



ONE TECHNOLOGY CENTER OFFICE SPACE

175 EAST 2ND STREET
TULSA, OK 74103



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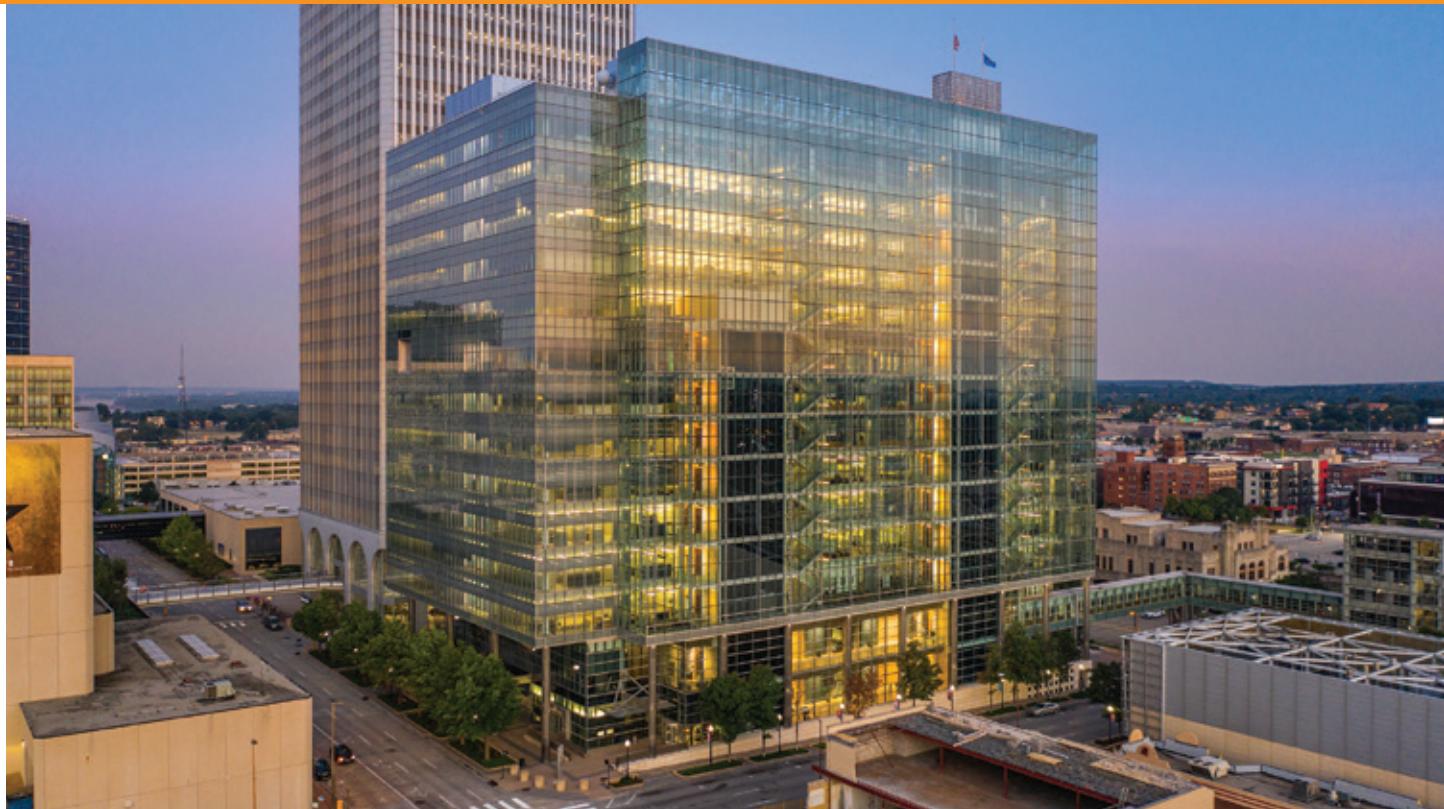
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Legal questions should be discussed by the party with an attorney, Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title office or attorney. 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.



