



LEGACY

COMMERCIAL PROPERTY ADVISORS

ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

175 EAST 2ND STREET
TULSA, OK 74103

1717 S. Boulder Ave., Suite 106 | Tulsa, OK 74119 | legacypadvisors.com | 918.438.9999



**ONE
TECHNOLOGY
CENTER
7TH FLOOR
OFFICE SPACE**

**175 EAST 2ND STREET
TULSA, OK 74103**



LEGACY

COMMERCIAL PROPERTY ADVISORS

PROPERTY INFORMATION	4
Property Summary	5
Property Description	6
Building Stacking Plan	7
3rd Floor - Executive Briefing Center	8
10th Floor - Conference Room	9
Security & Elevators	10
Building Photos	11
7th Floor - Floor Plan	12
7th Floor Photos	13
NEARBY AMENITIES & ATTRACTIONS	14
Restaurants	15
Attractions	16-17
Parking	18
REAL ESTATE ADVISORY TEAM	20

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Commercial Property Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Commercial Property Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Commercial Property Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Commercial Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Commercial Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney, Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title office or attorney. Question regarding the condition of the property and whether the property complied with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Commercial Property Advisors in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

175 EAST 2ND STREET | TULSA, OK 74103



PROPERTY DESCRIPTION

Legacy Commercial Property Advisors is pleased to present 48,156 SF available on the 7th floor of One Technology Center. The center of the floor contains an Internet Café that includes a lunch room, kitchen and upgraded vending spaces. Eight huddle rooms, two medium conference rooms and one large conference room per floor. LAN cabling, data and power ports are located throughout the floor.

PROPERTY HIGHLIGHTS

- Full Service Gross Lease
- Fully Furnished
- Plug & Play Call Center Space
- High-end, Class “A” office space
- Covered parking in city garage available with connected Sky Bridge
- 360° Glass Curtain Wall
- 24/7 On-site Security and Maintenance

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Full Service)
Available SF:	48,156 SF
Building Size:	626,802 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,004	30,307	68,558
Total Population	7,451	68,667	157,850
Average Income	\$42,824	\$55,269	\$55,403





LOCATION DESCRIPTION

175 East 2nd Street, 7th floor

SITE DESCRIPTION

The high-tech, 15-story, 750,000 square-foot glass Class-A building at 175 East 2nd Street, Tulsa, OK 74103 opened in 2001 as the headquarters of Williams Communication (Wiltel). The property was purchased in 2007 by the Tulsa Public Facilities Authority (TPFA) which acts as a Public Trust for the City of Tulsa. The property is located on the northwest corner of 2nd Street and Cincinnati Avenue in the heart of downtown Tulsa's Central Business District. The structure is designed to be state of the art and is completely wired, Internet-ready and video-capable. It is also fully furnished with modular workstations, desks & furnished conference rooms on every 48,000 SF floor plate. The building could hold an estimated 3,600 employees if fully utilized. Vertical campus setting, energy efficient building, central plant operated by Williams headquarters building company, emergency power, 12 elevators and two freight elevators.

EXTERIOR DESCRIPTION

Beautiful glass curtain wall exterior allows for 360 degree floor to ceiling views of downtown Tulsa.

INTERIOR DESCRIPTION

Vertical campus setting. Each floor is connected to a 14 story atrium or "solar well" which unifies the building and provides balconies & open stairwells. Each floor functions as a self-contained mini-campus with predominantly open, flexible floorplans.

CONSTRUCTION DESCRIPTION

The vertical solar well, located on the east side of the building, is key to the success of the building's energy efficiency. The solar well serves as the return air plenum for the building and a natural ventilation shaft for fair weather days. The solar well also serves as a thermal buffer for the office space during the morning heat gain period. Energy modeling done during the design process indicates the building will use approximately 50% of the energy of comparable buildings. The building was designed to have large, unobstructed open floor space, and to achieve this, the solar well was created. This made it possible to get away from using valuable floor space for the large return air shafts and elevator shafts, creating a more efficient space plan.

