

FOR LEASE  
**94,056 SF**



# CORPORATE WOODS

4500 S 129TH E AVE | TULSA, OK



OFFICE PARK



COMMERCIAL  
**OKLAHOMA**



## A PROFESSIONAL OFFICE ENVIRONMENT THAT SCALES WITH YOUR BUSINESS

Cushman & Wakefield | Commercial Oklahoma is pleased to present **Corporate Woods Office Park**, a well-established, multi-building office campus located in a highly accessible Central Tulsa setting. Designed to accommodate a broad range of office users, Corporate Woods offers flexible suite configurations, efficient floor plates, and a campus environment that balances professional presence with employee convenience.

The park's flexible suite sizes and efficient layouts allow small and mid-size businesses to right-size their space while maintaining room for future growth. On-site management, ample surface parking, and a professional campus setting further enhance day-to-day functionality and long-term retention.

Positioned with immediate access to major arterial roadways and nearby retail, dining, and service amenities, Corporate Woods Office Park provides tenants with a strategic location that supports daily operations and long-term growth. The park's mature landscaping, ample parking, and institutional ownership create a stable, professional environment well-suited for corporate, medical, and professional service users seeking quality office space in one of Tulsa's most established office corridors.





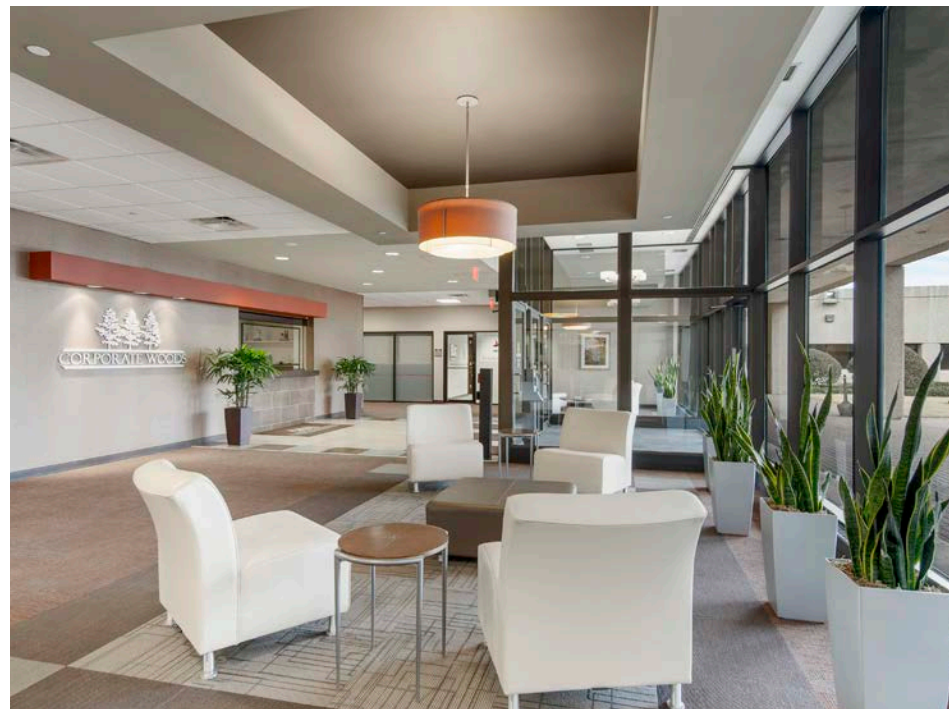
## Building Amenities

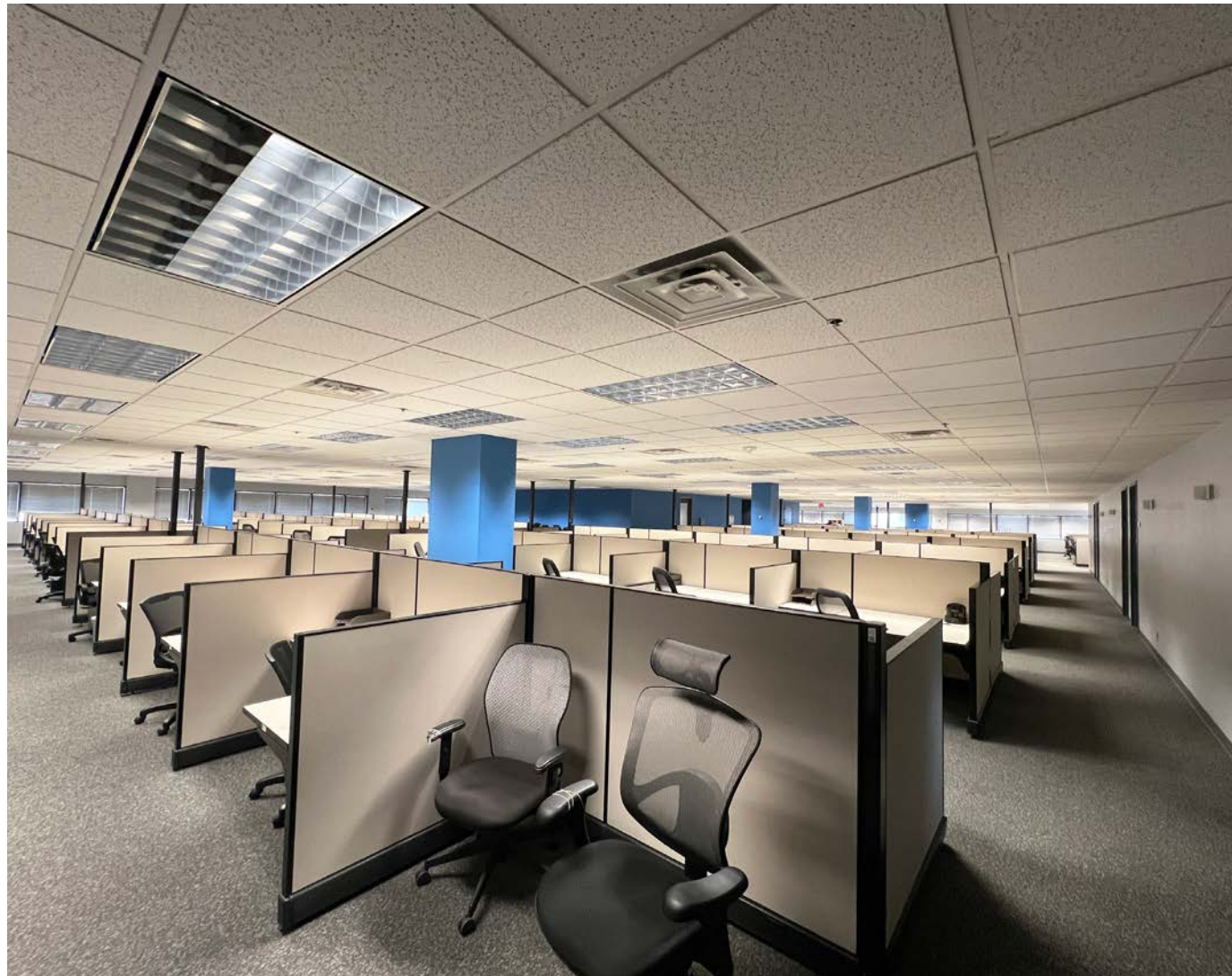
- **Redundant power fed by two separate substations**
- Flexible suite sizes
- Adaptable floor plans
- Outdoor seating and break areas
- Ample surface parking with front door access
- On-site management
- Tenant signage opportunities
- Immediate highway access
- 24/7/365 on-site security
- Common area restrooms on each floor
- Landscaped outdoor areas
- 1 mile jogging trail
- Fitness Center with locker rooms
- Dedicated loading docks
- On-site cafe' (breakfast & lunch)
- 24/7 grab-and-go food service
- Shared catering kitchen
- On-site credit union
- Common area and conference facilities

# PROPERTY HIGHLIGHTS

The highlights below summarize the key physical and operational attributes of the property.

