

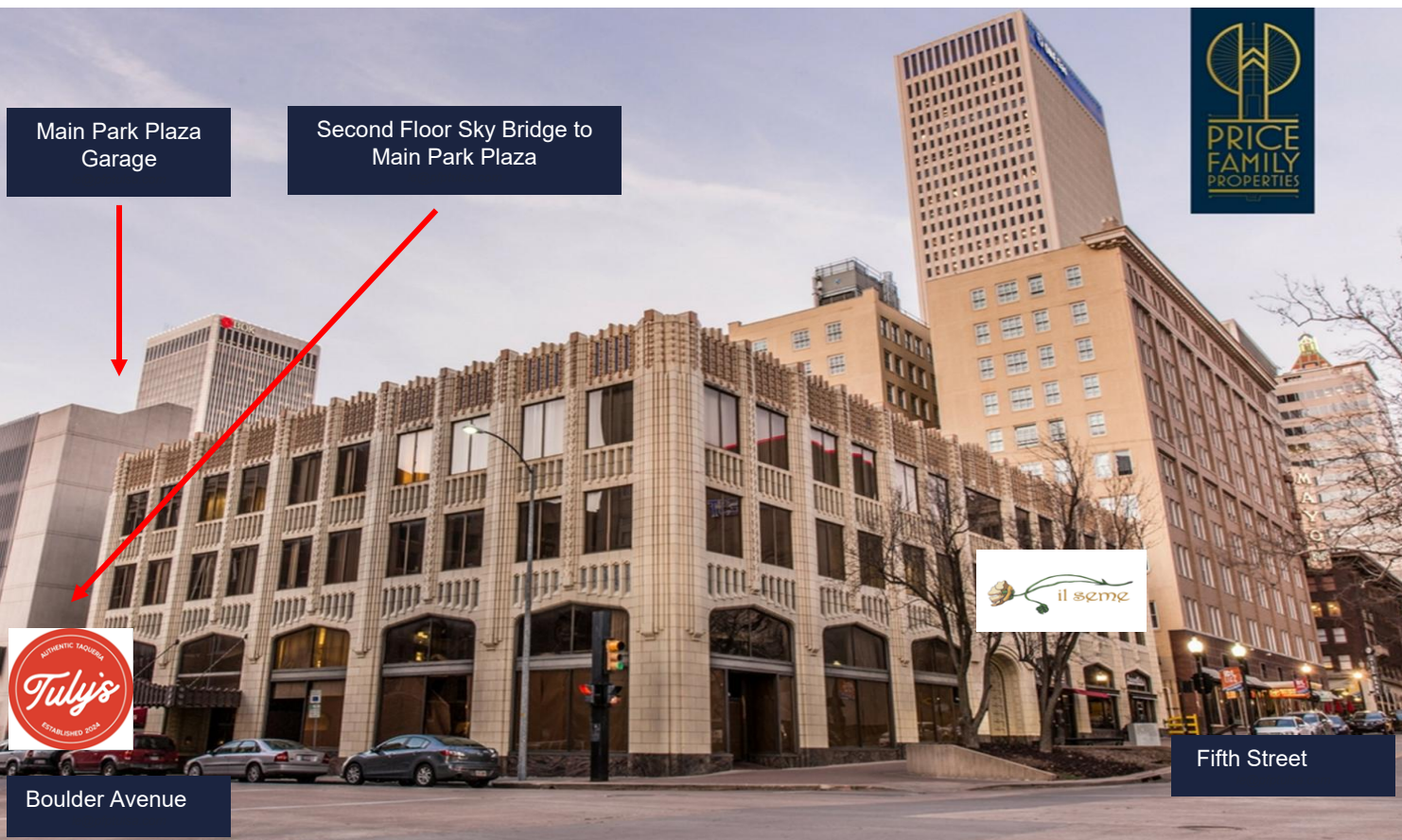


PYTHIAN BUILDING

THE OPPORTUNITY



THE PYTHIAN BUILDING OPPORTUNITY



Main Park Plaza
Garage

Second Floor Sky Bridge to
Main Park Plaza



Boulder Avenue

Fifth Street



RICH HISTORY – UNIQUE OPPORTUNITY

THE PYTHIAN BUILDING OPPORTUNITY

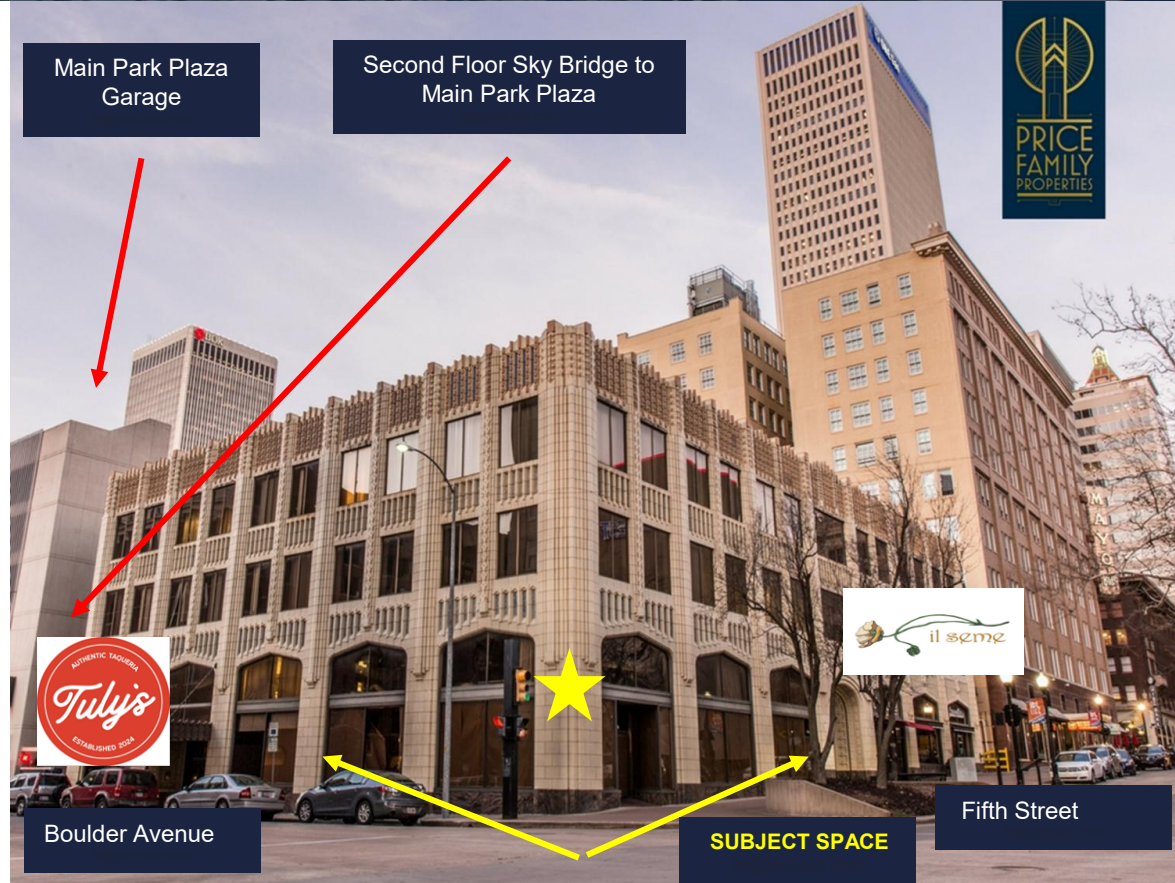
423 South Boulder Avenue, Tulsa, OK 74103

Building Highlights

- Exterior Branding/Signage Opportunity
- The Pythian Building is Strategically Located at 5th Street and Boulder Avenue
- Sky Bridge Access to Main Park Plaza Garage
- Elevated Service and Security Offering
- Neighboring Buildings: 111 Lofts Building, OneOK Plaza, The Mayo Building
- Walkability Factor: Enjoy Downtown Tulsa Restaurants, Entertainment Venues, Residential Options, Lodging/Hotel Options
- Live, Work, and Play in the Deco Arts District
- Exclusively Operated by Price Family Properties, LLC