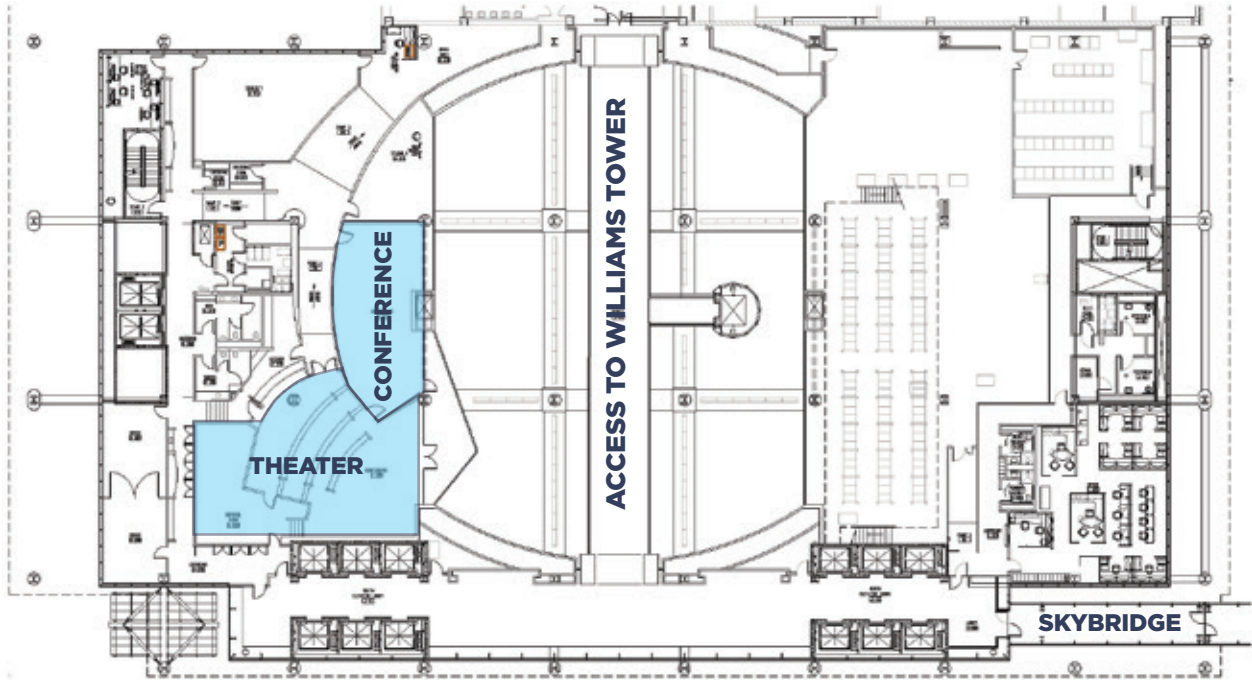
**ONE TECHNOLOGY CENTER
7TH FLOOR OFFICE SPACE**

OFFICE
BUILDING STACKING PLAN



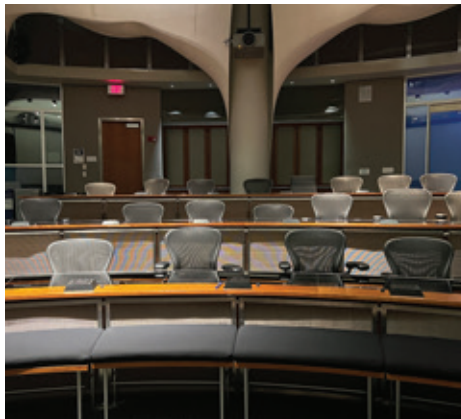
15	
14	City of Tulsa
	City of Tulsa
13	
	Lumen
12	Lumen
11	Lumen
10	Conference Center
9	Magellan Midstream
8	Magellan Midstream
7	48,156 SF Available
6	City of Tulsa
	36 Degrees North
5	City of Tulsa
4	Exec. Briefing Center
3	City of Tulsa
2	WHBC
1	