OFFICE PROPERTY SUMMARY



PROPERTY DESCRIPTION

Legacy Commercial Property Advisors is pleased to present office space in One Technology Center. The center of each 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:	\$22.50 SF/yr (Full Service)
Building Size:	626,802 SF

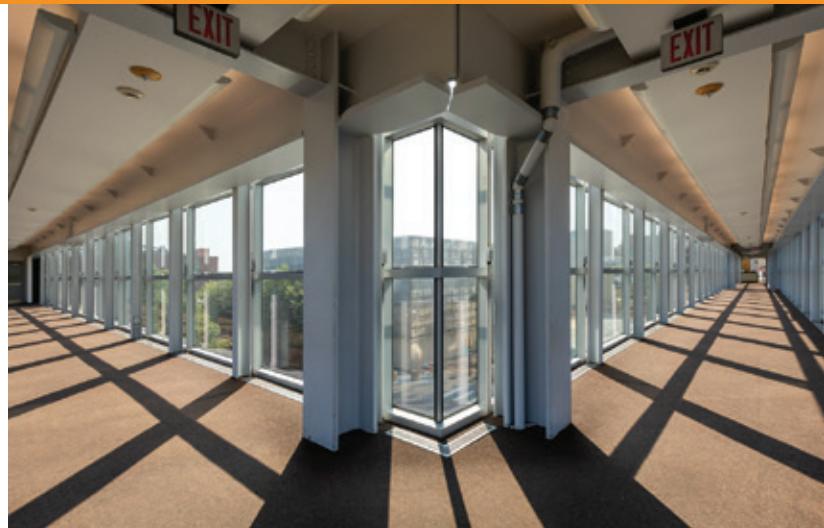
AVAILABLE SPACES

8TH FLOOR	48,156 SF
9TH FLOOR	48,156 SF
11TH FLOOR	47,218 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	



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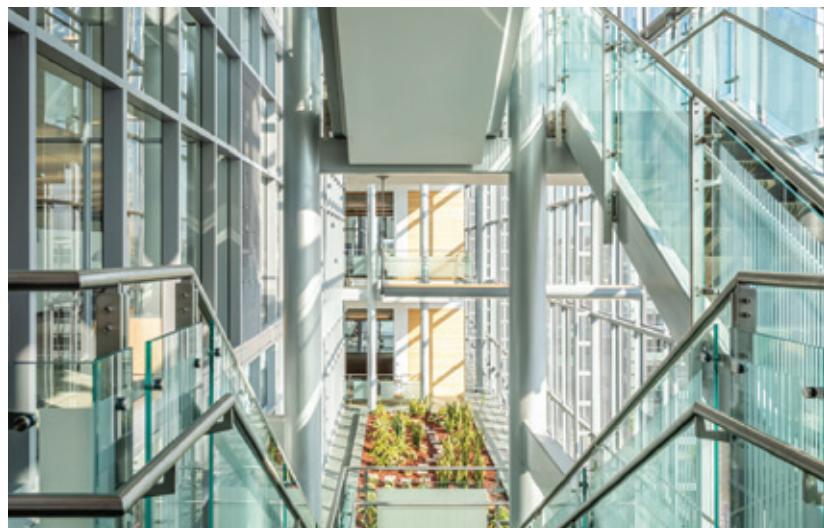


LOCATION DESCRIPTION

175 East 2nd Street

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.