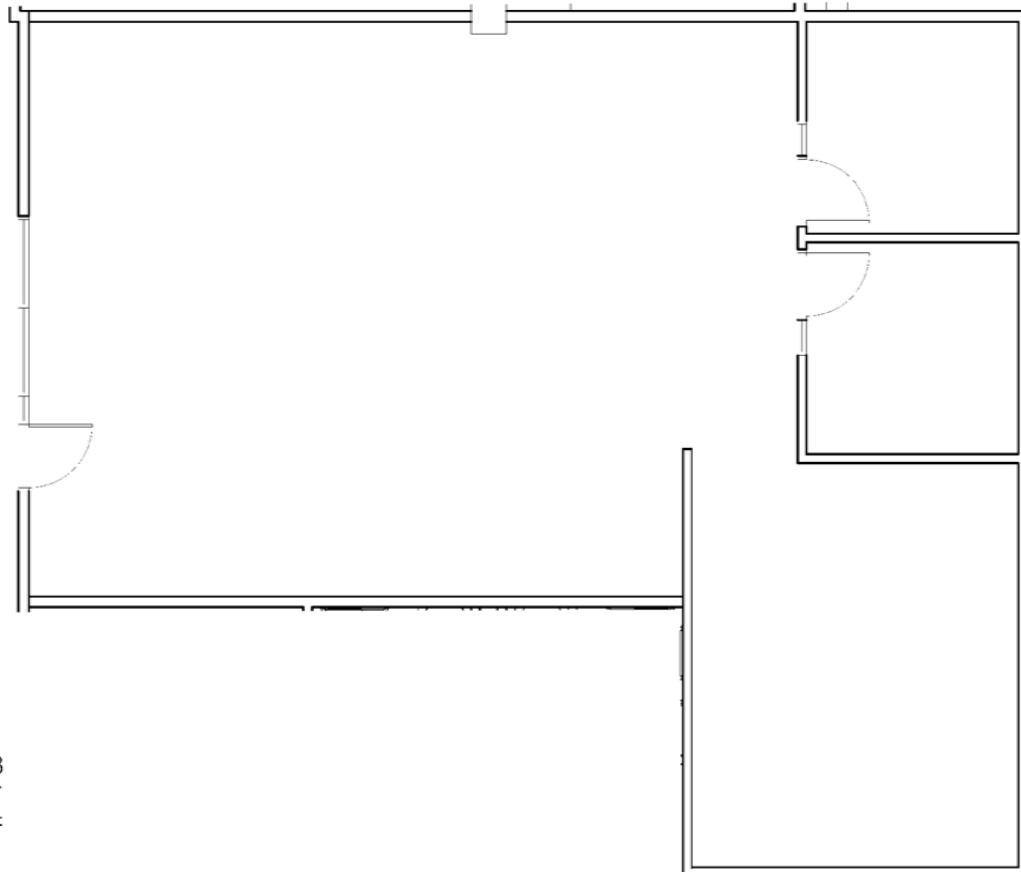
Total Campus Area:	549,919 SF
Number of Buildings:	7
Available Space:	94,056 SF
Typical Floor SF:	183,306 SF
Site Area:	97.29 AC
Stories:	3
Parking:	2,266 Surface - Covered Available
Year Built/Renovated:	1982/2010
Signage Opportunities:	Marque & Building Exterior
Loading & Service Access:	Rear or Side Service Access Available
Elevators:	Serving Each Multi-Story Building
Restrooms:	Common Area Restrooms on Each Floor
Zoning:	Commercial
Lease Rate:	\$17.50/SF (FSG)







**B KEY PLAN**   
SCALE: NTS NORTH



SUITE 103  
VACANT  
1,789 RSF

**A FLOOR PLAN**   
SCALE: NTS NORTH

SPACE NOT VERIFIED BY KKT

**SUITE  
103**

CORPORATE  
WOODS  
1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE  
PLAN

**LS.1**



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**KKT ARCHITECTS, INC.**  
2200 SOUTH UTICA PLACE, SUITE 200  
TULSA, OKLAHOMA 74114  
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WWW.KKTARCHITECTS.COM  
C O F A # 5 3 4 6 / 3 0 / 2 7

