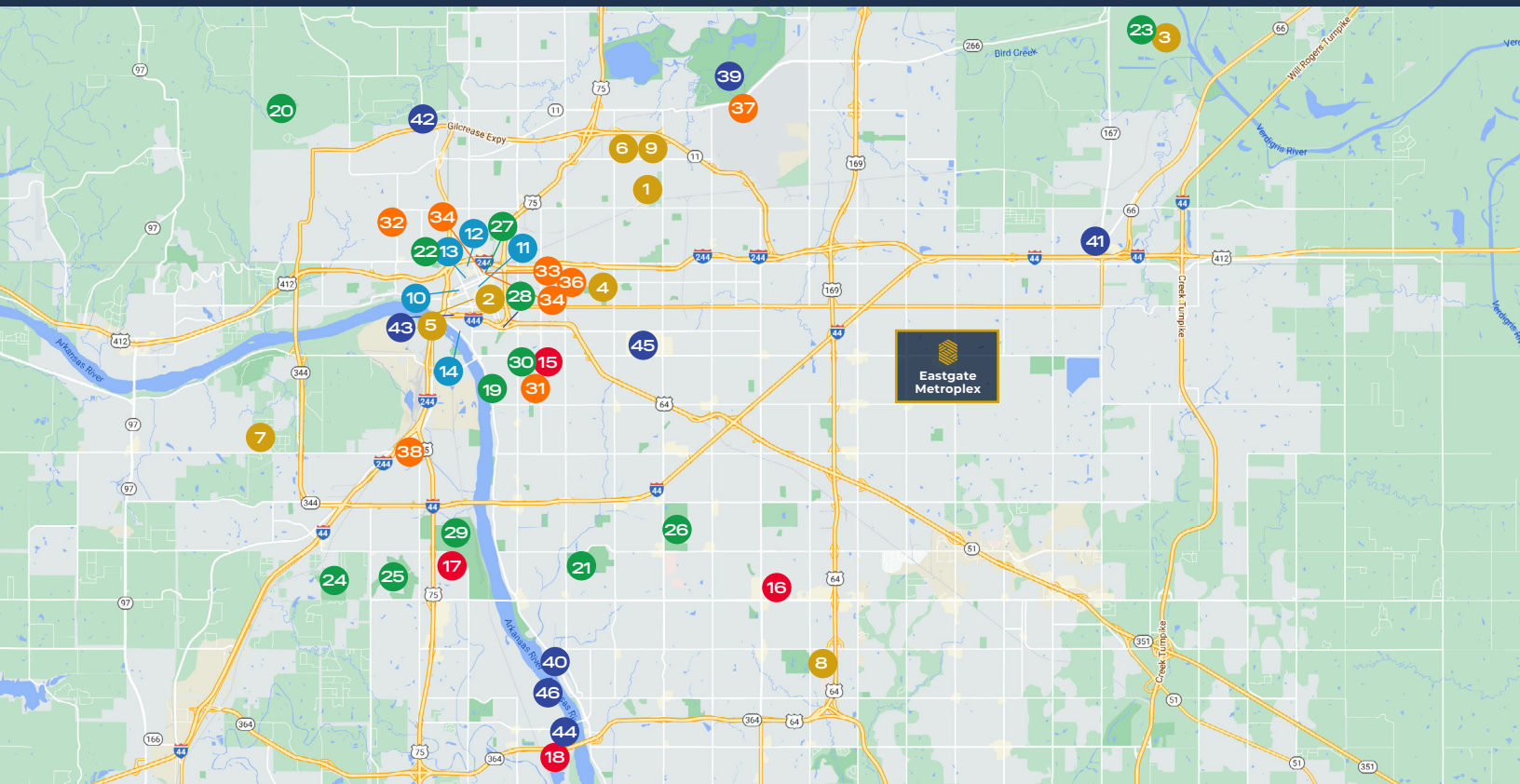


[VIEW GOOGLE MAPS](#)



Eastgate Metroplex, a former mall, is now a thriving mixed-use complex in Tulsa, Oklahoma. Originally constructed in 1986, the property underwent significant repositioning in 2007, and is continually being renovated and updated. The property transformation caters to large tenants seeking spacious, open floor plans and ample parking. Boasting over 1,000,000 square feet, the complex's extensive amenities have attracted several Fortune 100 companies.

AREA MAP



POINTS OF INTEREST

1. Tulsa International Airport
2. Tulsa Central Business District
3. Port of Catoosa
4. University of Tulsa
5. TCC - Metro Campus
6. TCC - Northeast Campus
7. TCC - West Campus
8. TCC - Southeast Campus
9. TCC - Continuing Education

MUSIC / THEATER

10. BOK Center
11. Tulsa Performing Arts Center
12. Cain's Ballroom
13. Brady Theater
14. Tulsa Spotlight Theater

SHOPPING

15. Utica Square
16. Woodland Hills Mall
17. Tulsa Hills Shopping Center

PARKS / GOLF

18. Tulsa Premium Outlets
19. The Gathering Place
20. Tulsa Botanic Garden
21. Southern Hills Country Club
22. Tulsa Country Club
23. Patriot Golf Club
24. Oaks Country Club
25. Page Belcher Golf Course
26. LaFortune Park Golf Course
27. Guthrie Green
28. Veterans Park
29. Turkey Mountain
30. Woodward Park

MUSEUMS / ART

31. Philbrook Museum
32. Gilcrease Museum
33. Bob Dylan Center
34. Woody Guthrie Center
35. OKPOP Museum
36. The Church Studio
37. Tulsa Air & Space Museum
38. Route 66 Historical Village

FUN THINGS TO DO

39. Tulsa Zoo
40. Riverspirit Casino
41. Hard Rock Hotel & Casino
42. Osage Casino
43. Route 66
44. Oklahoma Aquarium
45. Golden Driller Statue / Expo Square
46. Suite Shots

EASTGATE METROPLEX AMENITIES



On-Site Cafe



On-Site Property
Management



Over 5,000
Parking Spaces



On-Site Facilities
Management &
Maintenance



On-Site Healthcare
Providers



Complimentary
Fitness Center



Located Along Major
Public Bus Routes



On-Site Daycare



Backup Generator
(in Select Spaces)