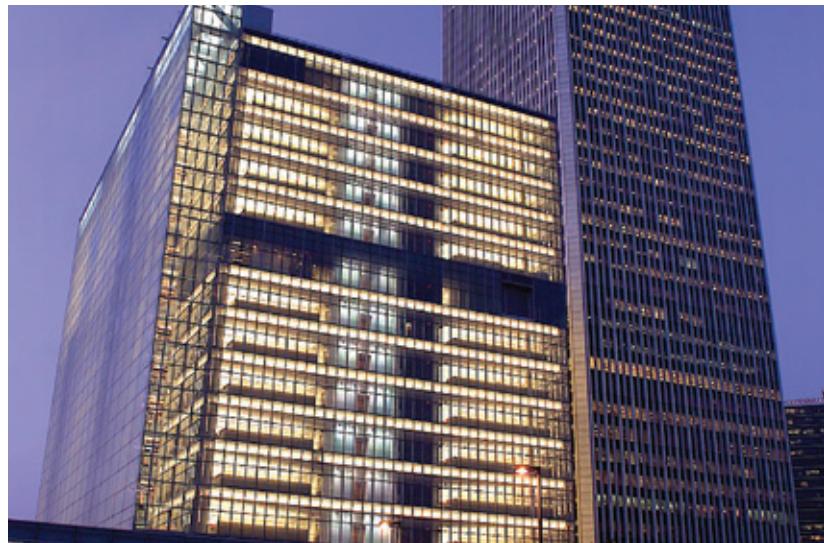


EXTERIOR DESCRIPTION

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.

