

Regent Bank Corner

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Executive Overview

Discover Regent Corner, the newest landmark in the Stonewood Hills development along the Broken Arrow Expressway. This visionary mixed-use building blends premium business office space with dining opportunities. Set in a prominent location at the corner of Elm and the Broken Arrow Expressway, Regent Corner is poised to become a prominent and iconic destination in Broken Arrow.

Highlight Overview

- New Construction
- High Visibility
- Convenient Access to Broken Arrow Expressway & HWY 169
- Class A Anchor Tenant
- Abundant Parking for Perspective Tenant



Property Highlights

Total Building Size: 31,805 SF
Available Floor 03: +/- 8,045 SF
Available Floor 02: +/- 9,850 SF
Available Floor 01: +/- 14,098 SF
Asking: Negotiable

Stonewood Hills not just a place to work and dine, it's a vibrant community hub. Regent Corner, with landscaped exteriors, outdoor restaurant seating areas and professional office space, Regent Corner is designed to be a gathering place for both employees and visitors.

- Three-story structure, ample parking for employees and guests.
- Great highway visibility on a prominent corner and Broken Arrow.
- Easy access to various food options within short drive: Charleston's, Oklahoma Joes, Teds, Steak n Shake, Los Cabos
- Easy Highway access to downtown Tulsa, as well as the major metro area, including the Tulsa international airport.
- Professional owner, and anchor tenant
- Class A development

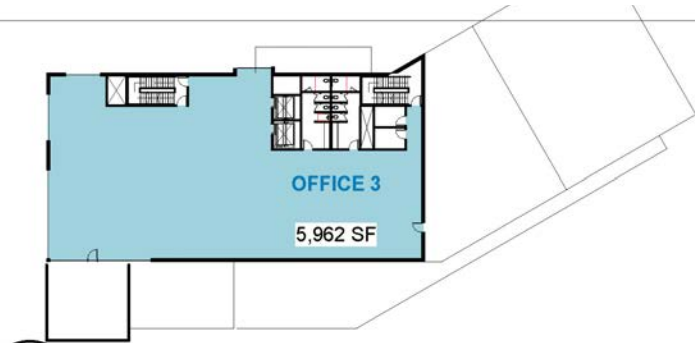


Floor Plan Options

First Floor



Third Floor



Second Floor



Community Overview

Community Context

Broken Arrow is a thriving and growing community in Northeastern Oklahoma, situated in the southeast portion of the Tulsa Metropolitan Area. With an estimated population of 120,000 people spread out over 60 square miles, the city is well known throughout the state and in the region as a community with quality education opportunities, safe environment, attractive neighborhoods, and a renowned downtown - known as the "Rose District." From 2010 to 2020, U.S. Census Bureau numbers show the City grew by 14.8 percent, making it one of the fastest-growing incorporated municipalities in Oklahoma. Broken Arrow is also home to the third largest manufacturing hub in the state, with many employees working in the energy sector. In 2018 Broken Arrow was recognized as the most livable small city in the United States by the Conference of Mayors City Livability Program. (brokenarrowok.gov/business/commercial-residential-development)

- Ranked #9 in a GoBankingRates study of the 50 safest and most affordable U.S. Cities to live in (2024)
- Ranked #8 in Livability's study of the Top 25 Best Places to Live in the Southwest (2023)
- Top 25 cities for starting a business in 2022. Broken Arrow ranked #16 by PolicyGenius (2022)
- The most affordable family-friendly city in the U.S. as ranked in a moveBuddha.com study (2024)





Property Overview

Office Spaces:

FL01, FL02, FL03

Regent Corner's state-of-the-art office spaces are designed to foster innovation and productivity. With flexible layouts, high-speed internet, and modern amenities, businesses of all sizes can thrive in an environment that's both professional and inspiring.

Dining Spaces:

FL01, FL02, FL03

Dining spaces at Regent Corner are strategically designed to meet the demands of high-performing commercial enterprises. These adaptable units offer flexible layouts, ideal for a range of dining concepts, and are equipped with high ceilings, expansive windows, and modern infrastructure.