24/7 Security Personnel



24 Hour ATM



Secure Storage with
Loading Available

HIGHLIGHTS



Public Transportation Route



Large Public Common Areas



Cafe



24 Hour ATM



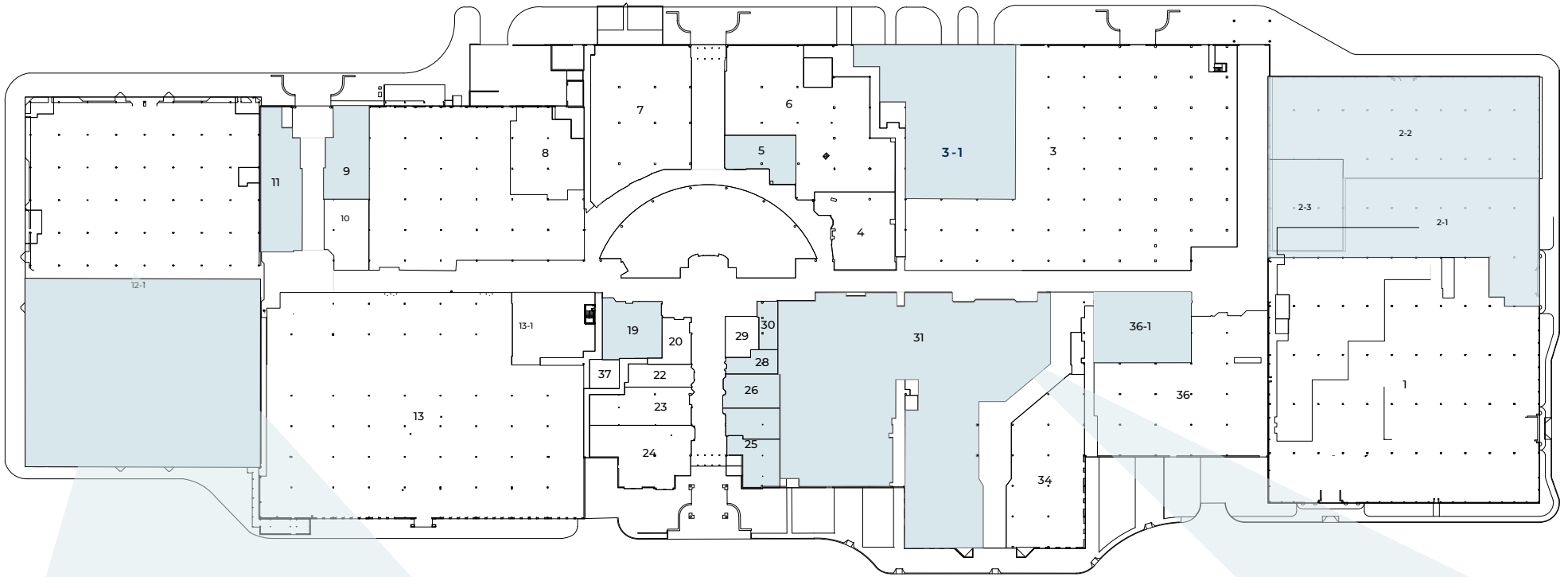
On-Site Healthcare Providers



Fitness Center

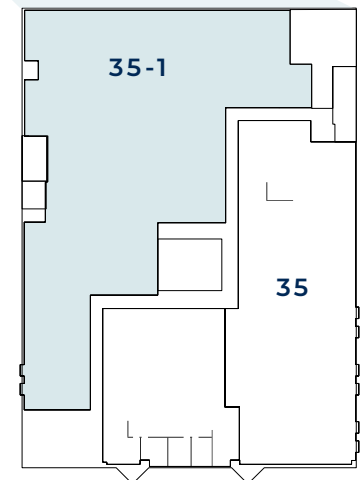
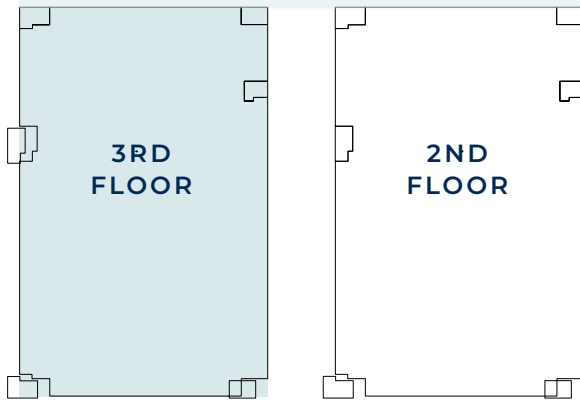
FLOOR PLANS

Upper Level



SUITE # RSF | SUITE # RSF

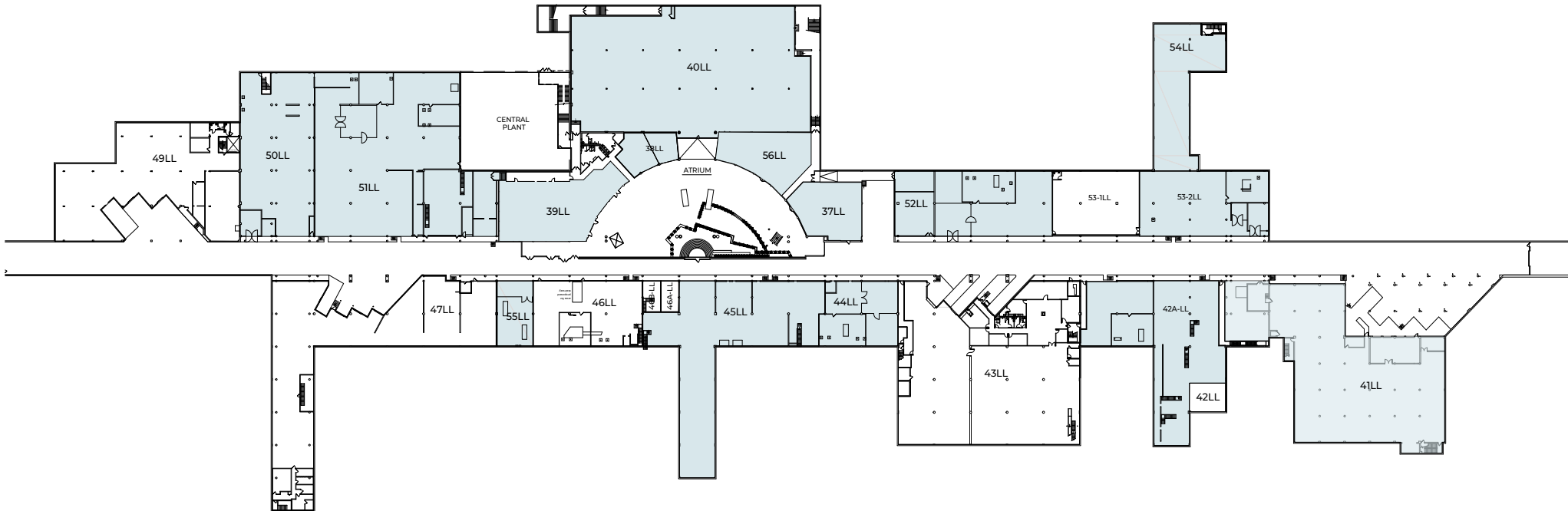
2-1	19,633	19	3,667
2-2 / 2-3	35,544	25	4,445
3-1	22,000	26	2,061
5	3,122	28	1,154
9	4,173	30	1,022
11	6,179	31	51,254
12-1	42,151	35-1	17,470
12-3	83,415	36-1	4,687