# SUITE 112

CORPORATE  
WOODS  
1ST FLOOR

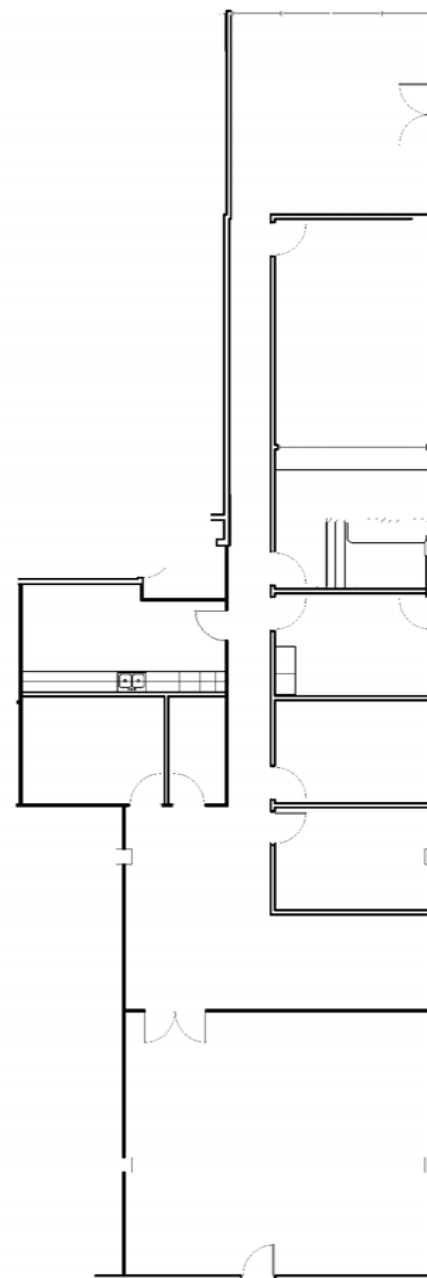
ROBINSON PARK

08.07.2025

LEASE  
PLAN

# LS.1

SUITE 112  
VACANT  
3,761 RSF



# A FLOOR PLAN

SCALE: NTS



NORTH

SPACE NOT VERIFIED BY KKT

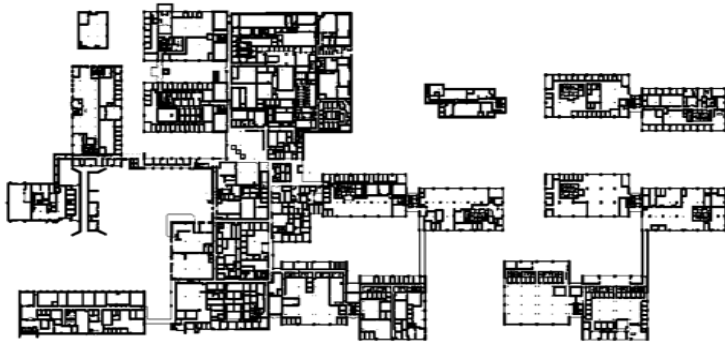


# B KEY PLAN

SCALE: NTS

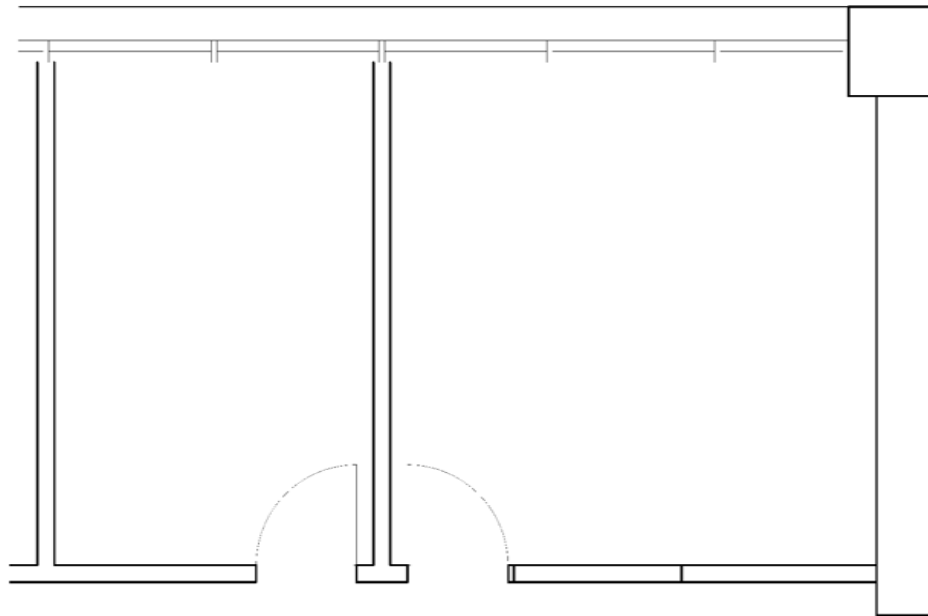


NORTH



## B KEY PLAN

SCALE: NTS



SUITE 124

460 RSF

## A FLOOR PLAN

SCALE: NTS



NORTH

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C O F A # 534 6 / 30 / 27

## SUITE 125 A

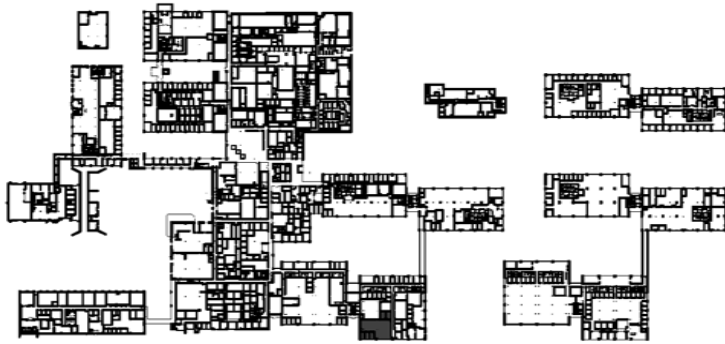
CORPORATE  
WOODS  
1ST FLOOR

 ROBINSON PARK

06.07.2025

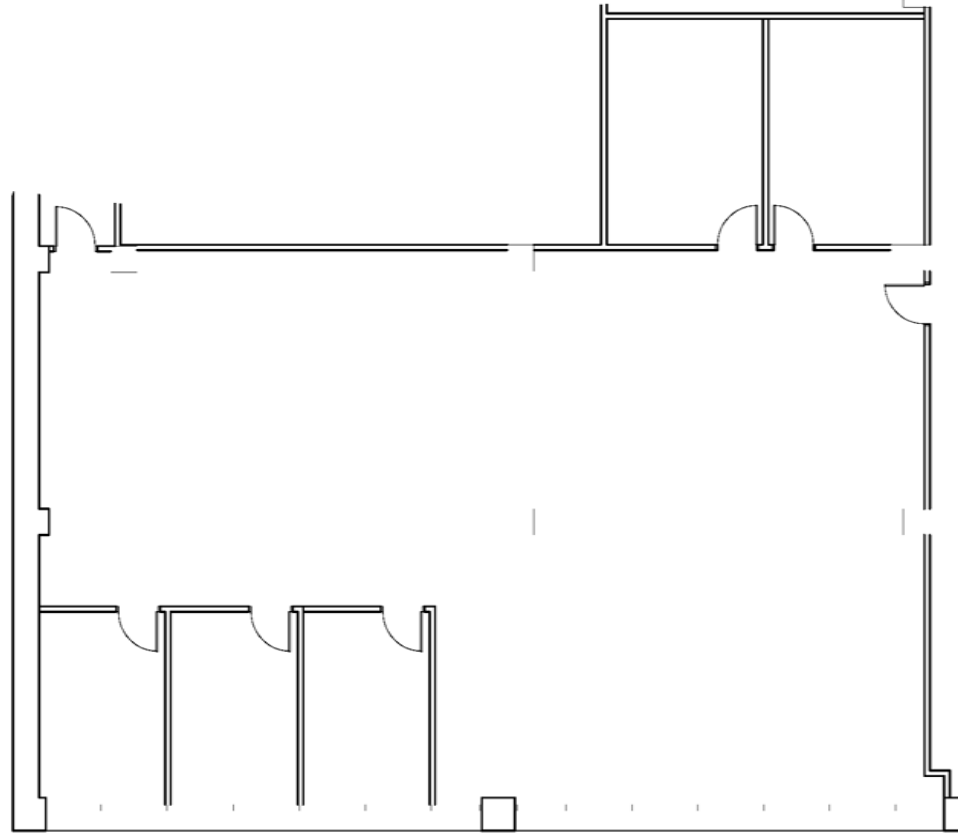
LEASE  
PLAN

# LS.1



**B KEY PLAN**

SCALE: NTS



SUITE 127  
VACANT  
4,817 RSF

**A FLOOR PLAN**

SCALE: NTS



NORTH

SPACE NOT VERIFIED BY KKT



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**SUITE  
127**

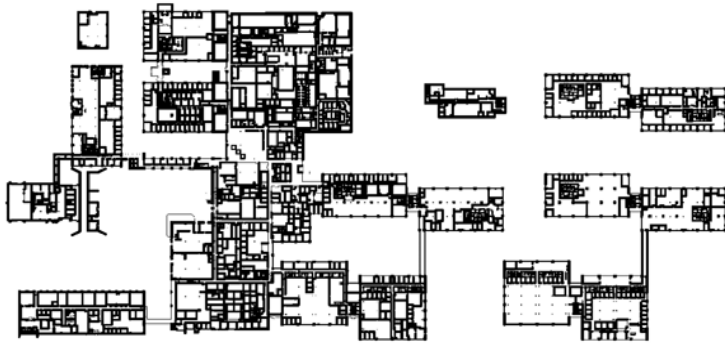
CORPORATE  
WOODS  
1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE  
PLAN

