



THE ARCO BUILDING OPPORTUNITY



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119 EAST SIXTH STREET, TULSA OKLAHOMA 74103

LOCATION HIGHLIGHTS:

- The Arco Building is Strategically Located in the Heart of the Central Business District
- Located on the Hard Corner of Cincinnati Avenue and Sixth Street - Excellent Visibility and Exposure
- Potential for Exterior Branding/Signage
- Convenient Access to a Variety of Parking Options
- Upper Floors - Luxury Residences
- New Retailer to Open on the West Side of the Ground Floor
- Elevated Service and Security Offering
- Walkability Factor: Enjoy Downtown Tulsa Restaurants, Entertainment Venues, Residential Options, and Lodging/Hotel Options
- Live, Work, and Play in the Deco Arts District

THE OPPORTUNITY - RETAIL / OFFICE:

- Size: 7,500 +/- SF - \$20.00 SF/NNN
- Expansive Ceiling Height
- Excellent Visibility and Exposure
- Shell Space – Open Canvas





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The Arco Building – Luxury Residences

Tulsa Club Hotel



New Grocery Store

Sixth Street

Cincinnati Avenue

SUBJECT SPACE





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SUBJECT SPACE

SIXTH STREET



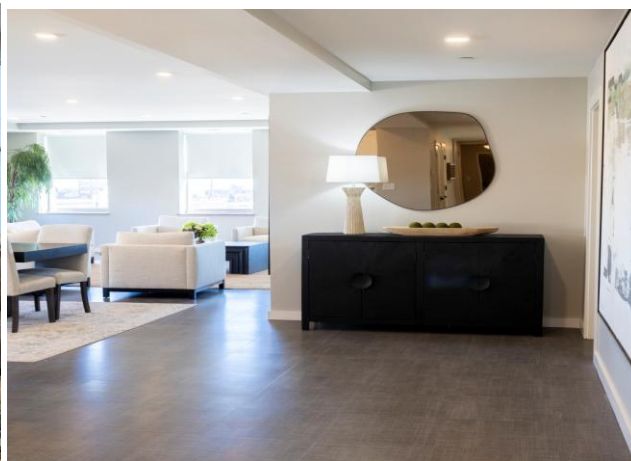


THE ARCO BUILDING – INTERIOR RENDERING





ARCO BUILDING – INTERIOR PICTURES





EXPERIENCE THE DECO ARTS DISTRICT



PPF - Office Buildings

- Arvest Tower
- First Place Tower
- Park Centre Building
- Philcade Building
- Petroleum Club Building
- I & II Main Plaza
- Pythian Building

PPF - Residential Buildings

- 111 Lofts
- Transok Apartments
- Oil Capital Building
- New Project – The Arco Building

Tulsa - Districts

- Cathedral District
- Blue Dome District
- East Village District
- Tulsa Arts District
- Greenwood District
- Pearl District
- Kendall Whittier
- Cherry Street
- Brookside

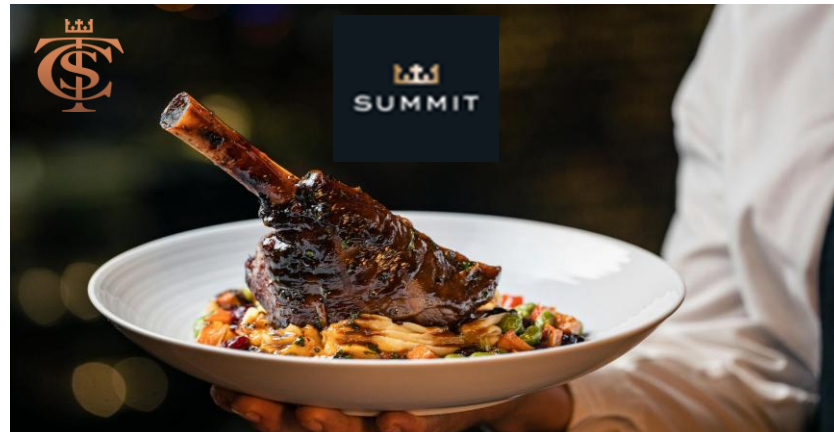
Dining Options

- The Summit Club
- Boston Avenue Grille & Catering
- Cherry Street Kitchen
- Tuly's Tacos
- Topeca Coffee
- JJ Deli
- il seme
- Elote Café & Catering
- Boston Title & Abstract
- Lou's Deli
- Roppongi
- Deco Deli
- Daily Grill
- Kai Vietnamese Cuisine
- The Boulder Grill
- Steakfinger House
- The Vault Restaurant
- Jimmy John's
- Rose Rock Microcreamery
- New Atlas Grill
- Chamber at Tulsa Club Hotel





PORTFOLIO ATTRACTIONS





THE LUXURY OF CONVENIENCE



111 Lofts - Residential



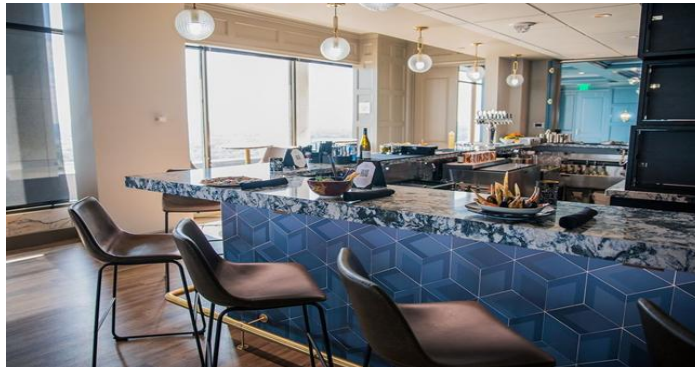
The Summit Club



Arco Building – Residential



Art Deco Apartments – Residential



The Summit Club



First Place Fitness Center



THE EXPERIENCE IS THE DIFFERENCE

Dear Prospective Tenant,

It has become clear that organizations require far 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.

Anderle F. Khaled

Very truly yours,

Anderle F. Khaled, Executive Vice President

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