THE OPPORTUNITY - RETAIL / OFFICE:

- Size: 3,866 +/- SF
- Exterior Branding/Signage Opportunity
- Excellent Visibility and Exposure





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 – Arco Building

Tulsa - Districts

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

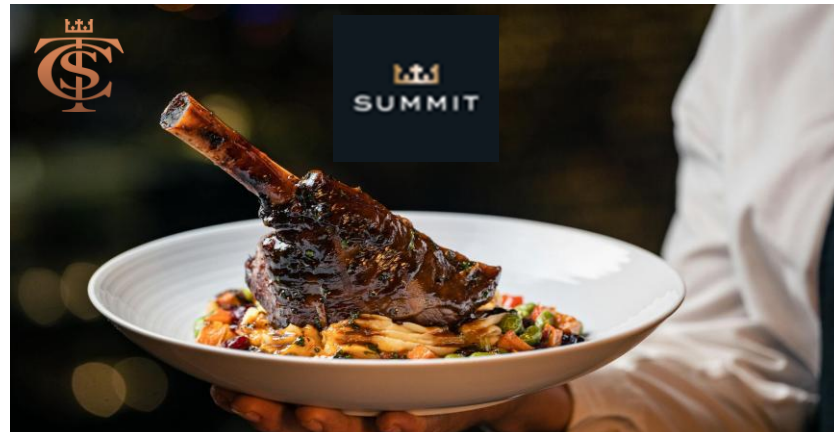
Dining Options

- 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



Arco Building - Residential



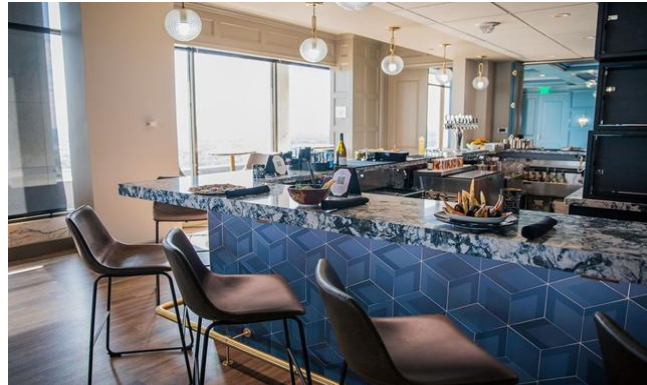
The Summit Club



111 Lofts – Residential



First Place Tower – Fitness Center



The Summit Club



111 Lofts – Community Room / 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.

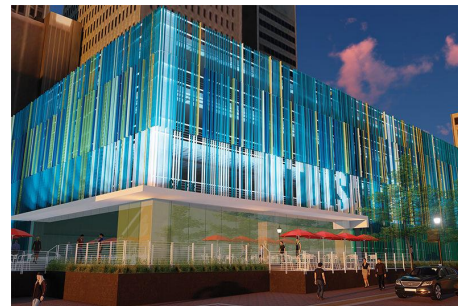
Please allow us the opportunity to deliver the experience that your organization deserves.

Anderle F. Khaled

Very truly yours,

Anderle F. Khaled, Executive Vice President

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PRICE FAMILY PROPERTIES



The communication contained in this document is not intended to establish binding legal obligations, but rather to set forth a transaction structure as a basis for negotiations. Nothing contained in this document should be construed as a binding offer or to impose any legally binding obligation of any kind upon Tenant or Landlord. Furthermore, the content contained in this document is subject to existing rights, existing options, errors, omissions, and withdrawal without notice. Neither Landlord nor Tenant shall have any obligation to complete a transaction described herein unless and until a mutually satisfactory Lease is fully executed and delivered to both parties. Until any such execution and delivery of a Lease, either party may terminate all negotiations and discussions of the proposed transaction for any reason, without cause, and without liability.