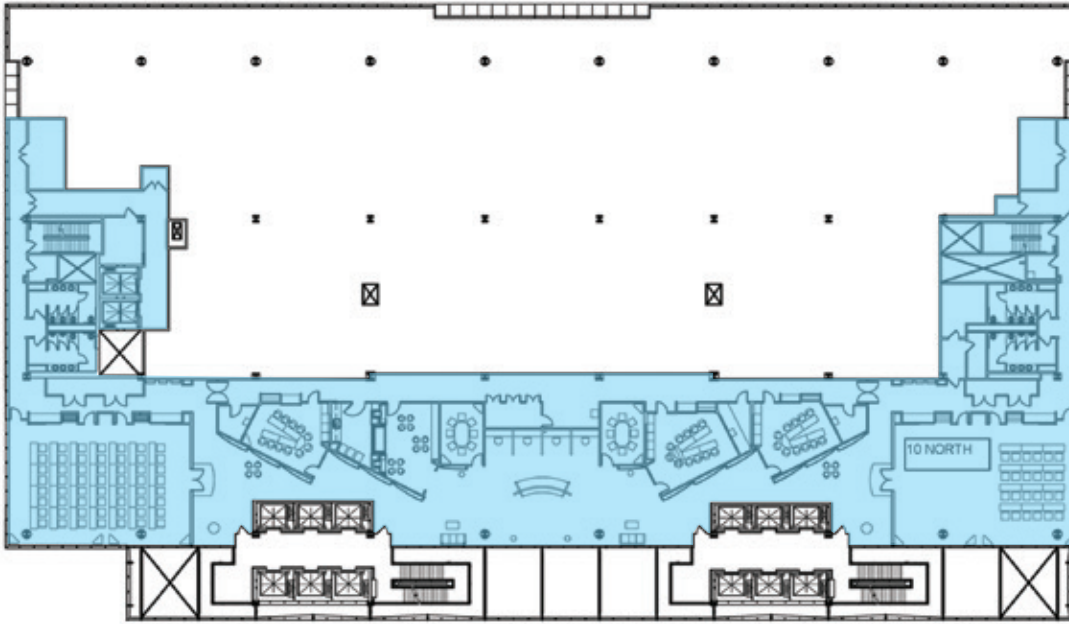
EXECUTIVE BRIEFING CENTER

Executive Briefing Center (EBC). The EBC is located on the 3rd Floor and is comprised of the Presentation Theater, North Presentation Room, and a potential Dining Room. Reservations are made through the on-site Property Manager.



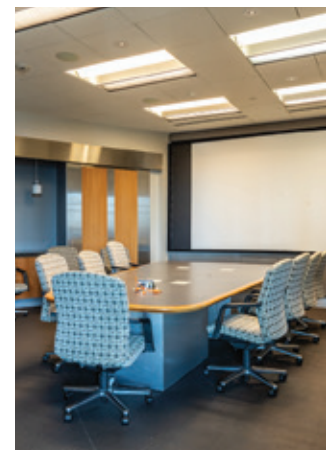
ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

175 EAST 2ND STREET | TULSA, OK 74103



CONFERENCE CENTER

The 10th Floor is designed as a conference center which includes five conference rooms which provide seating for eight to twelve people. Rooms are equipped with projection equipment, LAN and telephone connectivity at the tabletop and marker boards. One conference room is fully equipped as a video conference room. Reservations are made through the on-site Property Manager on a first come, first serve basis. Two training rooms providing seating for up to 56 which can be easily divided into two separate spaces. Each space contains projectors and screens. The furniture is flexible, and the raised flooring enables quick access to power and data with almost any configuration. Food service can be provided either in the café which seats twelve or delivered discreetly to each room via a rear service corridor and built-in buffet counter in most meeting rooms. Hotel stations are available in corridor to plug in a laptop or make a phone call.



SECURITY OF BUILDING & STRUCTURED PARKING

One Technology Center is one of the safest buildings in the City of Tulsa with over 400 security cameras covering the building, the property, and the OTC parking garage. The OTC cameras are recorded and monitored by two dispatchers during business hours and one dispatcher after business hours. Security is on site 24/7/365. OTC Security is available after hours to escort tenants to their cars.



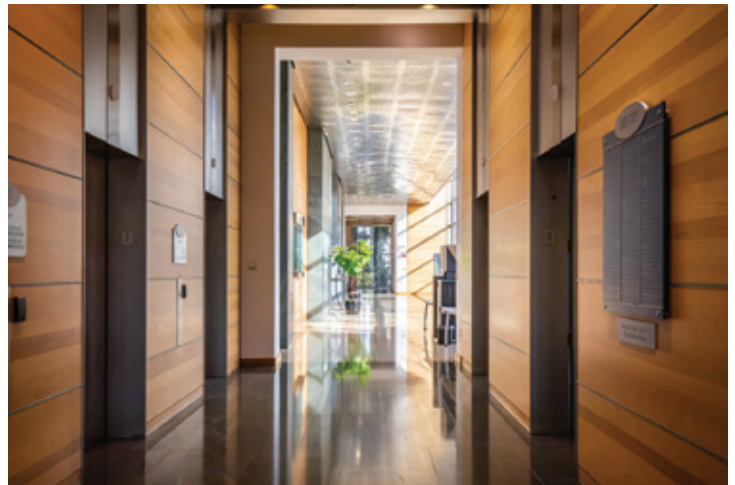
ACCESS CONTROL OF BUILDING & PARKING

The limited number of entry points are hardened with video surveillance and electronic locking doors accessible only with proper credentials after normal business hours. The attached parking garage is closed to vehicle traffic without proper credentials and is monitored by dispatch through video and electronic access control while frequent tours of security personnel occur every shift.



