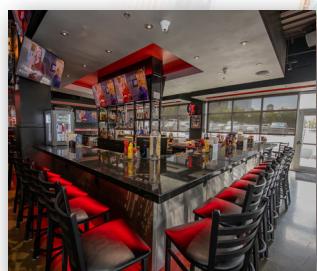


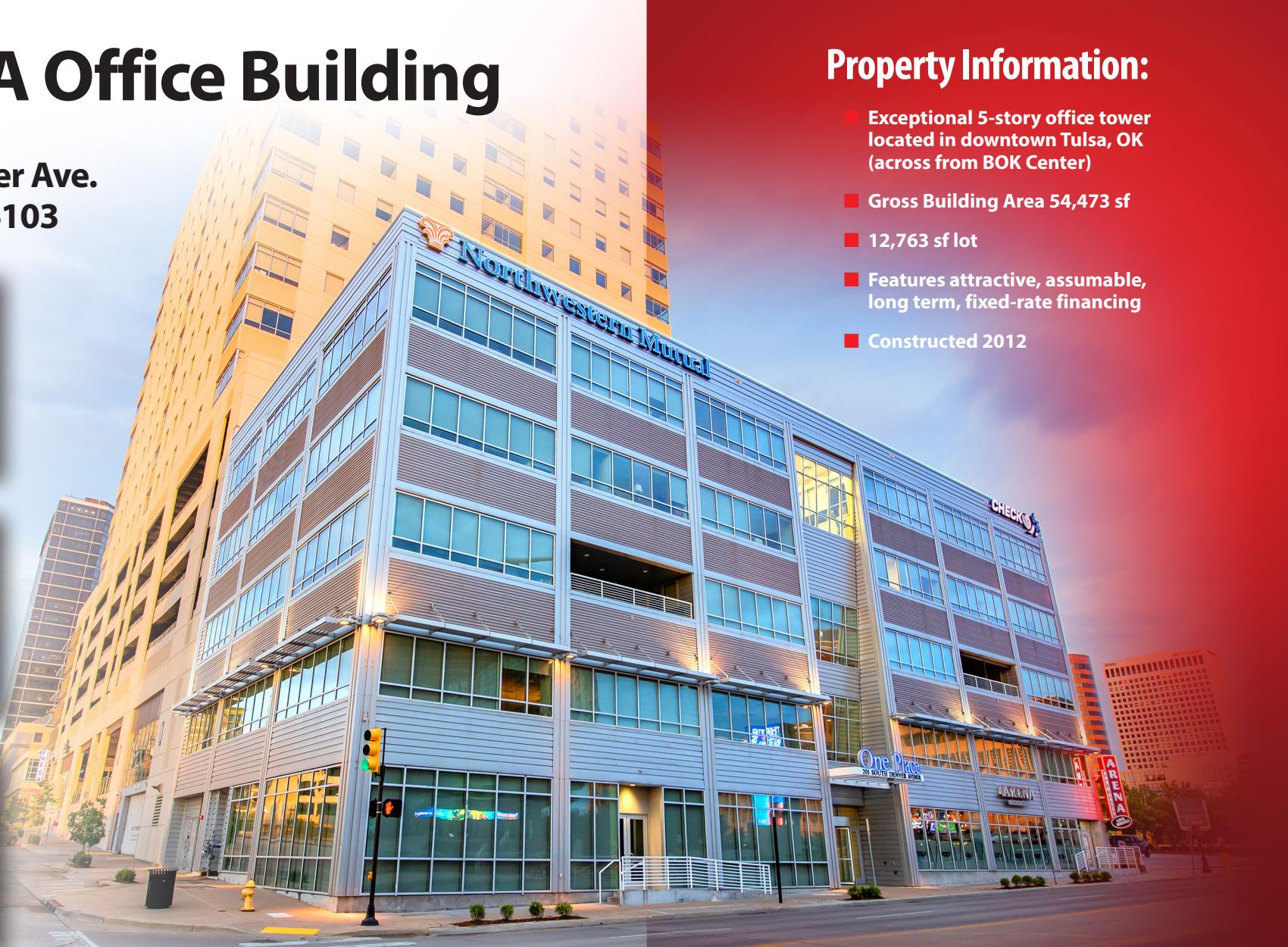
# ► Class A Office Building

**One Place**  
201 S. Denver Ave.  
Tulsa, OK 74103



**For Sale \$9,950,000**  
This property features attractive, assumable,  
long term, *fixed-rate* financing.

**Contact:** Rod Baker, CCIM • [bakerr@bakerfirst.com](mailto:bakerr@bakerfirst.com) • Office: 405.947.7200 • Cell: 405.818.2800