■ Available for Lease

FLOOR PLANS

Lower Level

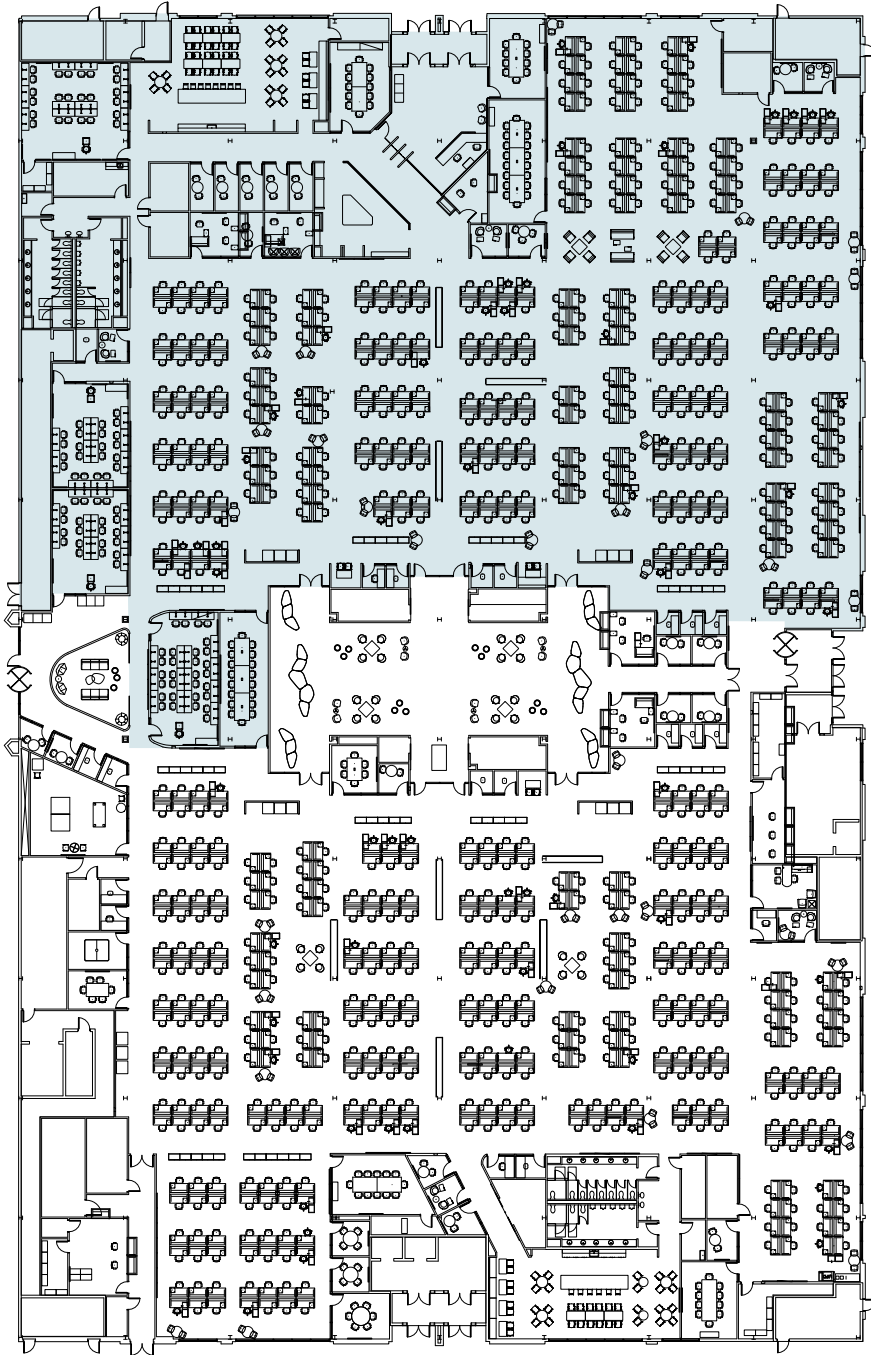


SUITE #	RSF	SUITE #	RSF
37LL	3,910	45LL	15,615
38LL	1,412	48LL	1,523
39LL	7,344	50LL	11,797
40LL	29,379	51LL	25,933
41LL	22,889	52LL	2,561
42A-LL	12,538	53-54LL	16,769
43LL	25,232	55LL	2,343
44LL	4,885	56LL	3,899