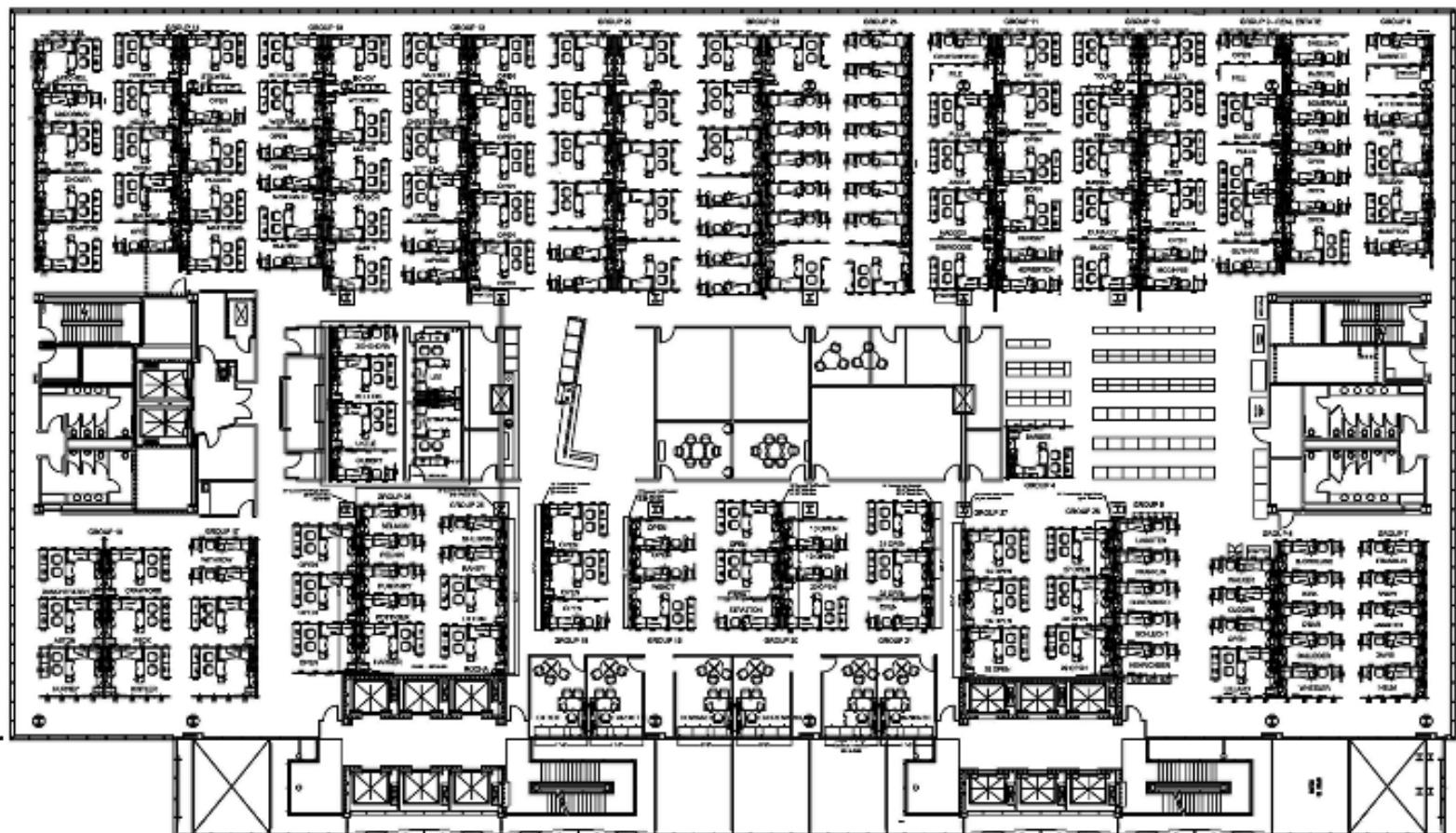


CONSTRUCTION DESCRIPTION

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