## 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

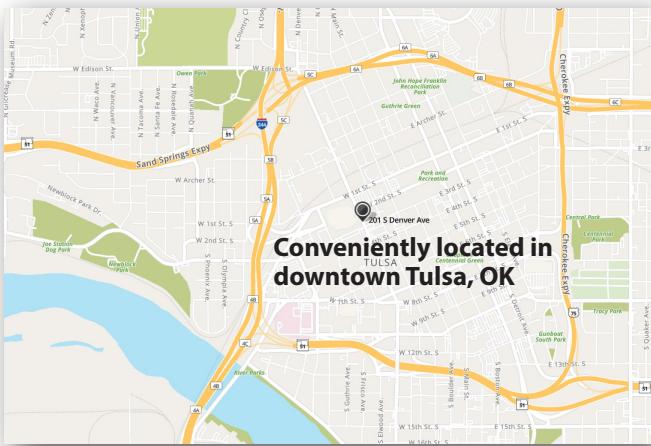


[bakerfirst.com](http://bakerfirst.com)

200 NW 66th St., Ste. 950 • Oklahoma City, OK 73116

# ► One Place

201 S. Denver Ave.  
Tulsa, OK 74103



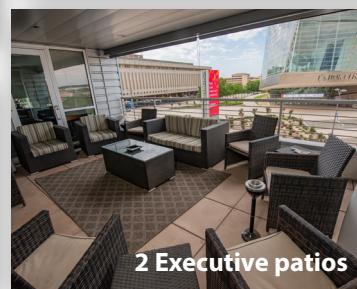
Beautiful interior finishes



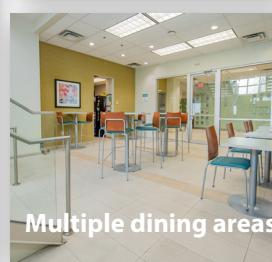
Conference facilities



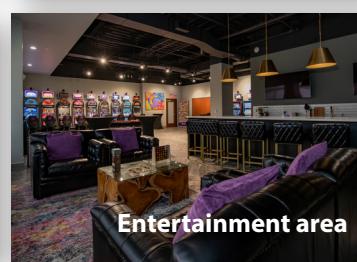
Variety of space



2 Executive patios



Multiple dining areas



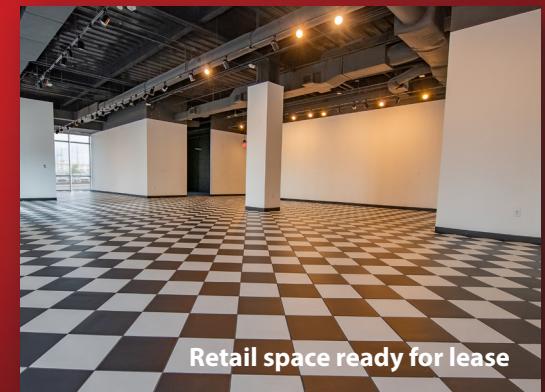
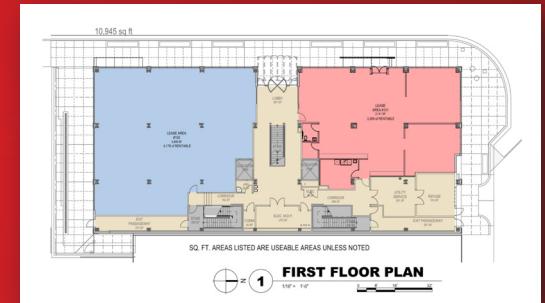
Entertainment area