**LS.1**



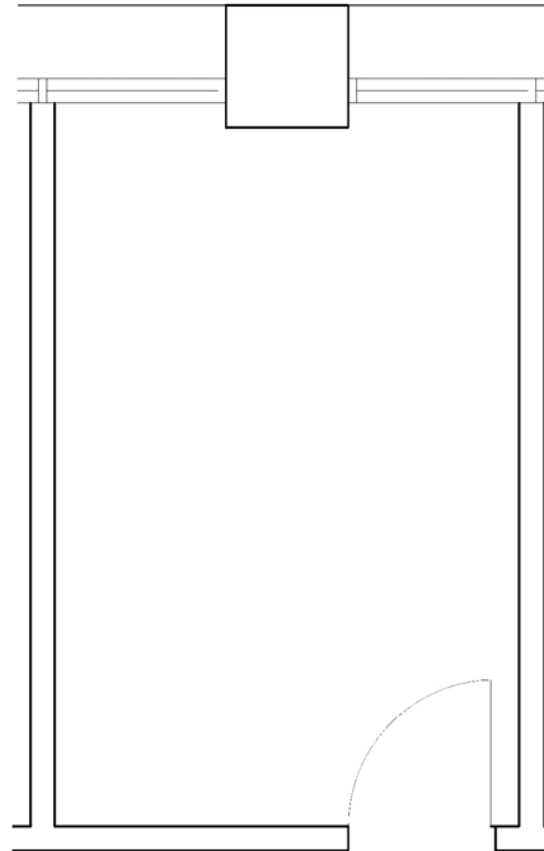
# B KEY PLAN

SCALE: NTS



NORTH

SUITE 128 E  
VACANT  
162 RSF



# A FLOOR PLAN

SCALE: NTS



NORTH

SPACE NOT VERIFIED BY KKT



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# SUITE 128 E

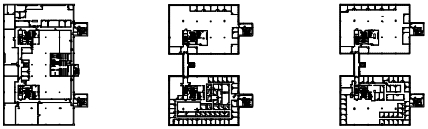
CORPORATE  
WOODS  
1ST FLOOR

ROBINSON PARK

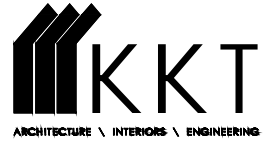
08.07.2025

LEASE  
PLAN

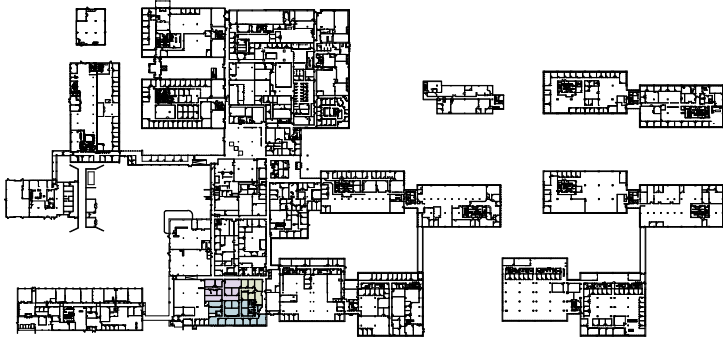
# LS.1



Available 8.1.2026



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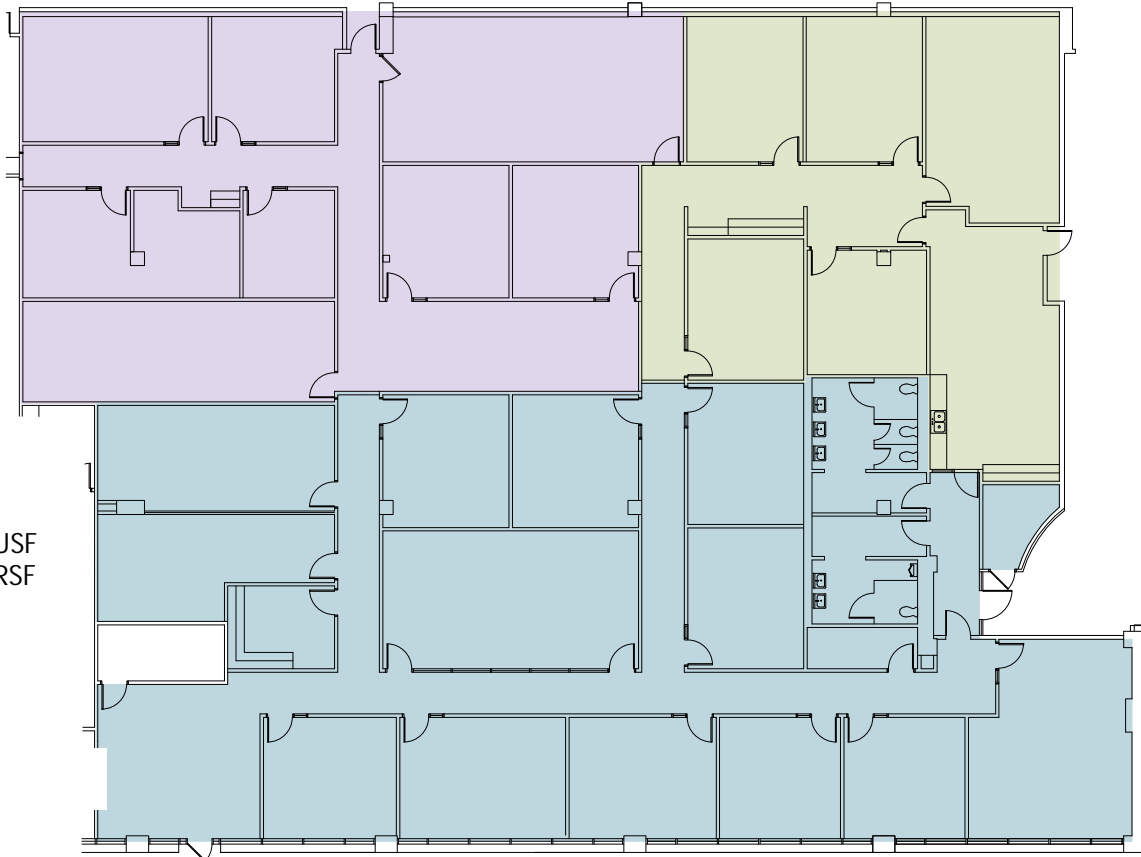


