



## Kensington Business Center

7130-7140 S Lewis  
Ave, Tulsa, OK  
74136



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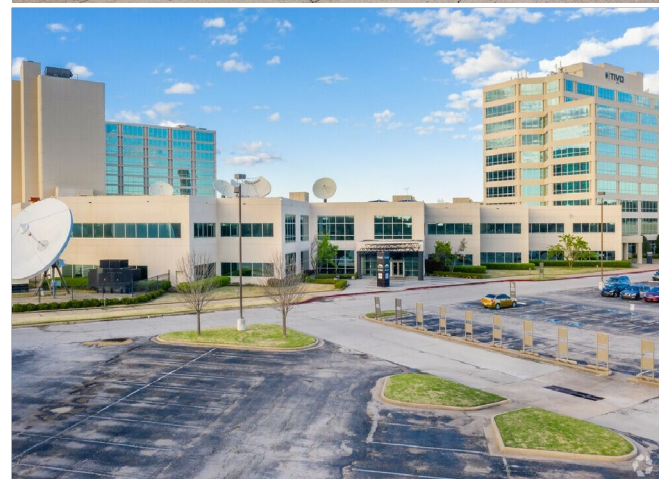


# Kensington Business Center

/SF/YR

Kensington Business Center is a unique two-tower campus connected by two stories of expansive office space. The first 10-story tower at 7130 S Lewis Avenue welcomes tenants and guests with a grand lobby...

- Wide range of office space with open and closed floor plans offering turnkey and customizable options and small suites up to full floors.
- Encompassed by amenities in the popular Kensington suburb with a five-minute walk or drive to shopping, dining, and daily conveniences.
- Multi-building business campus with an on-site conference center, two banks, and Marriott Southern Hills with exclusive access to hotel amenities.
- A five-minute drive to Highway 75 and I-44 combined with ample covered and surface parking makes for an effortless commute and easy Downtown access.
- 24/7 security and building access, dedicated on-site management and maintenance, upgraded elevators, and an electronic HVAC management system.



Rental Rate \$17.00- \$19.00/rsf

Total Space Available 93,734 rsf

Min. Divisible 1,200 rsf

Max. Contiguous 916,774 rsf

Property Type Commercial Office

Center Type

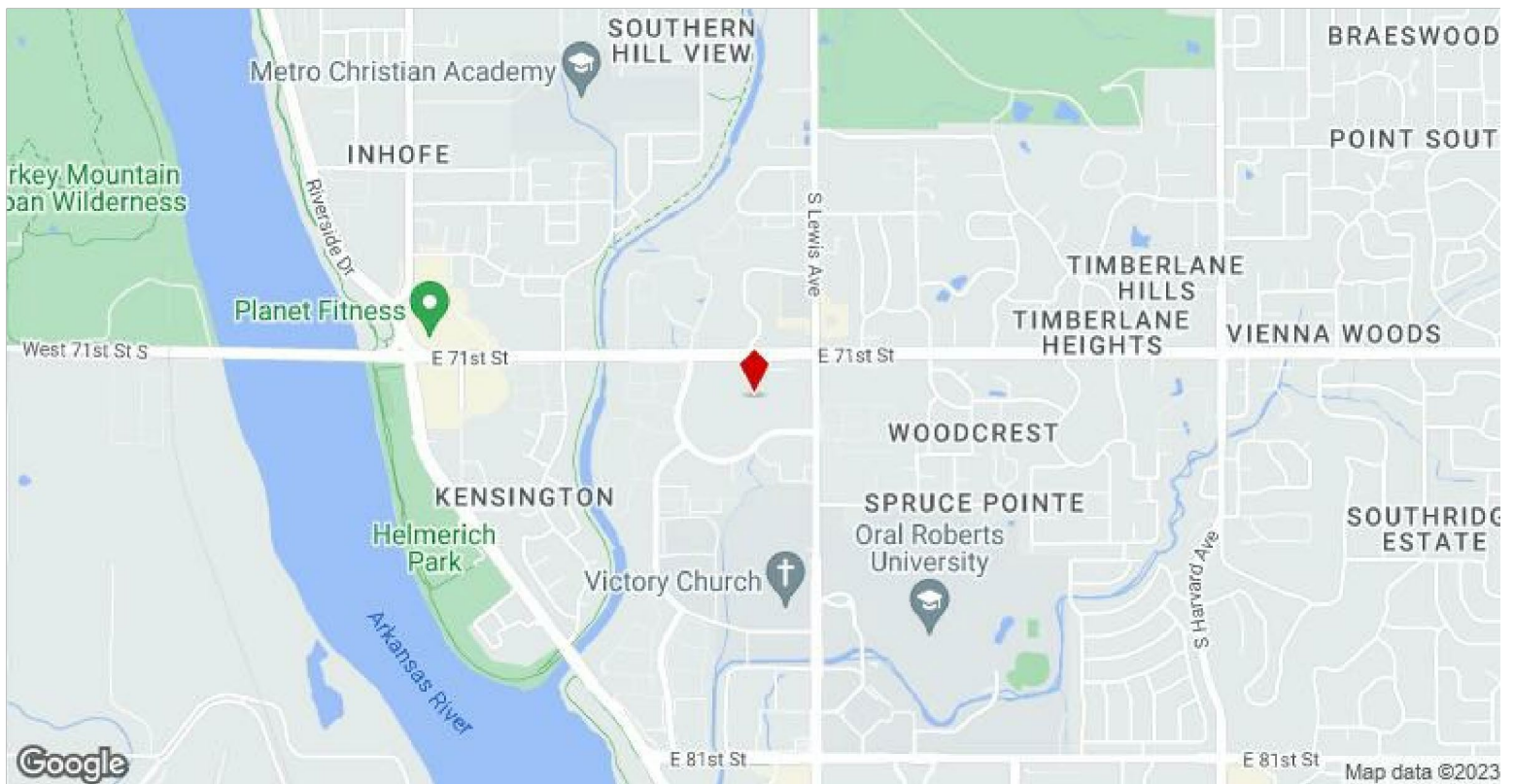
Gross Leasable Area

Walk Score <sup>®</sup> 72 very walkable

Transit Score <sup>®</sup> 40 (some Transit)

Rental Rate Mo





## 7130-7140 S Lewis Ave, Tulsa, OK 74136

Kensington Business Center is a unique two-tower campus connected by two stories of expansive office space. The first 10-story tower at 7130 S Lewis Avenue welcomes tenants and guests with a grand lobby boasting soaring gold-plated ceilings and rich wood accents. The building also features a tech-enhanced training/conference room. 7140 S Lewis Avenue consists of two efficient floor plates offering flexible open and closed floor plans. At the campus core, this building connects the office tower at 7130 S Lewis Avenue to the second tower on campus, home to Marriott Southern Hills hotel. Tenants enjoy access to the hotel amenities, including the conference center and banquet hall. Kensington Business Center features electronically controlled HVAC, upgraded elevators, and two on-site banks, plus on-site maintenance, property management, and 24/7 security.

Conveniently located eight miles southeast of Downtown Tulsa, Kensington Business Center is two miles to I-44 and three miles to Highway 75 with abundant surface and covered parking. This ideal position places tenants in the heart of amenity-laden Kensington. Next to multiple shopping centers, there's never a shortage of restaurants, boutiques, big-box retailers, entertainment, and daily conveniences.

5,320 RSF

11,424 RSF  
EXIT DOORS MUST  
SWING OUT

15,517 RSF  
EXIT DOORS MUST  
SWING OUT

