



RETAIL OPPORTUNITIES



111 LOFTS BUILDING – RETAIL OPPORTUNITY

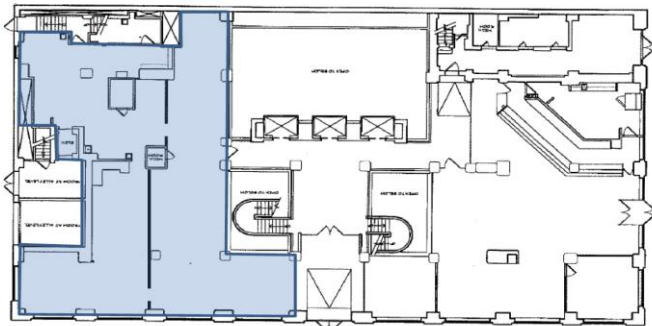
THE 111 LOFTS BUILDING – 111 WEST FIFTH STREET

LOCATION HIGHLIGHTS:

- Luxury Apartment Building – 111 W. Fifth Street
- Cherry Street Kitchen – Located on the East Side
- Multiple Parking Options in Close Proximity of Subject Space
- Located Next to the Mayo Hotel and Directly Across the Street from the ONEOK Building
- Within Walking Distance of Retail Establishments, Restaurants and Entertainment Venues
- Within Walking Distance of Five Lodging/Hotel Options
- Within Walking Distance of Several Residential Options and Office Buildings
- Locally Owned and Managed by Price Family Properties

THE OPPORTUNITY - RETAIL

- Size: 3,000 +/- sq. ft. - East Side Opportunity
- Beautiful Window Line
- Extended Ceiling Height





ACTIVE DEVELOPMENT – ARCO BUILDING – RETAIL OPPORTUNITY

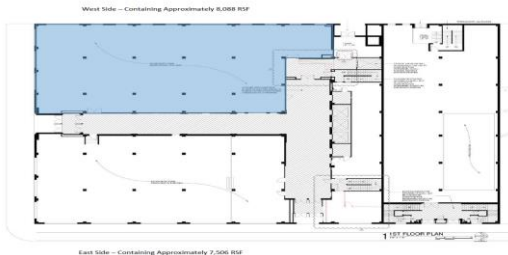
THE ARCO BUILDING - 119 E. SIXTH STREET

LOCATION HIGHLIGHTS:

- Active Development - Luxury Apartment Building
- Excellent Visibility and Exposure
- Located on the Corner of Cincinnati and Sixth Street
- The Arco Building is Strategically Located in the Heart of the Central Business District
- Elevated Service and Security Offering
- Within Walking Distance of Retail Establishments, Restaurants and Entertainment Venues
- Within Walking Distance of Five Lodging/Hotel Options
- Within Walking Distance of Several Residential Options and Office Buildings
- Locally Owned and Managed by Price Family Properties

THE OPPORTUNITY - RETAIL

- Size: 8,088 +/- sq. ft. - East Side Opportunity
- Size: 7,506 +/- sq. ft. - West Side Opportunity
- Beautiful Window Line
- Extended Ceiling Height
- Excellent Visibility and Exposure
- Potential Exterior and Interior Branding Opportunities





FIRST PLACE PARKING STRUCTURE - RETAIL OR OFFICE OPPORTUNITY

FIRST PLACE PARKING STRUCTURE

- The First Place Tower Parking Structure is Strategically Located in the Heart of the Central Business District
- Elevated Service and Security Offering
- Within Walking Distance of Retail Establishments, Restaurants and Entertainment Venues
- Within Walking Distance of Five Lodging/Hotel Options
- Within Walking Distance of Several Residential Options and Office Buildings