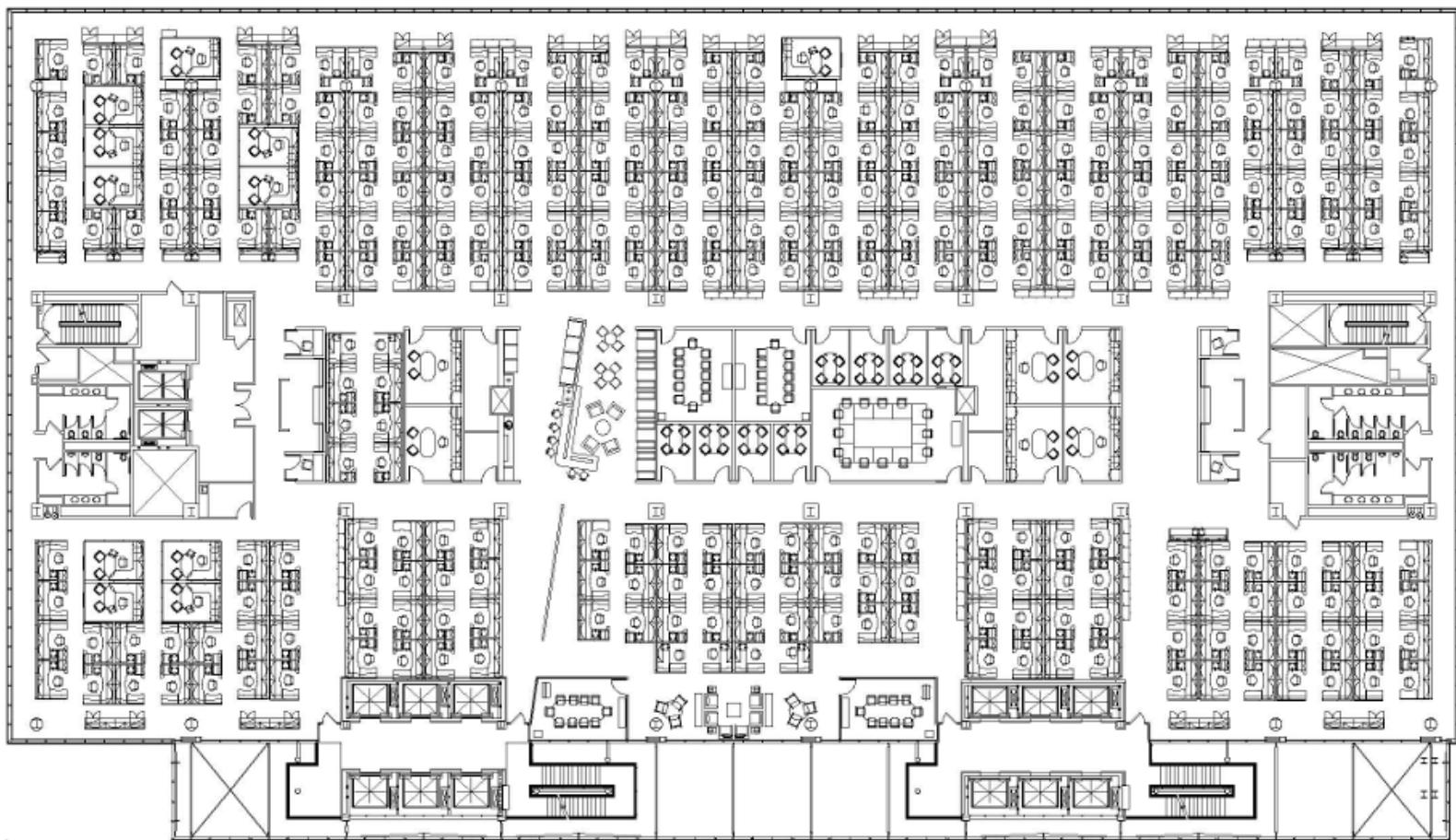
ONE TECHNOLOGY CENTER • 8TH FLOOR



ONE TECHNOLOGY CENTER

