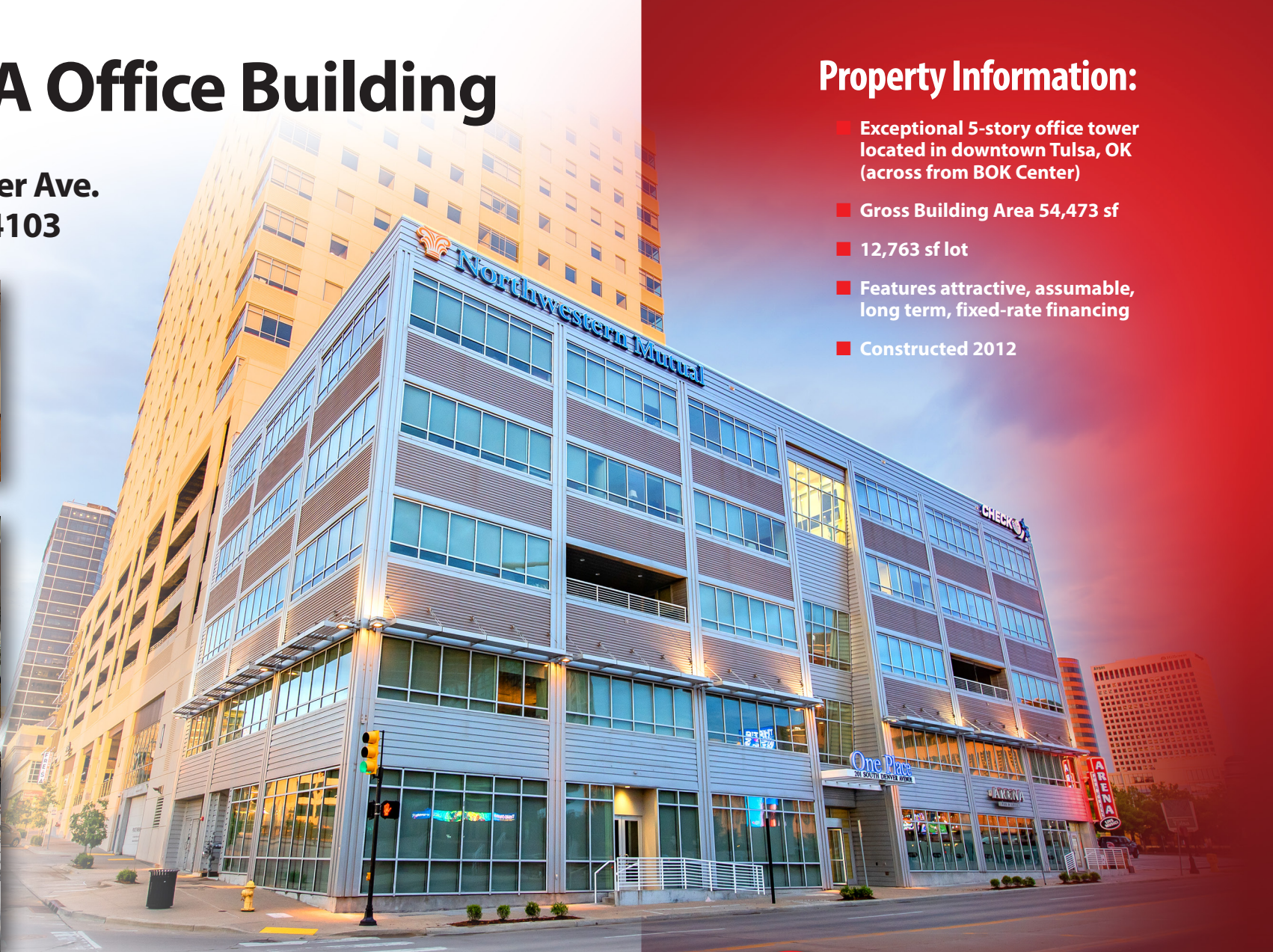


▶ Class A Office Building

One Place

201 S. Denver Ave.

Tulsa, OK 74103



Property Information:

- Exceptional 5-story office tower located in downtown Tulsa, OK (across from BOK Center)
- Gross Building Area 54,473 sf
- 12,763 sf lot
- Features attractive, assumable, long term, fixed-rate financing
- Constructed 2012

For Sale \$9,950,000

This property features attractive, assumable, long term, *fixed-rate* financing.