Available for Lease

Suite 12-1

42,151 RSF

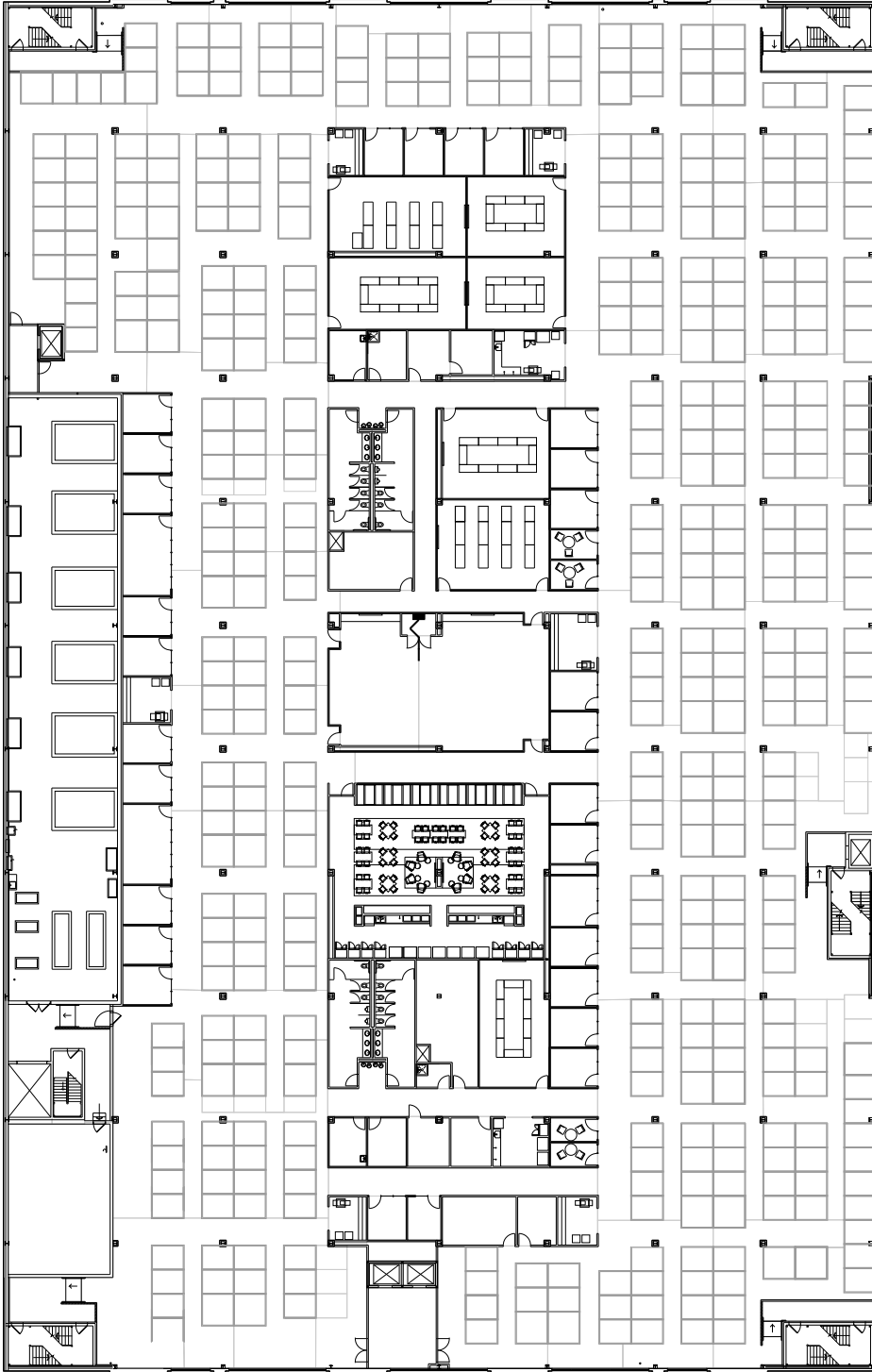


SUITE FEATURES

- Plug & Play Space
- Private Secured Entrance
- Multiple Conference / Training Rooms
- Spacious Kitchen / Breakroom
- Private Restrooms Within the Suite
- Large Windows Providing Natural Light
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Suite 12-3

83,415 RSF



SUITE FEATURES

- Plug & Play Space
- Large Contiguous Floor Plate
- Spacious Kitchen / Breakroom
- Private Restrooms Within the Suite
- Large Windows Providing Natural Light
- 4" Concrete Data Conduit
- Secure Storage With Loading Access
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Break Room