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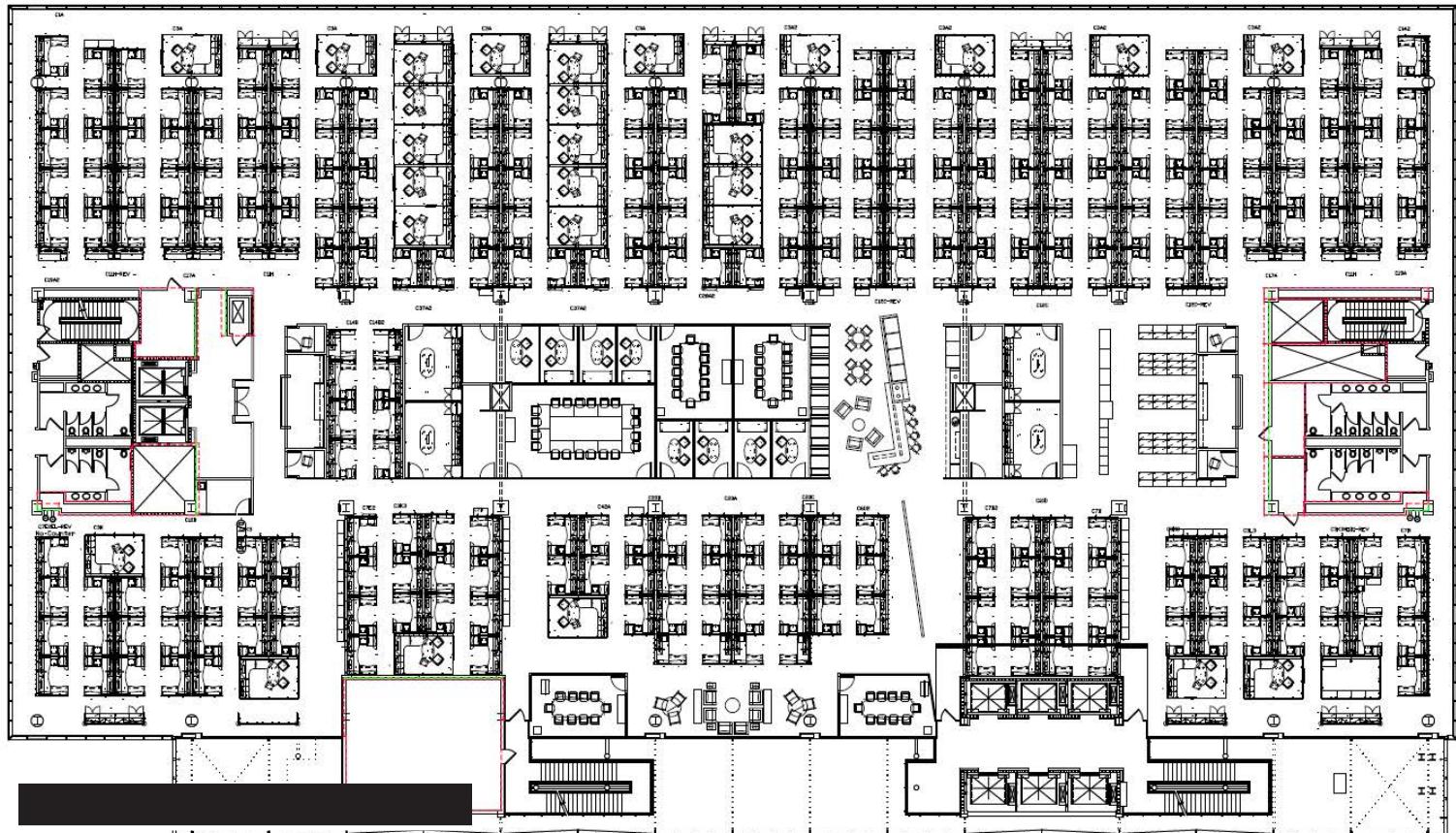
ONE TECHNOLOGY CENTER • 9TH FLOOR