Contact: Rod Baker, CCIM • bakerr@bakerfirst.com • Office: 405.947.7200 • Cell: 405.818.2800

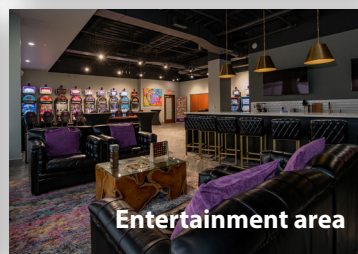
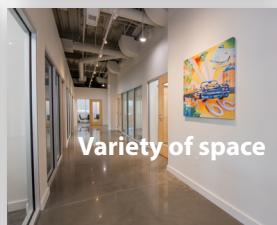
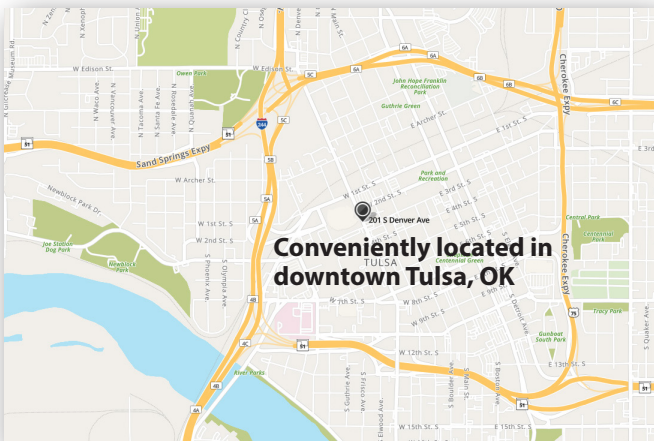


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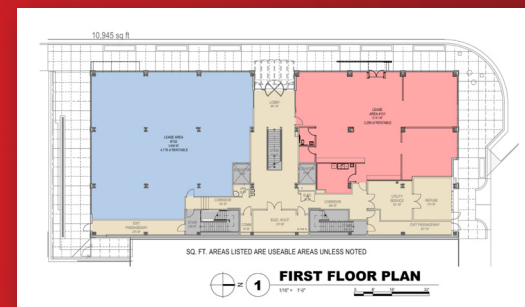
One Place

201 S. Denver Ave.
Tulsa, OK 74103



Additional Property Highlights:

- Access control & video monitoring
- Ample parking in close proximity
- Building Class: A
- Highest quality finishes
- Convenient downtown location



Call to Set Up Your Showing Today!

All offerings subject to change, sale, lease or withdrawal without prior notice. Details believed to be accurate at time of print.

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Oklahoma City, OK 73116

7

Key Features to Consider About One Place...

1

One Place features attractive, assumable, long term, **fixed-rate financing**.

7

Building shell consists of **concrete piers** and **footings** with **concrete slab**, **structural steel framing** and **masonry walls**. The exterior wall finishes include **metal wall panels** and **glass curtain wall**.

2

Class A Five Story Executive Office Building with **54,473 sf** gross building area on a **12,763 sf** lot.

6

Includes a restaurant with **exterior seating area** as well as space for additional retail.

3

Contemporary design interior with ceramic tile flooring in the common areas, combinations of wood flooring, carpeting, and vinyl composite tile in the finished tenant areas.

4

Amenities include 2 executive patios, 24/7 security, robust access control and video monitoring systems and a building conference room capable of accommodating 49 people.

5

Excellent location in downtown Tulsa across from the BOK Center.

Class A Office Building For Sale \$9,950,000

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Tulsa, OK 74103

See the video here...
<https://youtu.be/wwwV1LcdeVY>



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