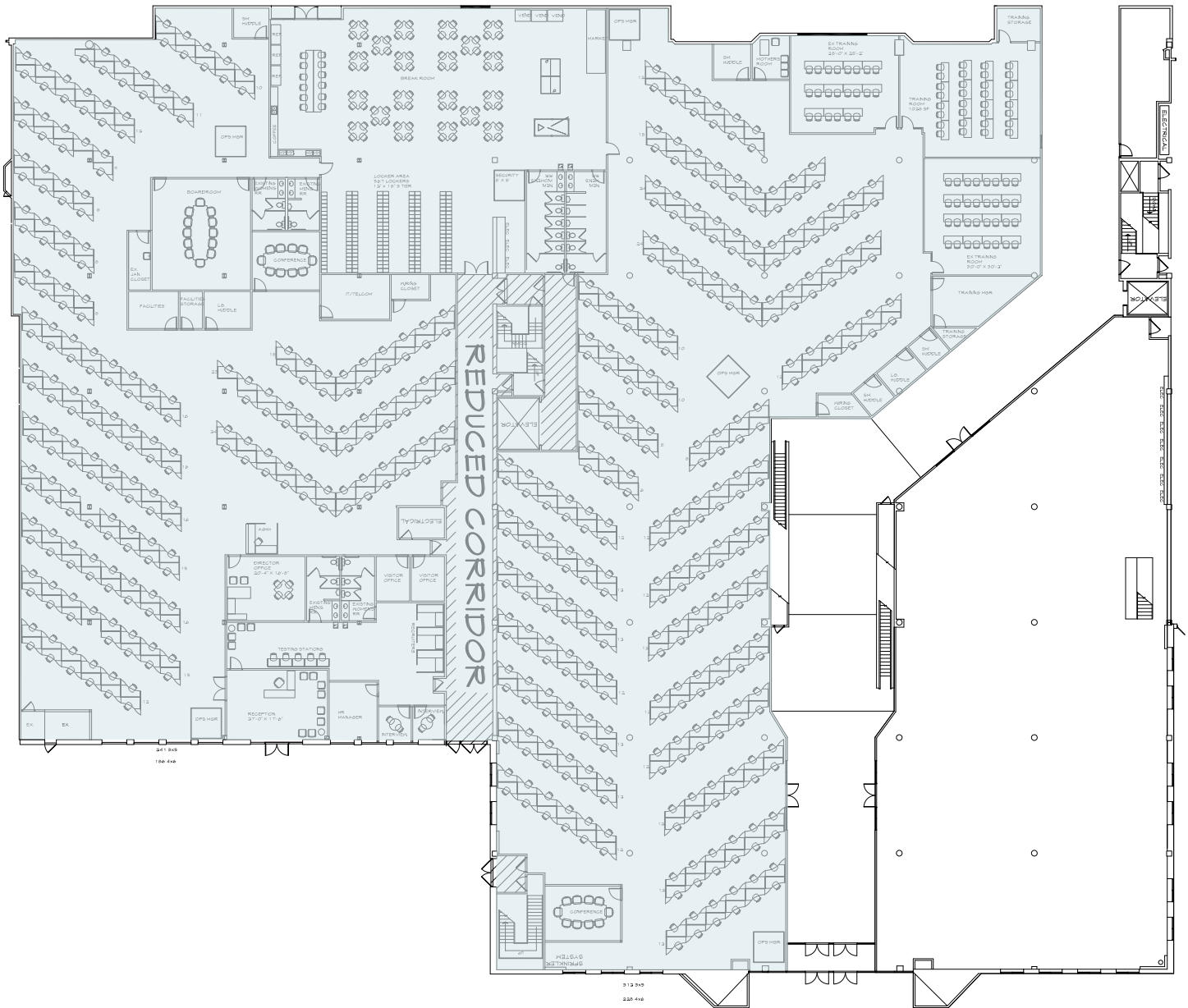


Main Work Area



Suite 31

51,254 RSF

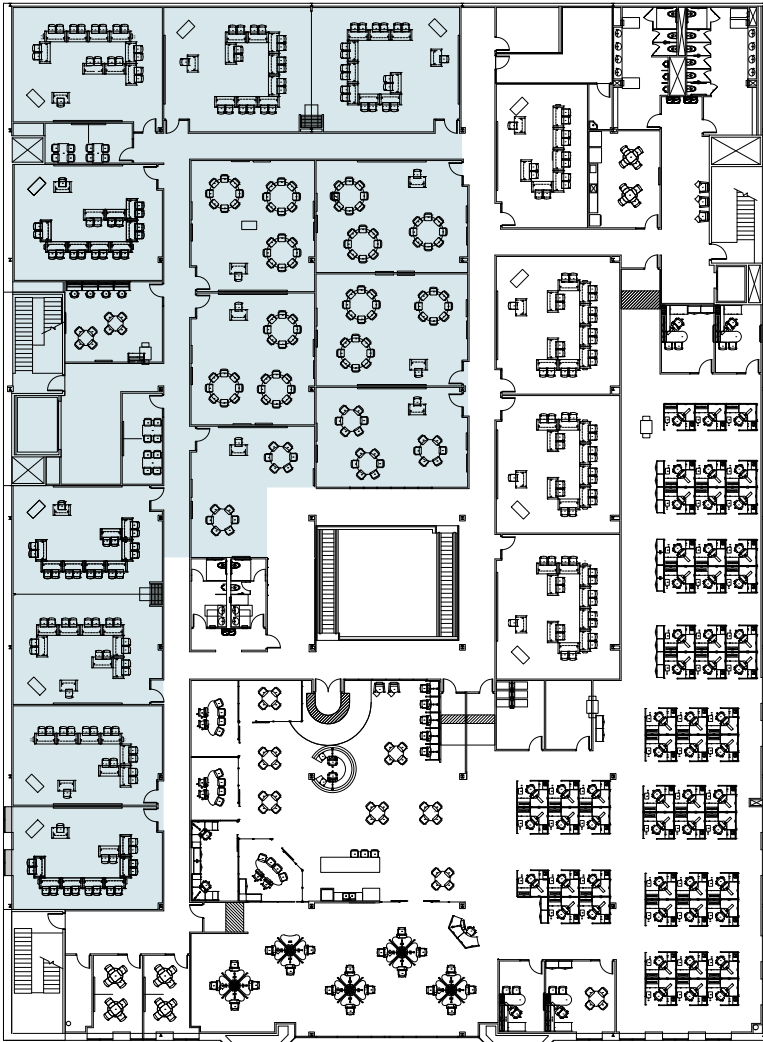


SUITE FEATURES

- Plug & Play Space
- Private Secured Entrance
- Expansive Kitchen / Breakroom
- Multiple Training / Conference Rooms
- IT Telecom with Supplemental HVAC
- Multiple Private Interior Restrooms
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Suite 35

17,470 RSF



SUITE FEATURES

- Multiple Training Rooms / Class Rooms
- Partially Furnished
- Large Windows Providing Natural Light
- Back-up Generator
- UPS (Uninterruptible Power Supply) System



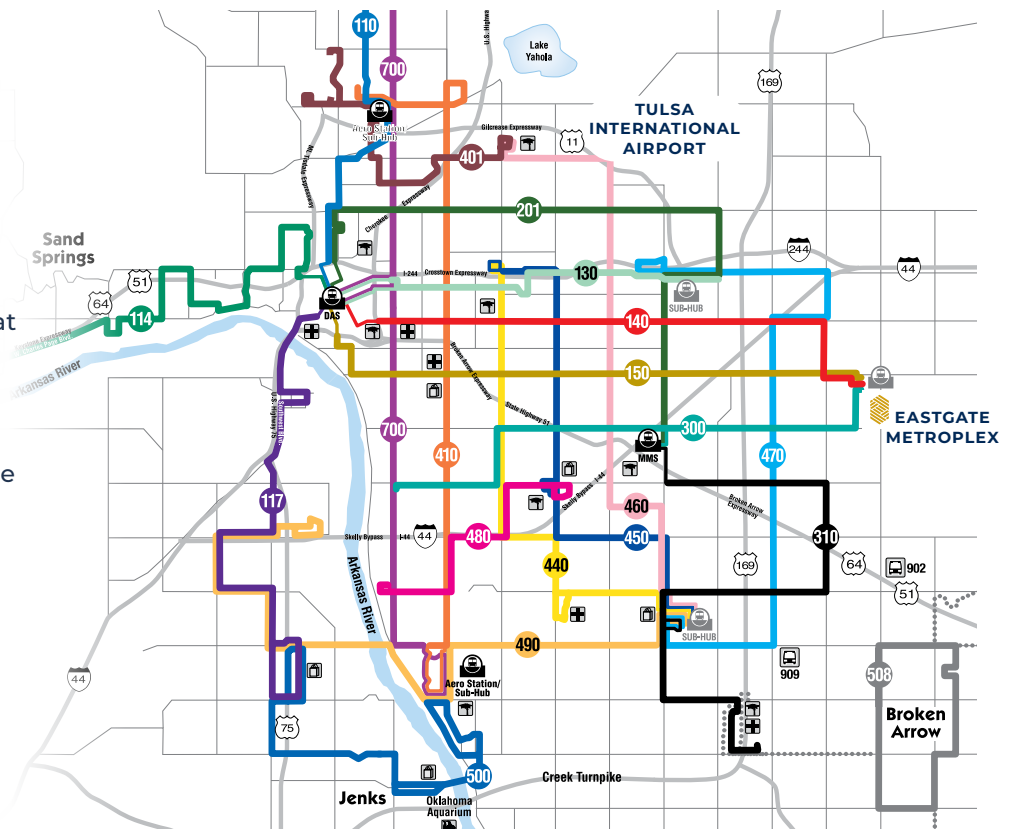
Featured Tenants



Public Transportation

Eastgate Metroplex is easily accessible by multiple bus routes that stretch across the city.

The bus stop is immediately in front of the complex, making the commute to work seamless.



WHY TULSA?



Incredible Value

With just over one million residents, the Tulsa metropolitan area continues to see steady growth. The City of Tulsa has invested over \$884 million in public safety, economic development, education, health care and other capital improvements to make Tulsa a world-class city where people want to live. Tulsa has a dynamic economy, supported by a workforce of just over 500,000 people. The trade, transportation and utility industries dominate the market, but education, health, business and government also play significant roles. At \$62 billion, Tulsa's GDP value is in the top 100 in the nation.

The Tulsa office market remained healthy in 2023 and 2024, with a 13.6% vacancy rate in the first half of 2024 and 14.2% in the second half. Net absorption rose from 92,975 SF in the first half to 487,031 SF in the second half, driven by the lack of vacancy and occupied properties. New construction has dwindled since 2022, with only 50,000 SF delivered in the first half of 2024 and no new deliveries in the second half.

Notable Local Employers



WHY TULSA?



Tulsa Economy



19.1%	Trade, Transportation, and Utilities
15.9%	Education and Health Services
14.3%	Professional and Business Services
12.8%	Government
10.6%	Manufacturing
10.1%	Leisure and Hospitality
5.7%	Construction
5.2%	Financial Activities
4.5%	Other Services
1.1%	Information

Source: Bureau of Labor Statistics, 2024.