FIRST PLACE TOWER

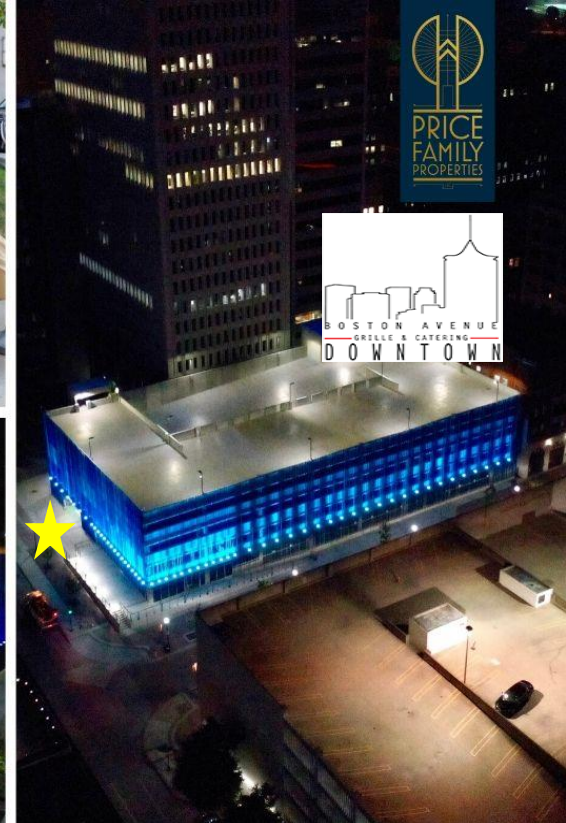
- Convenient Access to Garage Parking at Main Park Plaza
- On-Site Food Service and Catering – Boston Avenue Grill
- State-of-the-Art Fitness Center – Approximately 7,000 sq. ft.
- Exclusively Operated and Managed by Price Family Properties, LLC

THE OPPORTUNITY – OFFICE OR RETAIL

- 3,000 +/- sq. ft.
- Excellent Visibility from 4th Street and Main Street
- Beautiful Exterior Seating Area
- Potential Branding Opportunities

EXCLUSIVELY PRESENTED BY PRICE FAMILY PROPERTIES, LLC

CONTACT DETAILS:
Anderle F. Khaled
Executive Vice President
Price Family Properties, LLC
Anderle@pftulsa.com
(918) 237-9911





FIRST PLACE PARKING STRUCTURE - FUTURE DEVELOPMENT – PARK SETTING





PYTHIAN BUILDING – RETAIL OPPORTUNITIES

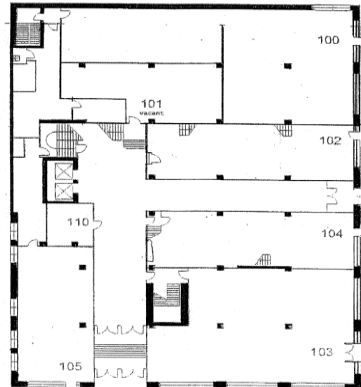
THE PYTHIAN BUILDING – 423 S. BOULDER

LOCATION HIGHLIGHTS:

- The Pythian Building is Strategically Located in the Heart of the Deco District
- Sky Bridge Access to Garage Parking – Main Park Plaza
- Beautiful Vantage Points
- On-Site Restaurant – Il Seme
- Cherry Street Kitchen is Located Across the Street
- Elevated Service and Security Offering
- Within Walking Distance of Retail Establishments, Restaurants and Entertainment Venues
- Within Walking Distance of Five Lodging/Hotel Options
- Within Walking Distance of Several Residential Options and Office Buildings
- Exclusively Operated and Managed by Price Family Properties, LLC

THE OPPORTUNITY – RETAIL:

- Suite 103: 3,000 +/- sq. ft.
- Suite 105: 1,500 +/- sq. ft.
- Beautiful Window Line
- Excellent Visibility and Exposure
- Potential Exterior and Interior Branding
- Opportunities