**B KEY PLAN**  
SCALE: NTS 

2,329.22 USF  
2,678.60 RSF

3,578.72 USF  
4,115.53 RSF

6,123.92 USF  
7,042.51 RSF



**A FLOOR PLAN**  **OPTION 3**  
SCALE: NTS

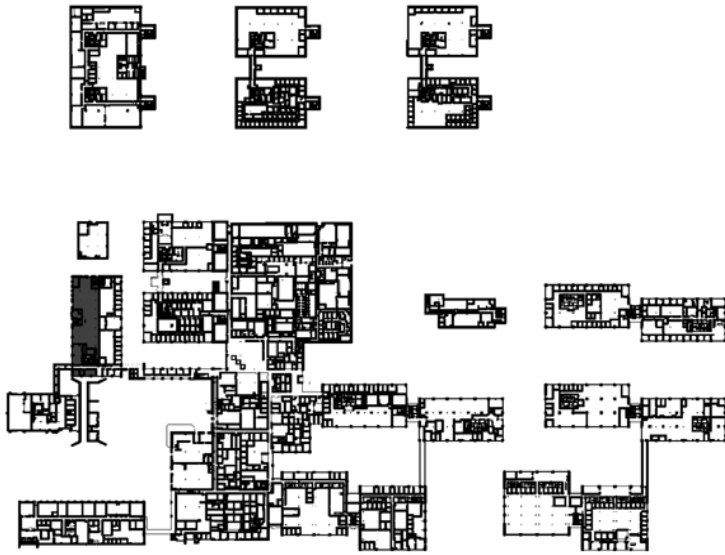
SUITE  
150

CORPORATE  
WOODS  
1ST FLOOR



08.01.2025

LEASE  
PLAN  
LS.3



**B KEY PLAN**

SCALE: NTS

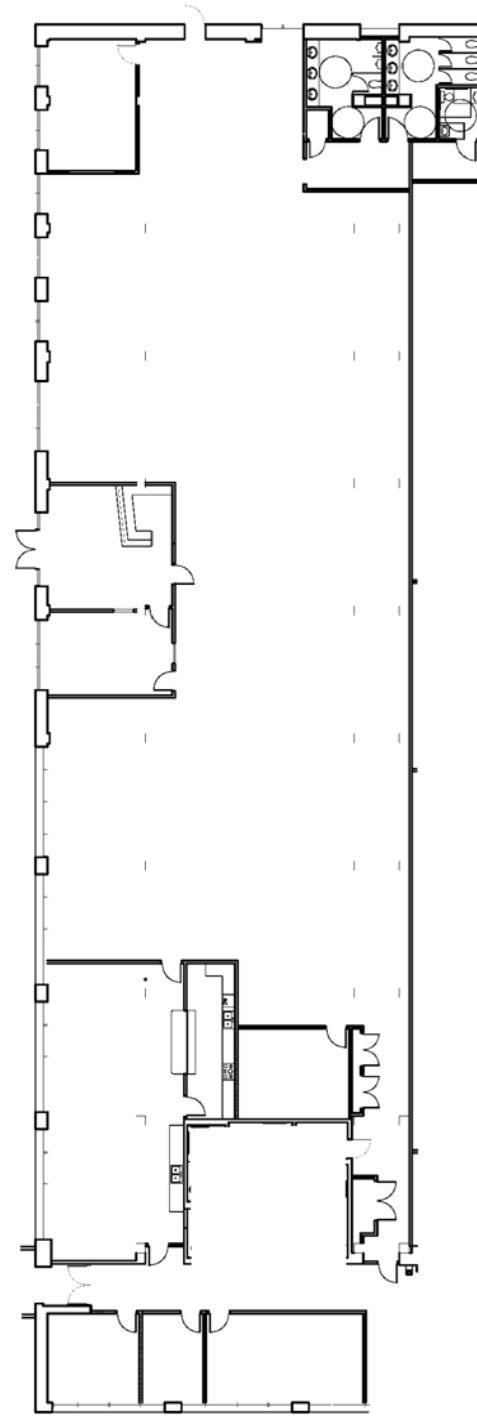


NORTH

Available 8.1.2026

SUITE 165

14,373 RSF



**A FLOOR PLAN**

SCALE: NTS



NORTH

SPACE NOT VERIFIED BY KKT



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**SUITE  
165**

CORPORATE  
WOODS  
1ST FLOOR

 ROBINSON PARK

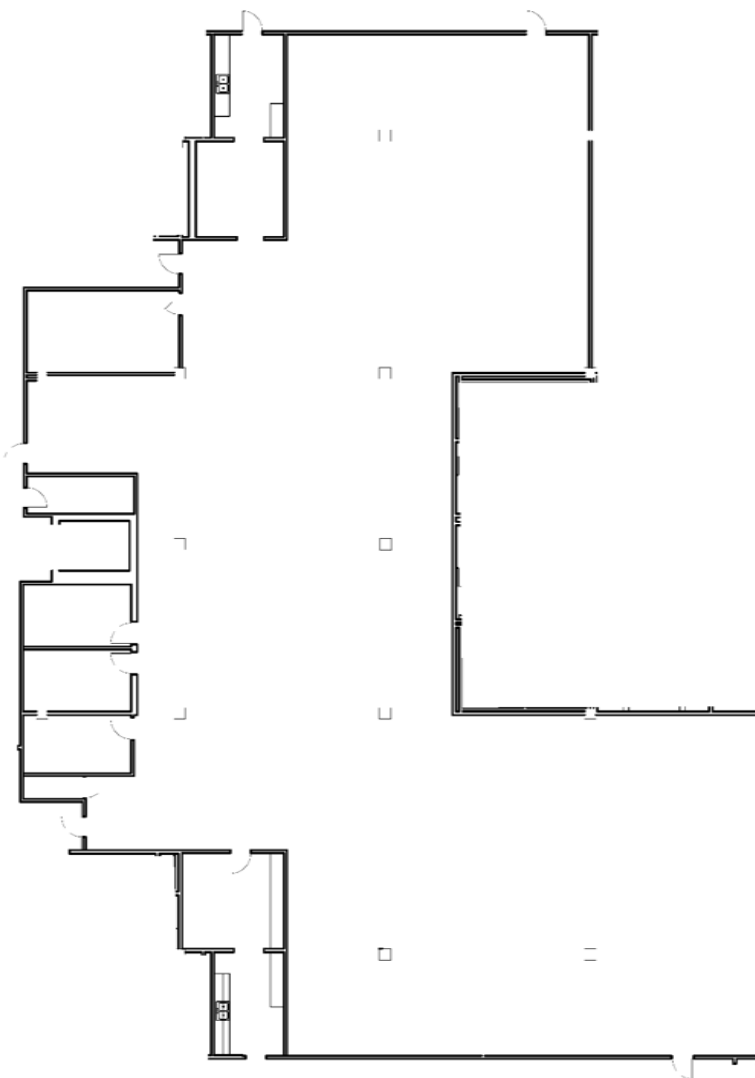
08.07.2025

LEASE  
PLAN

**LS.1**



**B KEY PLAN**   
SCALE: NTS NORTH



SUITE 173A LL  
VACANT  
10,912 RSF

**A FLOOR PLAN**   
SCALE: NTS NORTH