\$62B

Current
GDP

1.7%

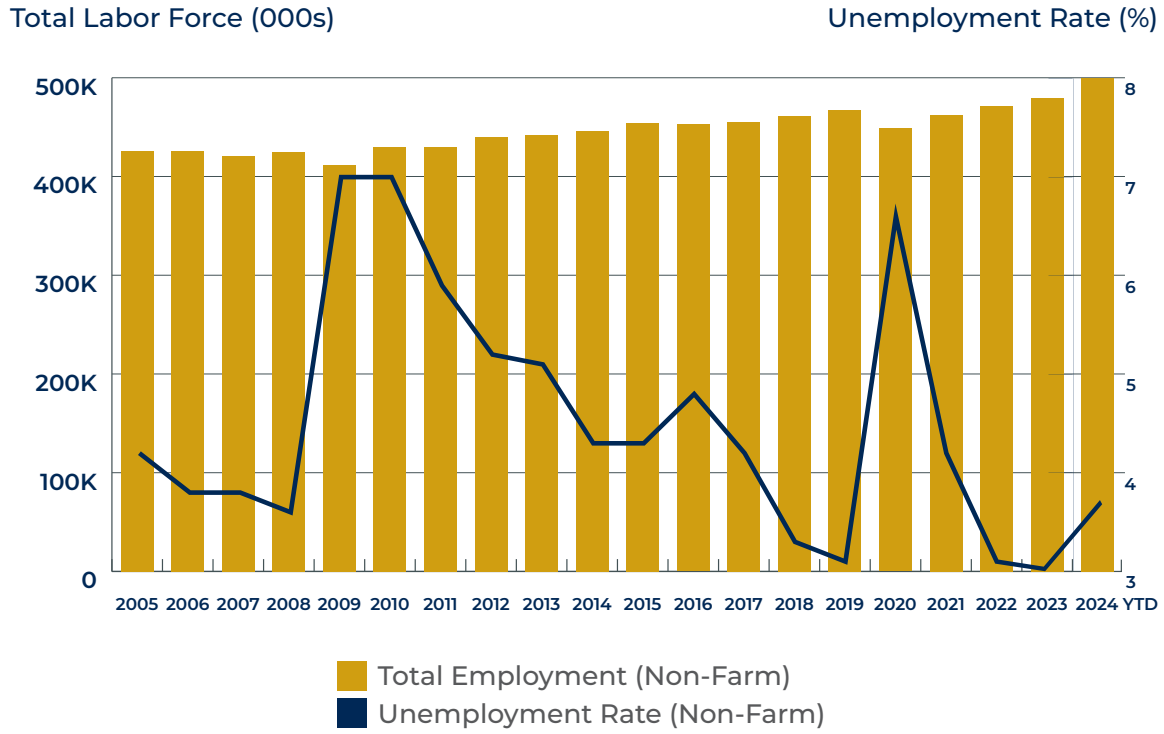
Est. 2023
GDP growth

65th

in the U.S. for
GDP value

Source: Oxford Economics, 2024.

Tulsa Labor Force & Unemployment



Source: Bureau of Labor Statistics, 2024.



Population Trends & Demographics

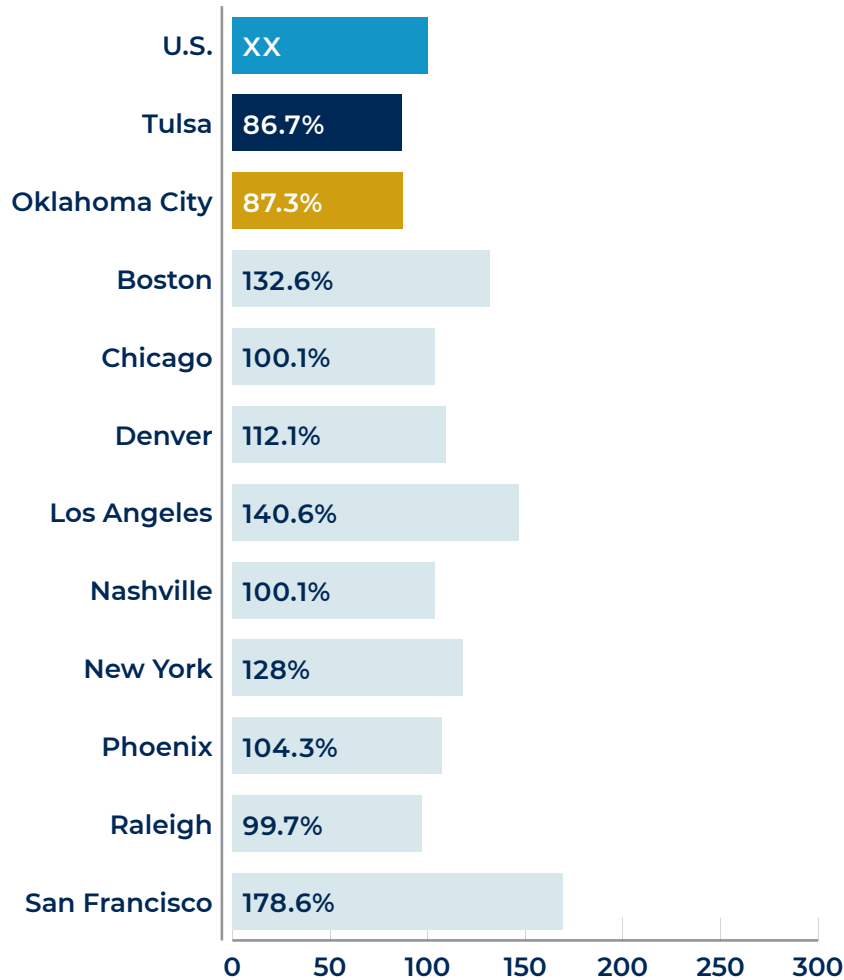
The Tulsa MSA officially joined the 1M+ population club in 2020, allowing Tulsa to better compete for economic development projects.

#62
Metros with a
1M+ population

1,049,778
Population of the
Tulsa MSA

Cost of Living

Compared to other major business centers, Tulsa is well known for offering affordable living, with living costs below the national average.