PARK CENTRE BUILDING – RETAIL OPPORTUNITIES

PARK CENTRE BUILDING – 525 S. MAIN

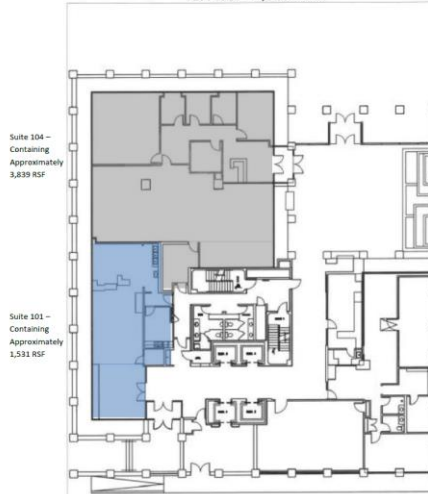
LOCATION HIGHLIGHTS

- The Park Centre Building is Strategically Located in the Heart of the Deco District
- The Park Centre Building Delivers an Elevated Service and Security Offering
- Beautiful Vantage Points
- On-Site Fitness Center – 2,000 +/- sq. ft.
- Arvest Bank - Across the Street
- Bank of America – ATM and Service Center – Across the Street
- Located Within Walking Distance of Retail Establishments, Restaurant, and Entertainment Venues
- Located Within Walking Distance of Five Lodging/Hotel Options
- Located Within Walking Distance of Several Residential Options and Office Buildings
- Exclusively Operated and Managed by Price Family Properties, LLC

THE OPPORTUNITY – RETAIL

- Suite 104: 3,839 +/- sq. ft.
- Suite 101: 1,531 +/- sq. ft.
- Beautiful Window Line
- Extended Ceiling Height
- Excellent Visibility and Exposure
- Potential Exterior and Interior Branding Opportunities

Park Centre
525 South Main
Tulsa, OK 74103
1st Floor - 7,828 NRA





PETROLEUM CLUB BUILDING – RETAIL OPPORTUNITIES



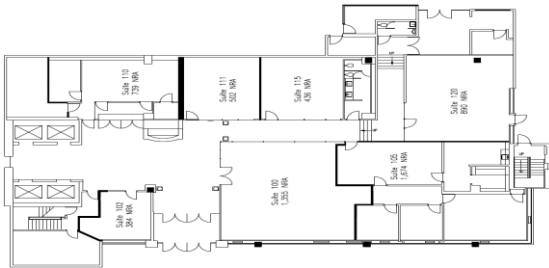
PETROLEUM CLUB BUILDING – 601 S. BOULDER

LOCATION HIGHLIGHTS

- The Petroleum Club Building is Strategically Located in the Heart of the Deco District
- Elevated Service and Security Offering
- On-Site Garage and Valet Parking
- Beautiful Vantage Points
- Bank of America – ATM and Service Center – Across the Street
- Located Within Walking Distance of Retail Establishments, Restaurants and Entertainment Venues
- Located Within Walking Distance of Five Lodging/Hotel Options
- Located Within Walking Distance of Several Residential Options and Office Buildings
- Exclusively Operated and Managed by Price Family Properties, LLC

THE OPPORTUNITY

- **Suite 120:** 890 +/- sq. ft.
- **Suite 105:** 1,674 +/- sq. ft.
- Beautiful Window Line
- Excellent Visibility and Exposure
- Potential Exterior and Interior Branding





EXPERIENCE THE DECO DISTRICT - ALL WITHIN WALKING DISTANCE



PFP - Office Buildings

- Bank of America Building
- First Place Tower
- First Place Tower Parking Structure
- Park Centre
- Philcade Building
- Petroleum Club Building
- I & II Main Plaza
- Pythian Building

PFP - Residential Buildings

- 111 Lofts
- Transok Apartments
- Oil Capital Building
- New Development – Arco Building

Tulsa - Districts

- Cathedral District
- Blue Dome District
- East Village District
- Tulsa Arts District
- Greenwood District
- Pearl District