SPACE NOT VERIFIED BY KKT



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## SUITE 173A LL

CORPORATE  
WOODS  
LOWER LEVEL

 ROBINSON PARK

06.07.2025

LEASE  
PLAN

# LS.LL

**SUITE  
 179A LL**

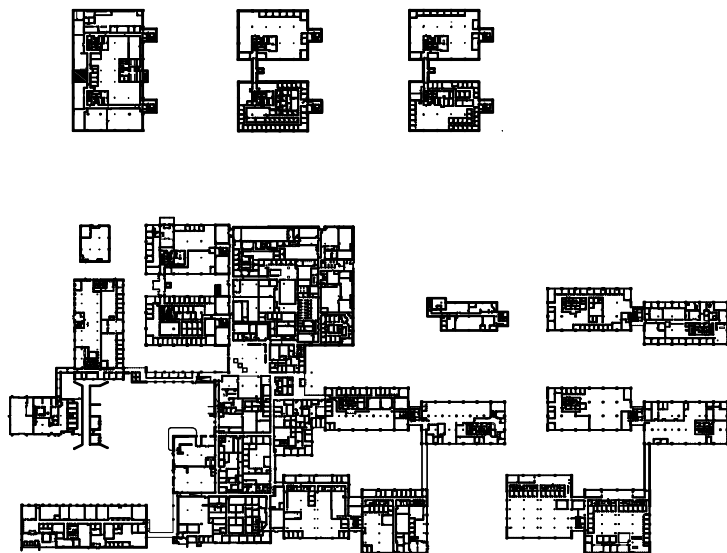
CORPORATE  
 WOODS  
 LOWER LEVEL

**RP ROBINSONPARK**

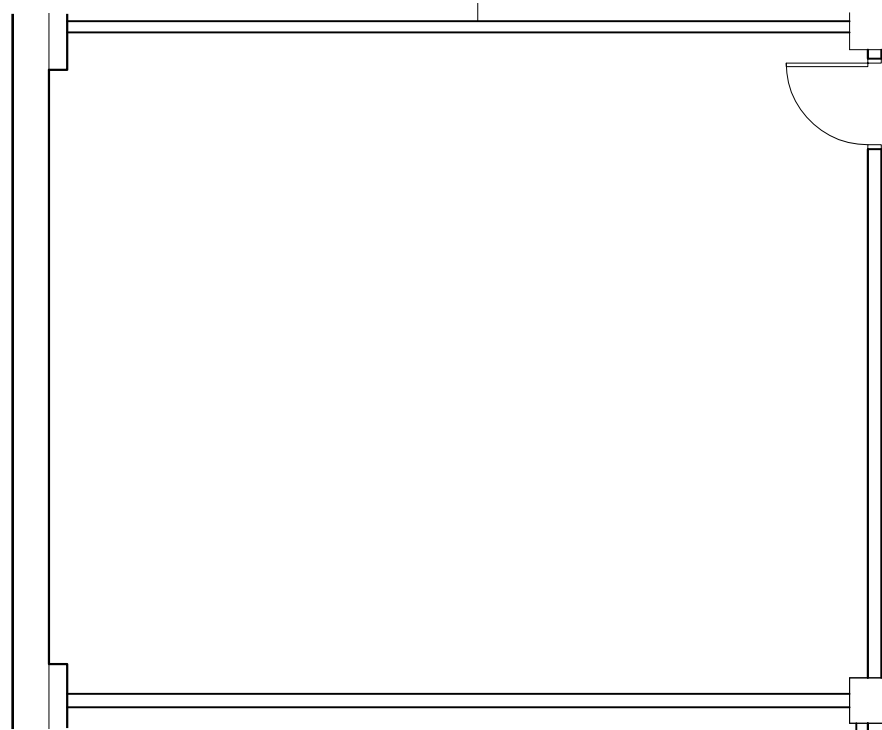
05.29.2025

LEASE  
 PLAN

**LS.LL**



**B KEY PLAN**   
 SCALE: NTS NORTH



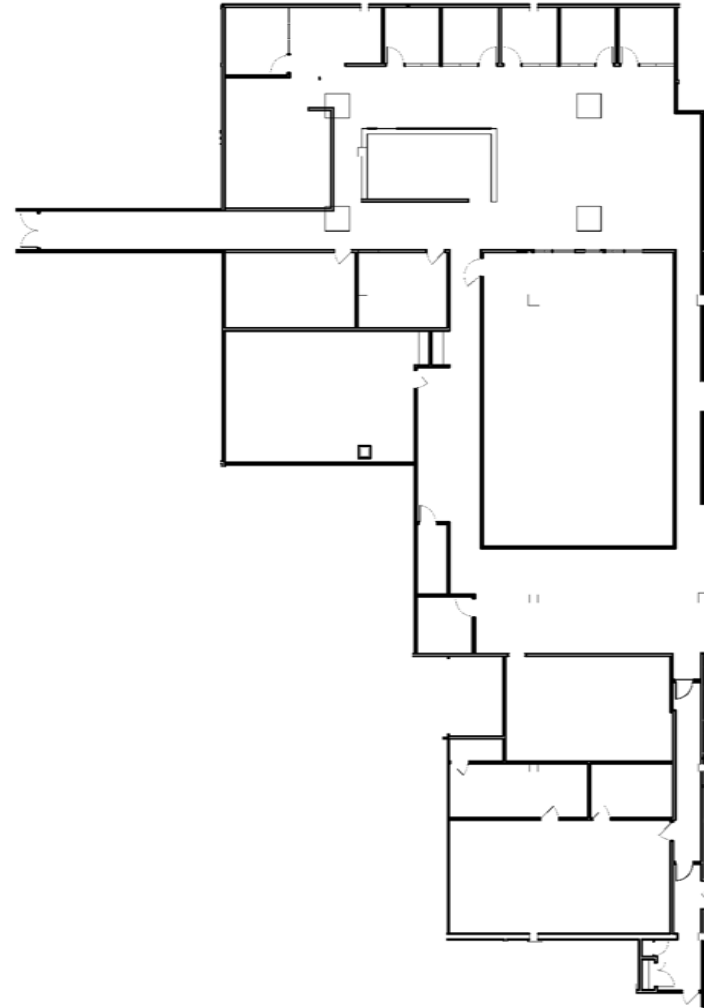
SUITE 179A LL  
 VACANT  
 744.56 USF  
 856.25 RSF

**A FLOOR PLAN**   
 SCALE: NTS NORTH



**B KEY PLAN**   
 SCALE: NTS NORTH

SUITE 193  
 VACANT  
 12,275 RSF



**A FLOOR PLAN**   
 SCALE: NTS NORTH

SPACE NOT VERIFIED BY KKT

**SUITE  
 193**

CORPORATE  
 WOODS  
 1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE  
 PLAN