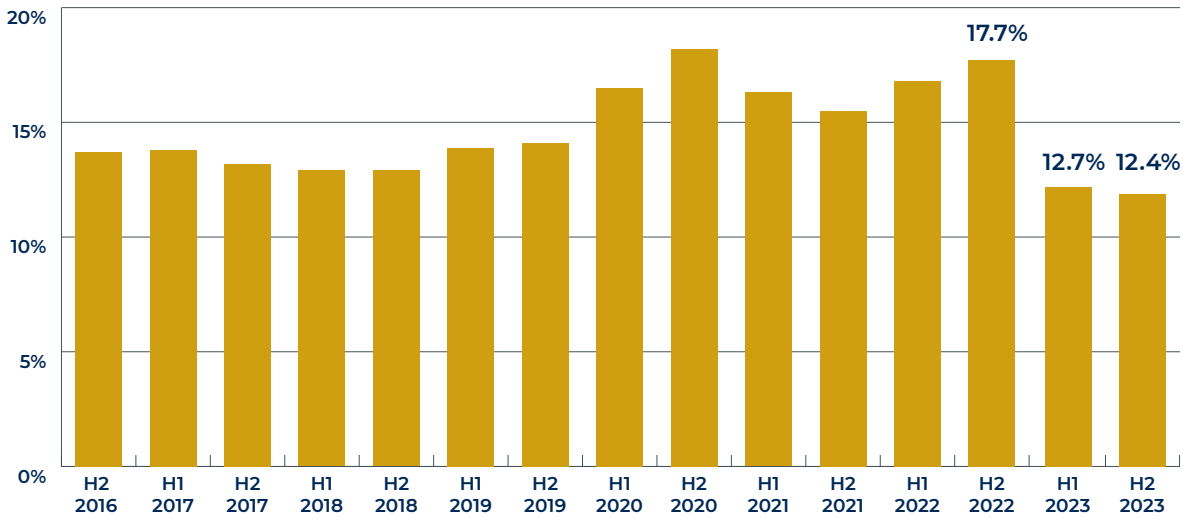


Index (100 = avg cost of living in U.S.)

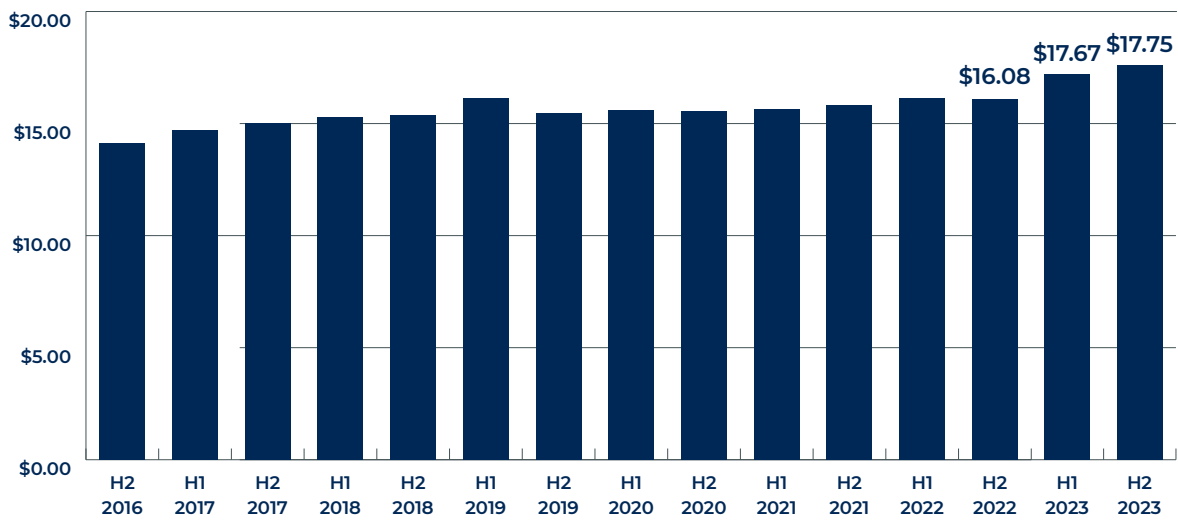
Source: AdvisorSmith Cost of Living Index, 2023.

Vacancy and Asking Rate Trends

Vacancy (%)



Average Asking Rate



Source: CBRE Research, H1 2024



WHY TULSA?

46.8M+ SF

Total inventory

5.9M+ SF

Vacancy

\$17.71/SF

Average asking rate

-35K+ SF

Net absorption 2023

145K+ SF

Delivered 2023

193K+ SF

Under construction 2023

Source: CBRE Research, H1 2024



WHY TULSA?



Tulsa Ratings & Rankings

Tulsa's Gathering Place Named #1 Best Park in the USA

USA Today, February 2021

#5 Best City in America for Quality of Life

KTUL 2024

#24 Most Affordable Cities to Live in

U.S. News, 2024

#27 Best Cities for Teleworking

Best Places 2024

#30 Best Cities to Buy a House

Niche 2024

#32 Cities With the Lowest Cost of Living

Niche, 2024

#36 Best Place to Start a Career

WalletHub, May 2023

#37 Least Stressed Cities in America

Best Places, 2024

#42 Best Cities to Retire in America

Niche, 2024

#46 Most Diverse City in America

Niche, 2024

#64 Best Cities to Raise a Family

Niche, 2024

Oklahoma Ratings & Rankings

#2 State Where Retirement Savings Last Longest

Business Insider, 2024

#3 Most Underrated State in the U.S.

FinanceBuzz, 2023

#4 Least Expensive State to Live In

Forbes, 2023

#4 State with Lowest Median Home Price

World Population Review, April 2022

#5 Ranked State for Oil Production

Newsweek, 2024

#10 Lowest Tax Burden State in the U.S.

U.S. Census, February 2021

#11 Best State for Manufacturing

Site Selection Group, December 2022

#11 Best State to Start a Business

WalletHub, July 2021

#12 Hardest Working State in America

WalletHub, 2024 #9 Friendliest State in America
World Population Review, 2022

#12 State for Most Military Families

U.S. Census, March 2022

#21 Most Diverse State in America

Wallethub, 2022

#22 Best State for Jobs

WalletHub, June 2021

#25 Most Fun State in America

WalletHub, June 2021

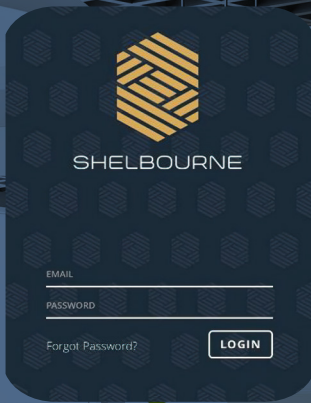


SHELBOURNE

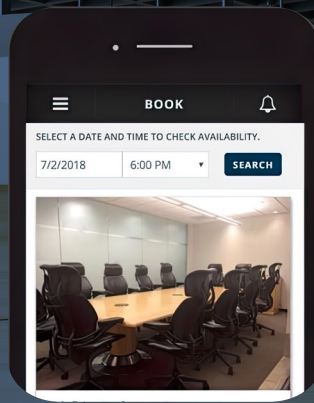
AT YOUR SERVICE

The **Shelbourne Community** App is designed to greatly enhance tenant experience by offering exciting features such as:

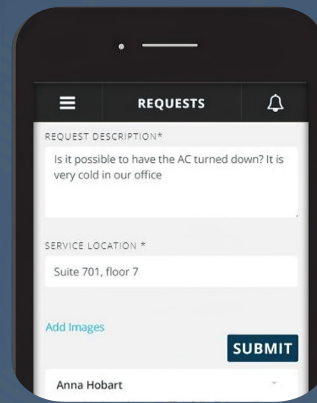
Personal User Profiles



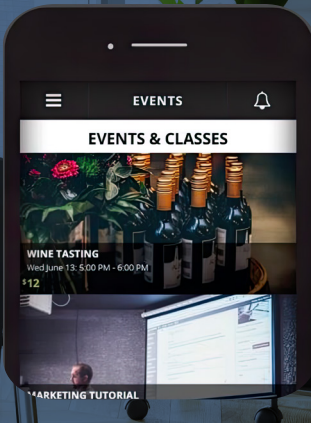
Conference Room Reservations



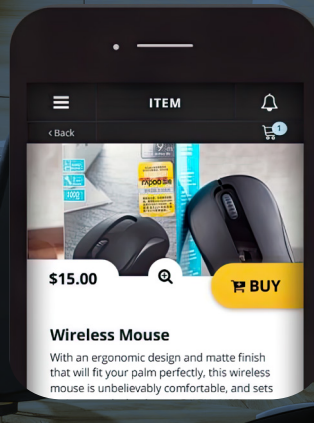
Service & Maintenance Request Submissions



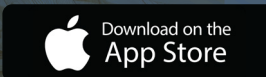
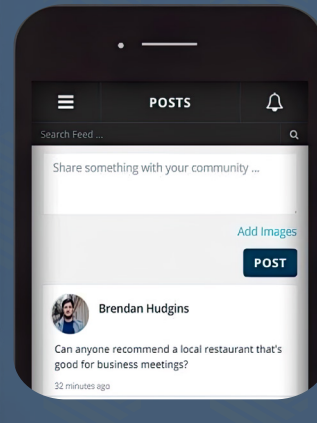
Live Event Notifications



Mobile Marketplace



Community Feed

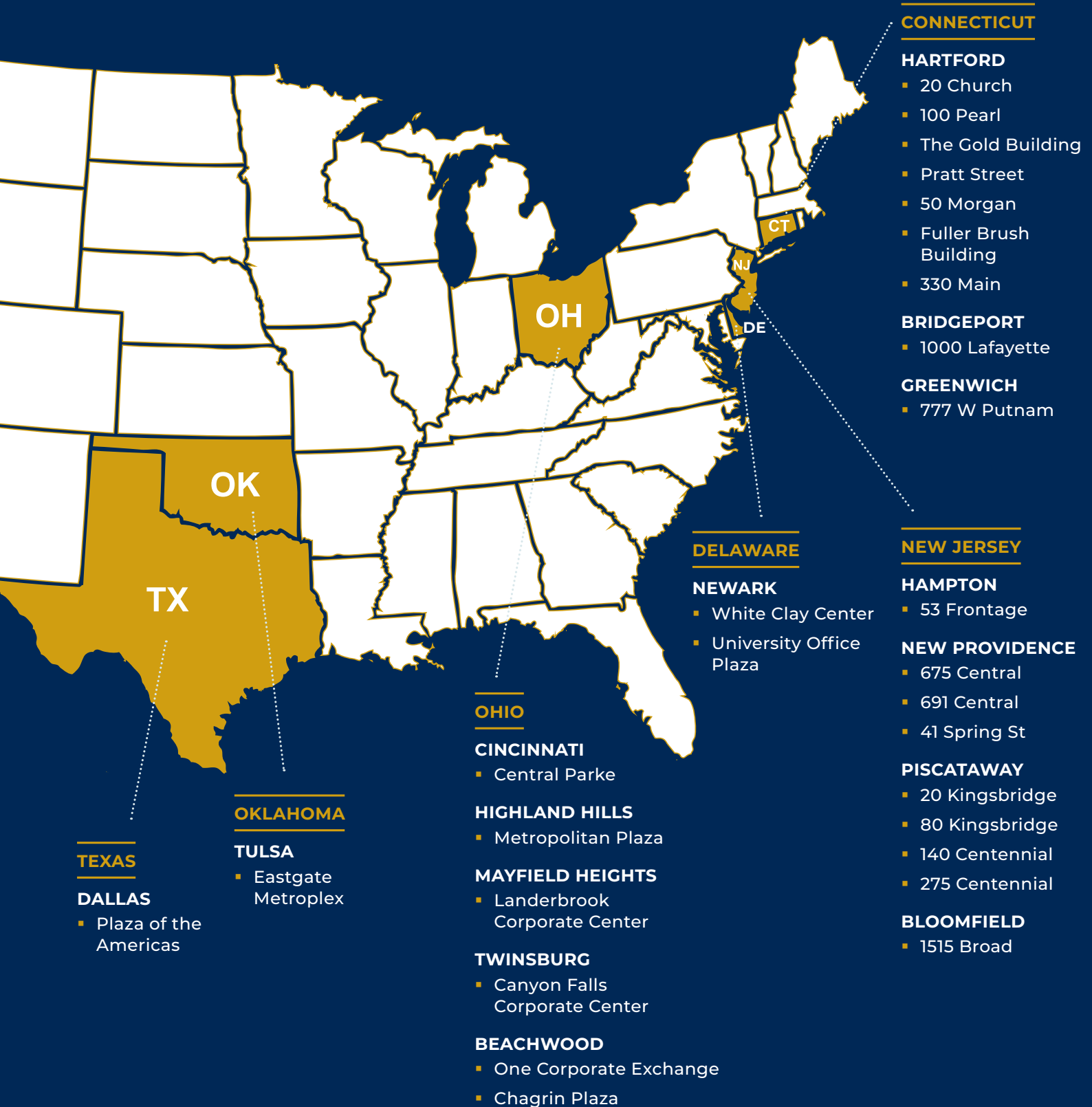


You can also log in online at [SHELBOURNECO.COM](https://www.shelbourneco.com)



SHELBOURNE'S PORTFOLIO

Shelbourne is a New York based company that owns and manages over 8,000,000 square feet of Commercial Real Estate, totaling over a billion dollars' worth of assets.



Leasing Broker

CBRE



Leslie Kirkpatrick Cornell, MBA
Senior Associate

T: 918.557.2231
leslie.kirkpatrick@cbre.com



Carrie Claiborne
Senior Associate

T: 918.906.0224
carrie.claiborne@cbre.com



Natalie Burke
Associate

T: 918.850.6348
natalie.burke@cbre.com

Property Owned by



SHELBOURNE



Gerry Chauvin
Principal
Center Harbor Associates, LLC

M: 202.340.7600
gerrychauvin@centerharborllc.com

Learn more about

EASTGATE METROPLEX

14002 E 21ST STREET • TULSA, OKLAHOMA