Dining & Entertainment

- Boston Avenue Grill
- Cherry Street Kitchen
- Elote Café & Catering
- Boston Title & Abstract
- Shiloh's Downtown
- Lou's Deli
- Topeca Coffee
- Roppongi
- Deco Deli
- Local Bison
- Daily Grill
- Kai Vietnamese Cuisine
- The Boulder Grill
- Steakfinger House
- The Vault Restaurant
- Jimmy John's
- IL Seme
- New Atlas Grill
- The Summit Club
- Rose Rock Microcreamery
- Chamber at Tulsa Club Hotel





THE LUXURY OF CONVENIENCE



Transok Apartments



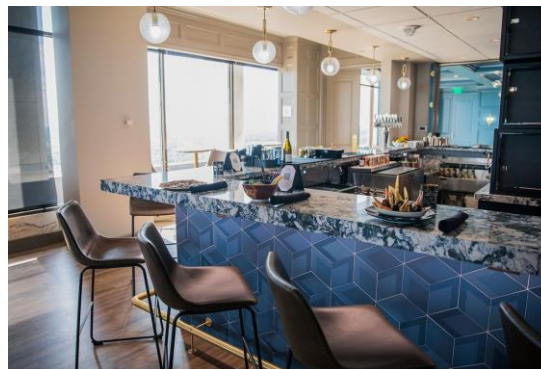
111 Lofts



Topeca Coffee – Philcade Building



The Summit Club



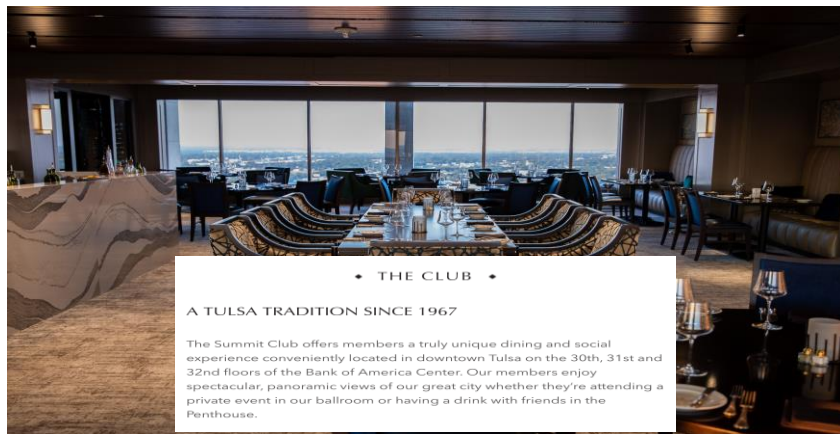
The Summit Club



Bank of America Building - Fitness Center



SOCIAL MEDIA / MONTHLY PFP NEWSLETTER



◆ THE CLUB ◆

A TULSA TRADITION SINCE 1967

The Summit Club offers members a truly unique dining and social experience conveniently located in downtown Tulsa on the 30th, 31st and 32nd floors of the Bank of America Center. Our members enjoy spectacular, panoramic views of our great city whether they're attending a private event in our ballroom or having a drink with friends in the Penthouse.



EERIE ABBEY ALES



LOOM & CO



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THE EXPERIENCE IS THE DIFFERENCE

It has become clear that organizations require more than an efficiently configured office space. Given the exceedingly competitive environment, organizations now require an all-inclusive office solution that delivers a meaningful experience. This underscores the importance of office solution alignment – the chosen office solution ultimately becomes an extension of an organization and should complement company culture and enhance talent recruitment and retention initiatives. The experience is the difference, and that is a core component of the value proposition that we deliver at Price Family Properties.

Please allow us the opportunity to deliver the experience that your organization deserves.

Very truly yours,

Anderle F. Khaled, Executive Vice President

Anderle F. Khaled
Executive Vice President
anderle@pfptulsa.com
O 918.581.3300
C 918.237.9911
F 918.587.2941
15 East 5th St, Suite 400
Tulsa, OK 74103
www.pricefamilyproperties.com