**LS.1**



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# SUITE 194

CORPORATE  
WOODS  
1ST FLOOR

ROBINSON PARK

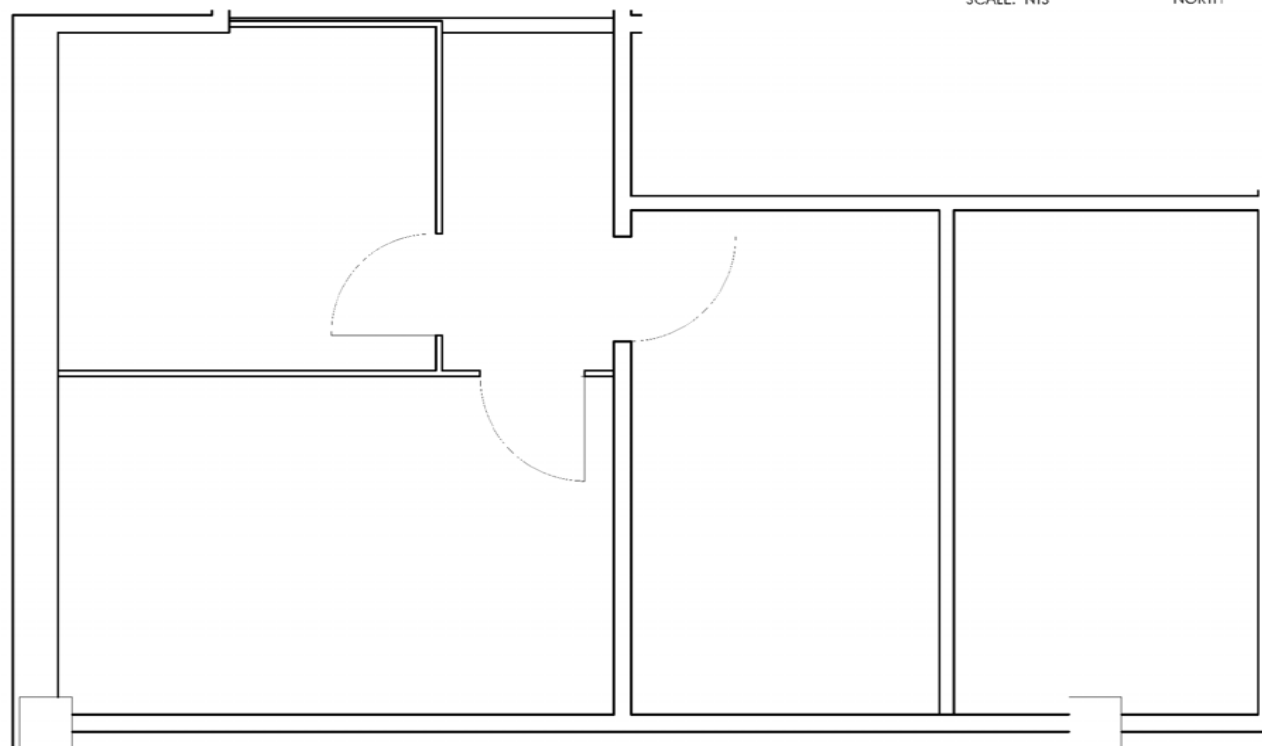
08.07.2025

LEASE  
PLAN

# LS.1



**B KEY PLAN**   
SCALE: NTS NORTH



SUITE 194  
VACANT  
674 RSF

**A FLOOR PLAN**   
SCALE: NTS NORTH

SPACE NOT VERIFIED BY KKT

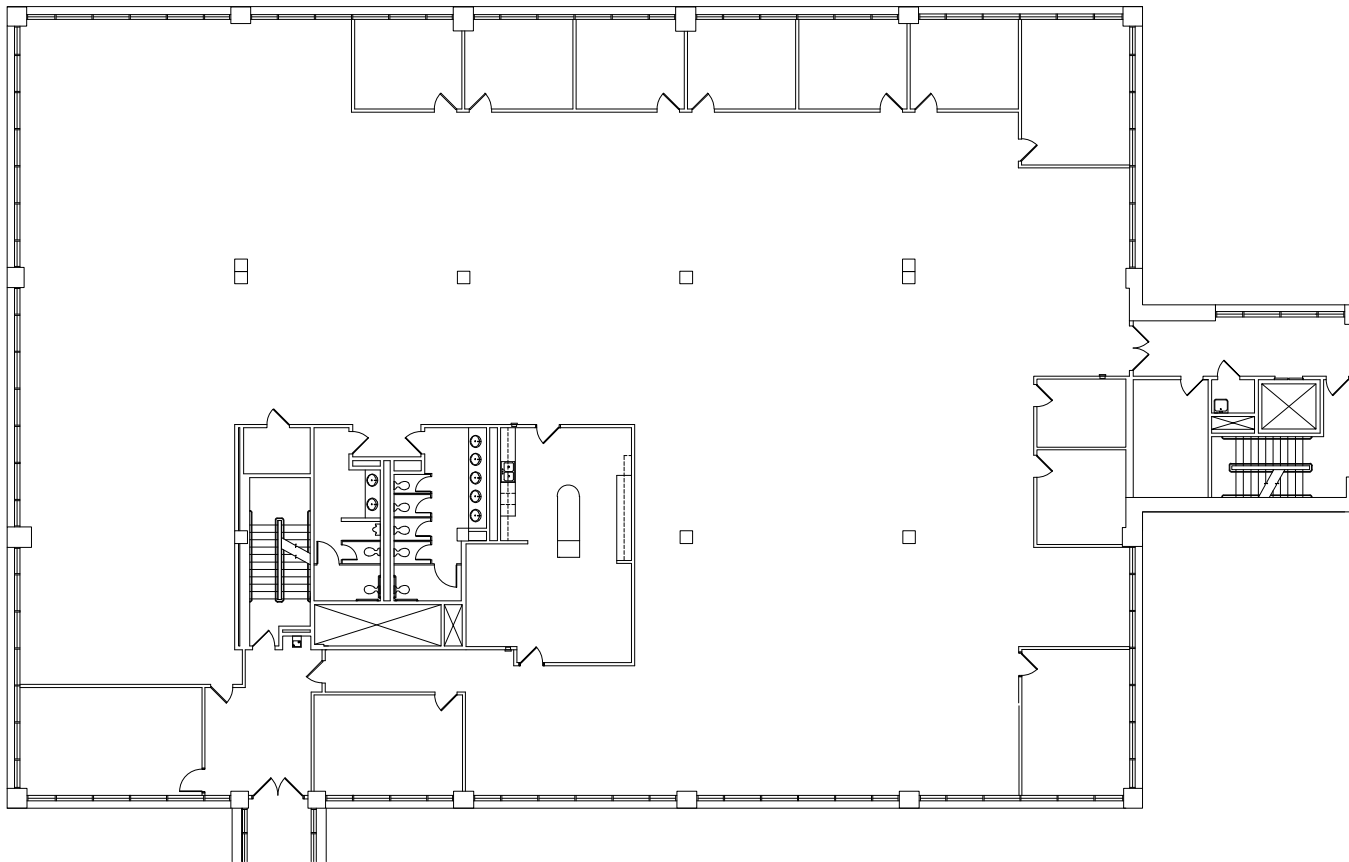
2ND  
FLOOR

CORPORATE  
WOODS  
NORTH BUILDING  
2ND FLOOR

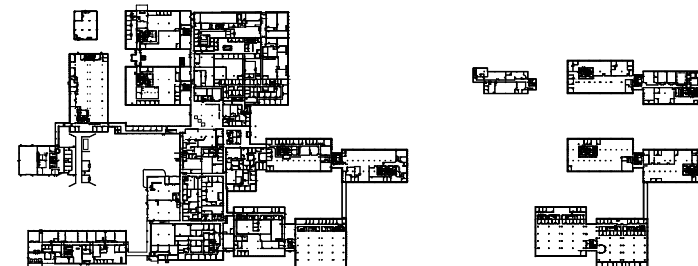
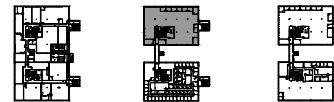