ELEVATORS

North six (6) high rise cars serving floors 1, 2, 3, 10-15. South six (6) low rise cars serving floors 2-10. Two (2) Freight car serving floors 1-15. All cars manufactured and maintained by ThyssenKrupp.



DATA & FIBER PHYSICAL SECURITY

Leveraging the city's robust access control and other physical security components, data and fiber connections are behind layered security with electronic access control and video surveillance monitored 24/7/365. During an emergency, the OTC's power substation is second in priority behind the area hospitals to ensure the City of Tulsa staff are able to work and manage any crisis.

ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

175 EAST 2ND STREET | TULSA, OK 74103

OFFICE
BUILDING PHOTOS



 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

1717 S. Boulder Ave., Suite 106 | Tulsa, OK 74119 | legacypadvisors.com | 918.438.9999

ONE TECHNOLOGY CENTER • 7TH FLOOR



Workstations & Office Space

Shared Offices	4
Enclosed Offices	7
Manager	28
Staff	267
TOTAL	306



Typical Staff Workstation



Typical Manager Workstation

This space is move-in ready for a call center with 306 Knoll Plug and Play Workstations with Herman Miller Aeron and Steelcase Leap chairs. The workstations are pre-wired with dual voice and data connections.

ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

OFFICE
7TH FLOOR PHOTOS



 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

1717 S. Boulder Ave., Suite 106 | Tulsa, OK 74119 | legacypadvisors.com | 918.438.9999

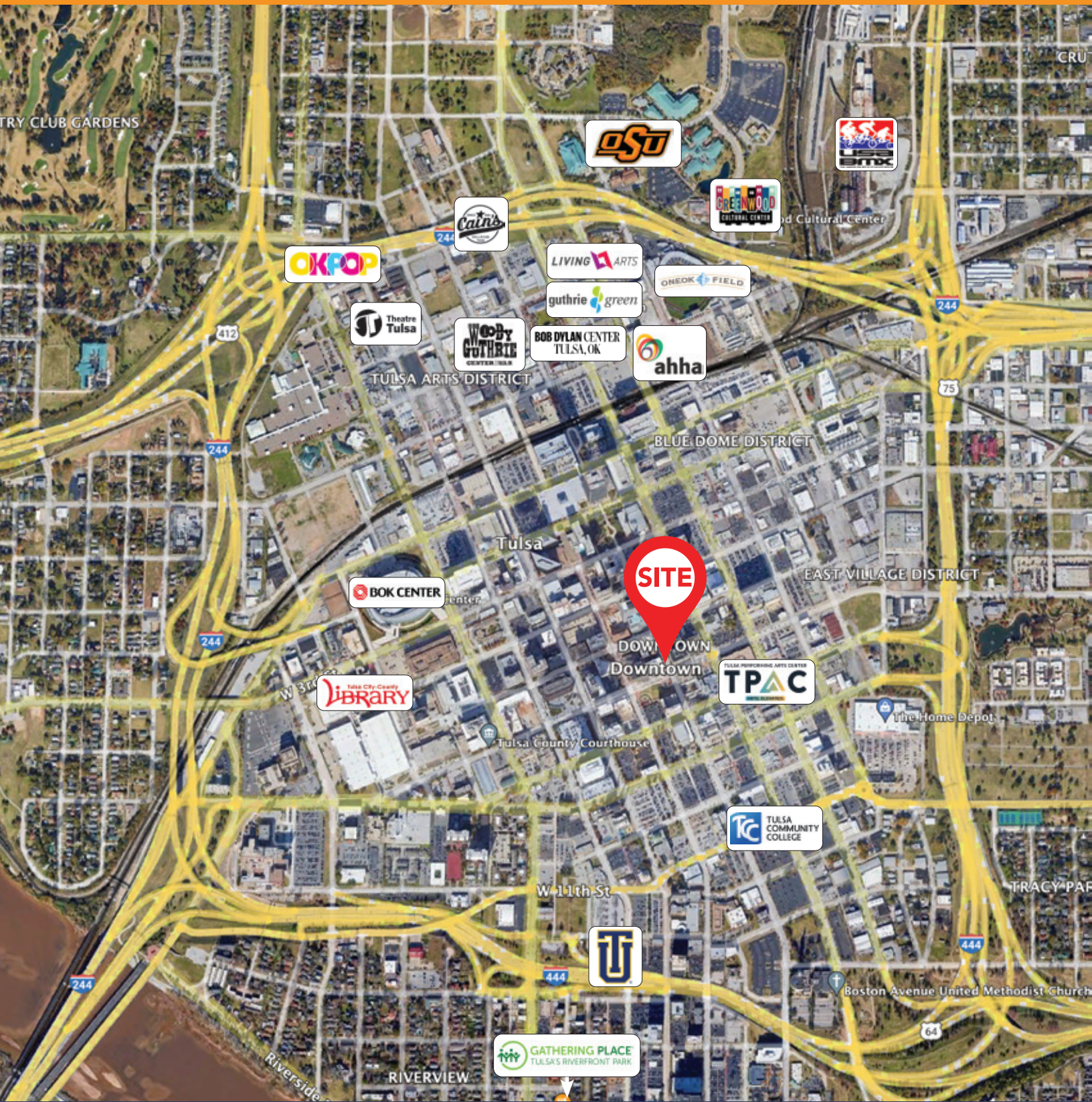
NEARBY AMENITIES & ATTRACTIONS

OFFICE
NEARBY AMENITIES



LEGACY
COMMERCIAL PROPERTY ADVISORS

1717 S. Boulder Ave., Suite 106 | Tulsa, OK 74119 | legacycpadvisors.com | 918.438.9999



ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

175 EAST 2ND STREET | TULSA, OK 74103



NEARBY ATTRACTIONS

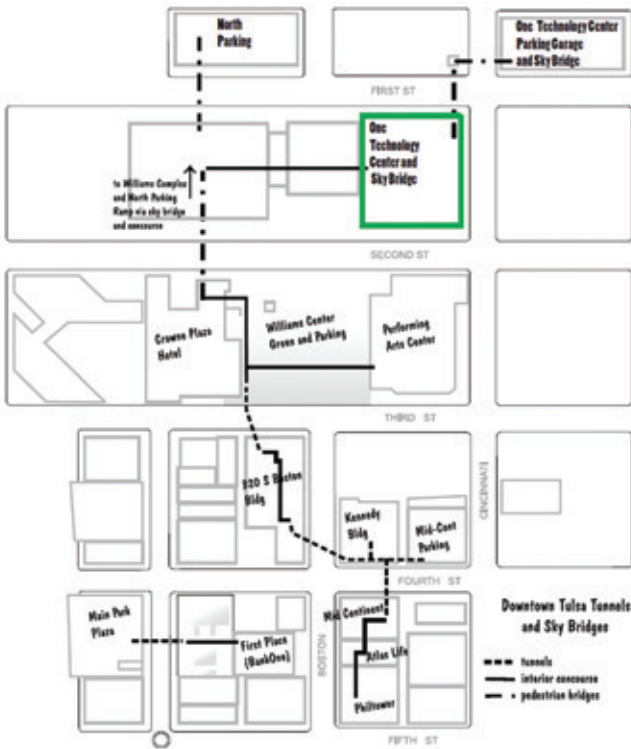
DISTANCE FROM SITE	MILES
BOK Center	0.49 Miles
Guthrie Green	0.54 Miles
ONEOK Field	0.45 Miles
OSU Tulsa	0.83 Miles
Tulsa Community College (Metro Campus)	0.61 Miles
USA BMX National HQ & Arena	1.1 Miles
The Gathering Place	3.1 Miles





Parking Map

Tunnel and Sky Bridge Map



ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

175 EAST 2ND STREET | TULSA, OK 74103



**ONE
TECHNOLOGY
CENTER
7TH FLOOR
OFFICE SPACE**

**175 EAST 2ND STREET
TULSA, OK 74103**



LEGACY

COMMERCIAL PROPERTY ADVISORS

REAL ESTATE ADVISORY TEAM

Lisa Brandes, RPA

Vice President, Office

918.978.6155

lisa@legacycpadvisors.com

David Looney, CCIM, SIOR

Principal

918.519.6151

david@legacycpadvisors.com

William Beichler, CCIM, SIOR

Managing Broker/Principal

918.859.8850

bill@legacycpadvisors.com