Delivery Condition "Warm Shell":

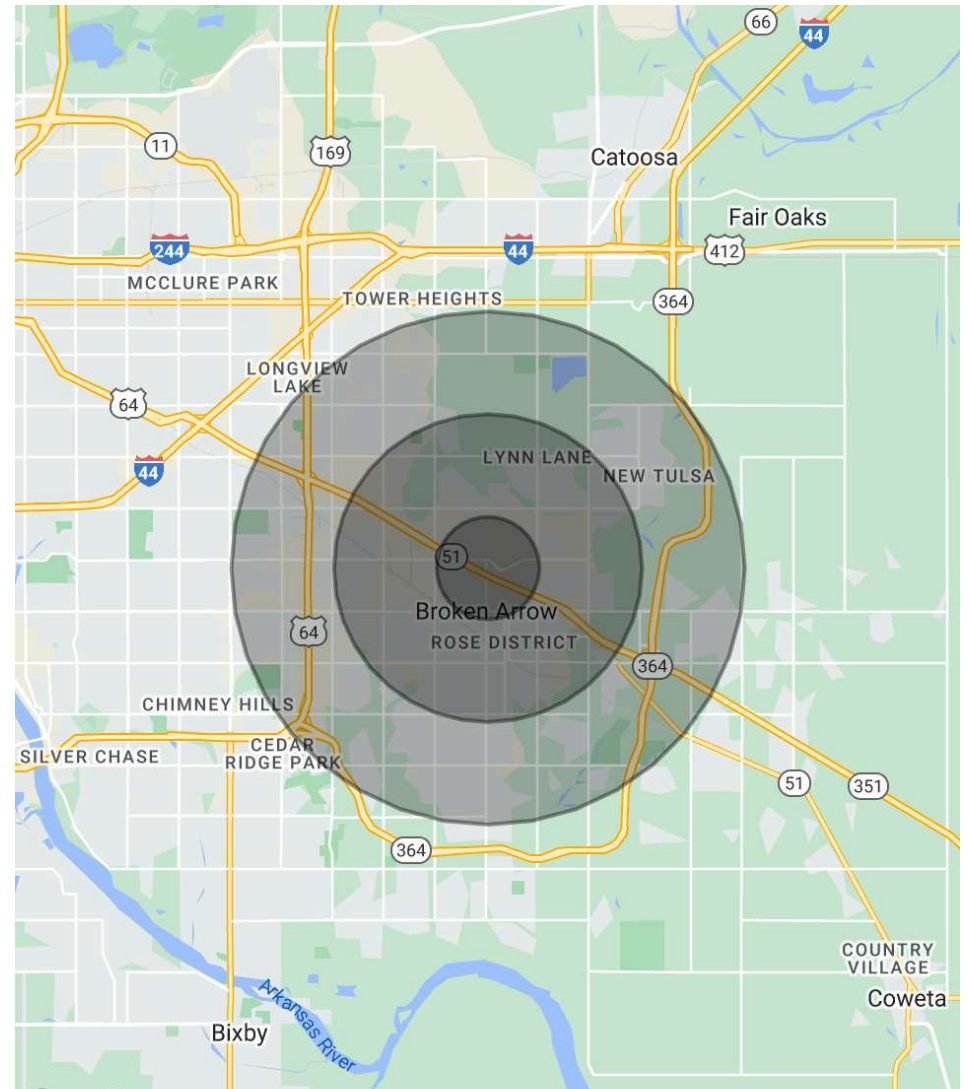
- Electric panel set not distributed
- Basic electric is not distributed
- Concrete floors
- HVAC to code not distributed

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,013	67,710	174,320
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,311	25,830	65,548
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$86,227	\$102,863	\$91,957
Average House Value	\$254,946	\$254,062	\$234,443

Demographics data derived from AlphaMap



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