10.29.2025

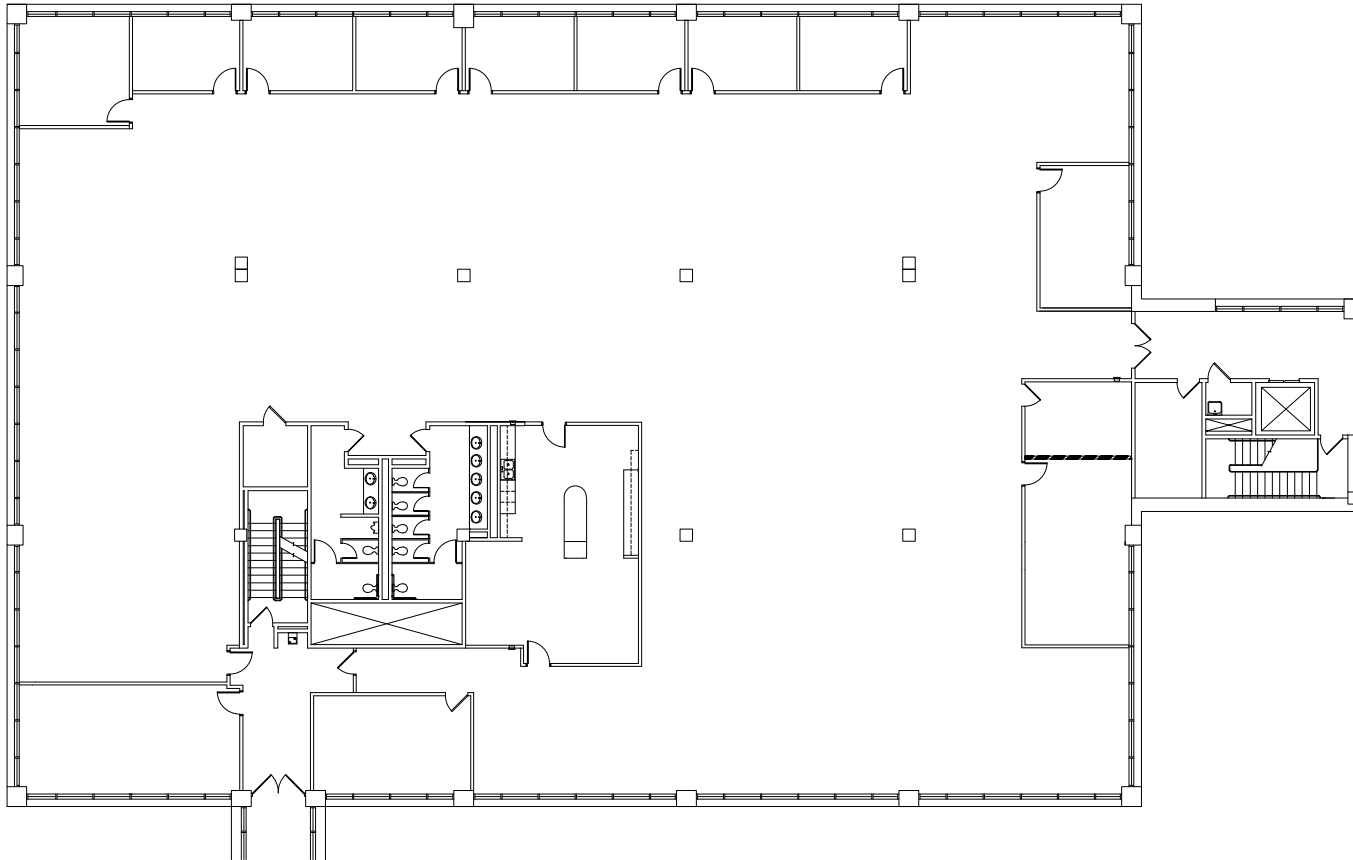
LEASE  
PLAN  
LS.2



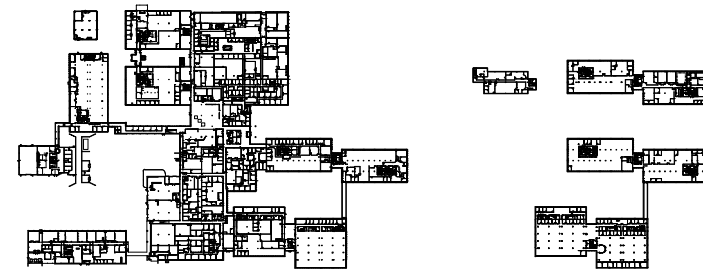
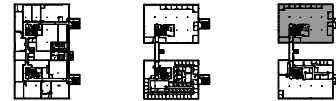
**A 2ND FLOOR PLAN**  17,822 RSF  
SCALE: NTS NORTH



**B KEY PLAN**  NORTH  
SCALE: NTS



**A 3RD FLOOR PLAN**  17,822 RSF  
SCALE: NTS NORTH



**B KEY PLAN**  NORTH  
SCALE: NTS

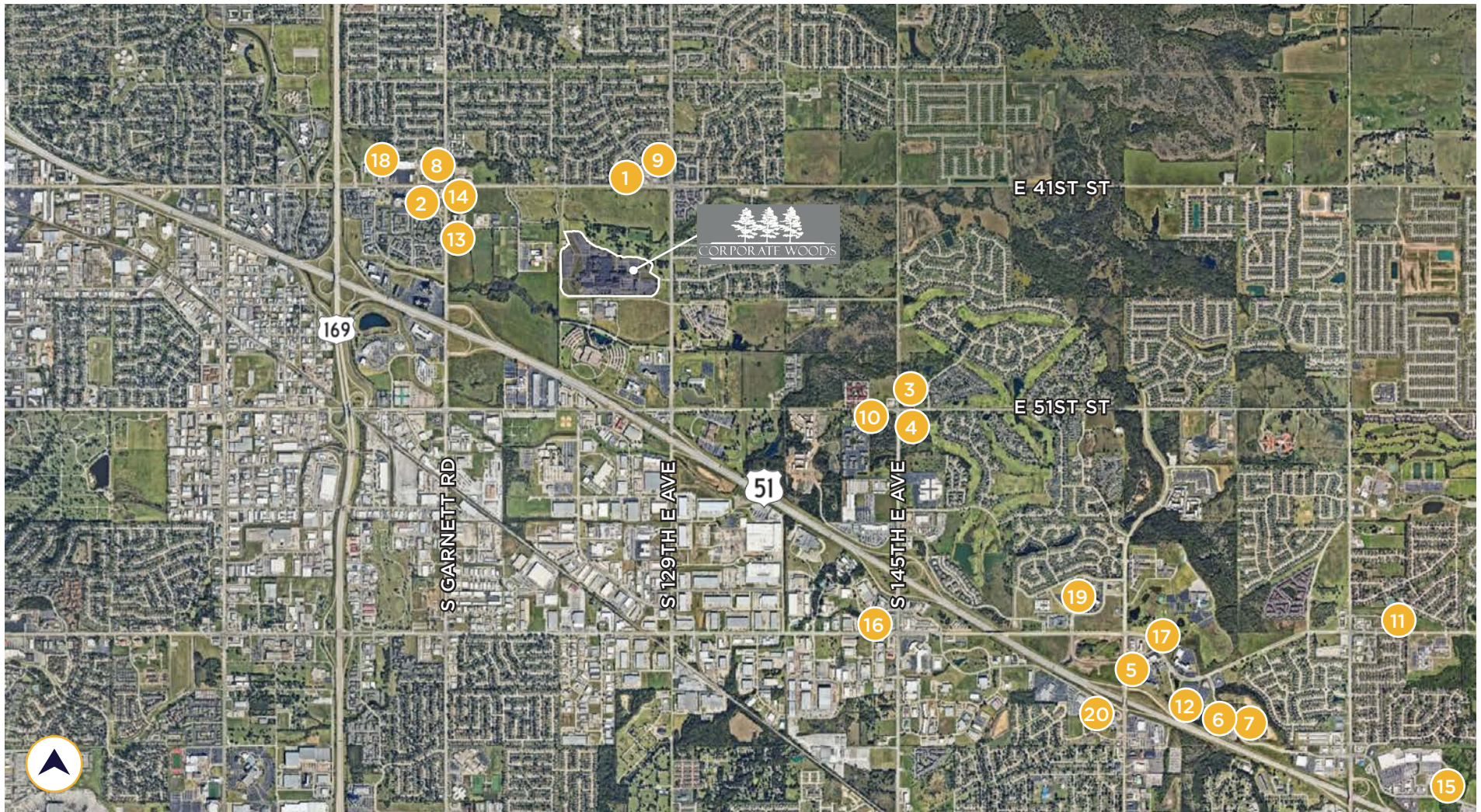
**3RD  
FLOOR**

**CORPORATE  
WOODS  
NORTH BUILDING  
3RD FLOOR**



10.29.2025

**LEASE  
PLAN  
LS.3**



- |                       |                        |
|-----------------------|------------------------|
| 1. Subway             | 11. Walmart            |
| 2. McDonald's         | 12. Bass Pro Shops     |
| 3. Scooter's Coffee   | 13. Arvest Bank        |
| 4. Sonic Drive-In     | 14. Chase Bank         |
| 5. Steak n' Shake     | 15. Bank of Oklahoma   |
| 6. Los Cabos          | 16. Hampton Inn        |
| 7. Charleston's       | 17. Hilton Garden      |
| 8. Quik Trip          | 18. Quality Inn        |
| 9. Scissortail Square | 19. Ascension St. John |
| 10. Dollar General    | 20. Planet Fitness     |

# AREA AMENITIES



## CONTACT

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