Beautiful interior finishes

## Additional Property Highlights:

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



Retail space ready for lease

## 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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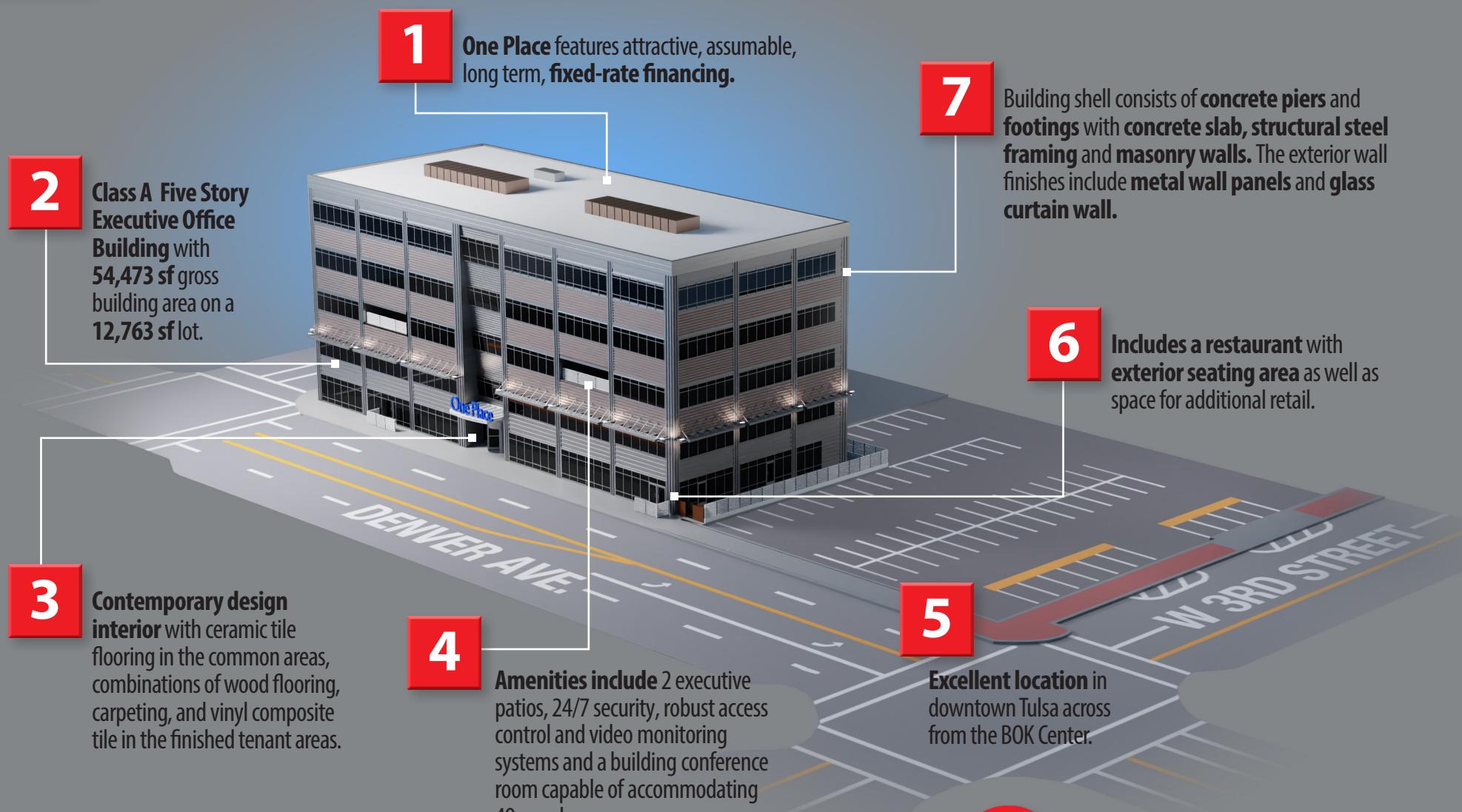


200 NW 66th St, Ste. 950

Oklahoma City, OK 73116

# 7

# Key Features to Consider About One Place...



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

201 S. Denver Ave.  
Tulsa, OK 74103

See the video here...  
<https://youtu.be/wwnV1LcdeVY>



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