ONE TECHNOLOGY CENTER

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ONE TECHNOLOGY CENTER • 11TH FLOOR



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



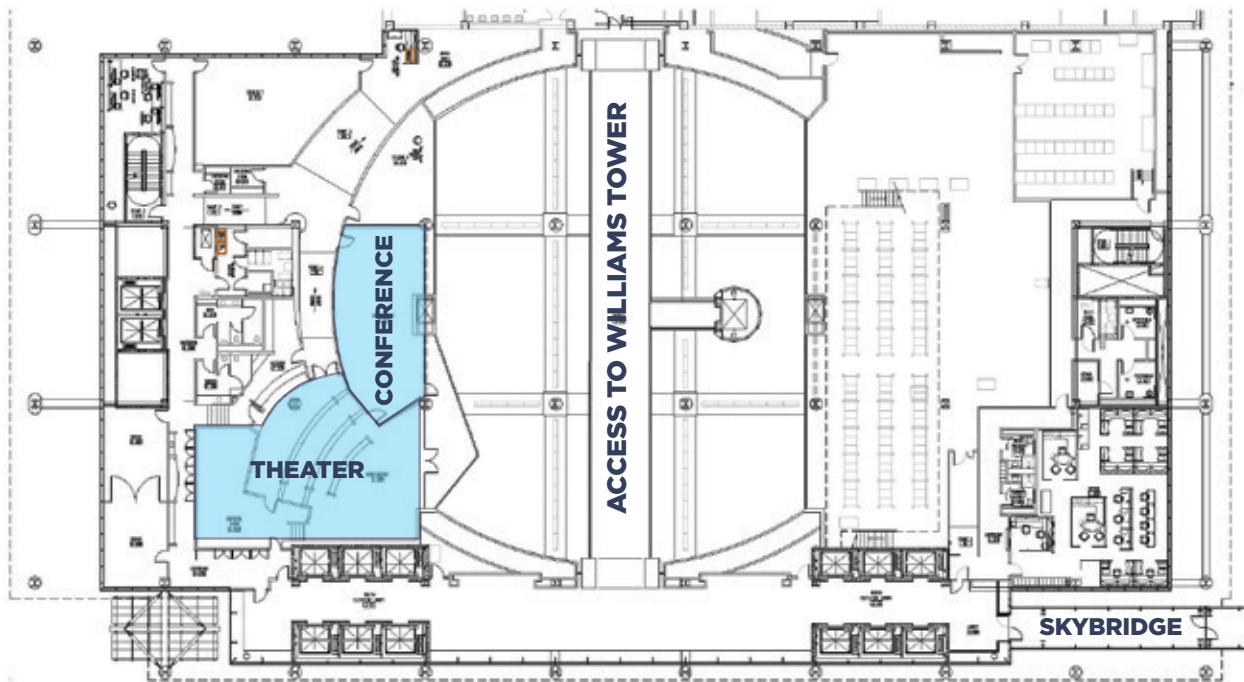
Typical Staff Workstation



Typical Manager Workstation

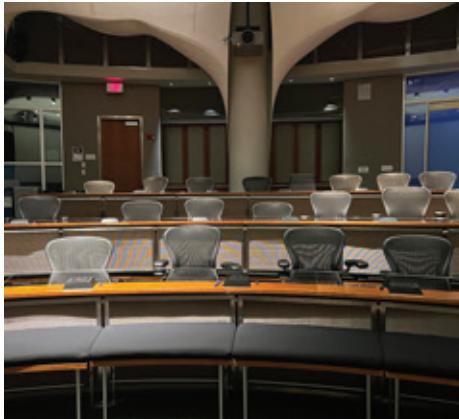
ONE TECHNOLOGY CENTER

OFFICE
EXECUTIVE BRIEFING CENTER



**EXECUTIVE
BRIEFING CENTER**

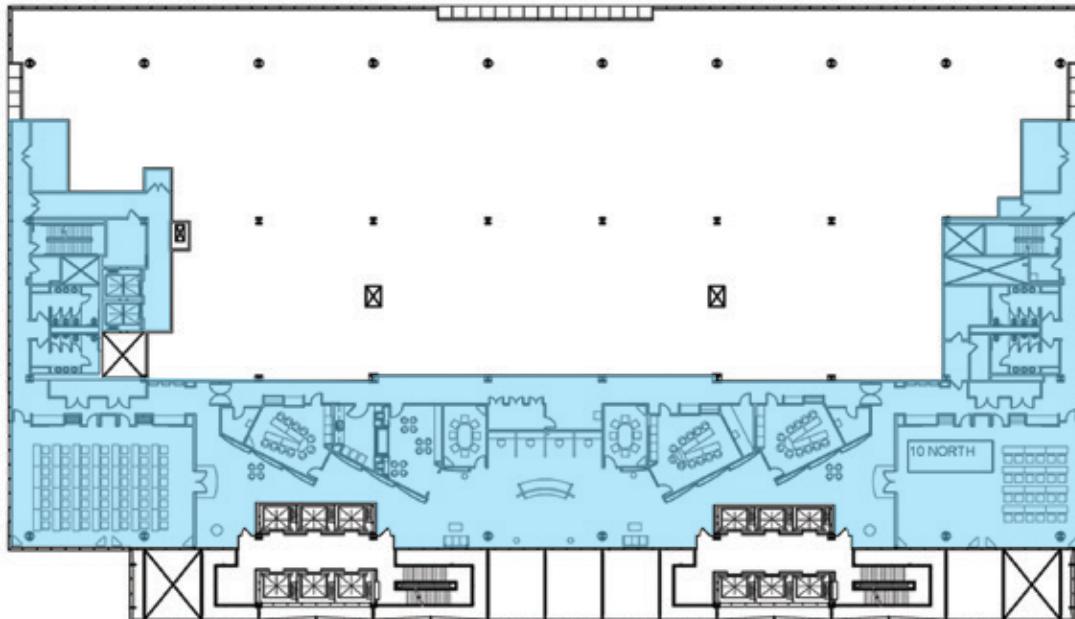
Executive Briefing Center (EBC). The EBC is located on the 3rd Floor and is comprised of the Presentation Theater, North Presentation Room, and a potential Dining Room. Reservations are made through the on-site Property Manager.



ONE TECHNOLOGY CENTER 7TH FLOOR OFFICE SPACE

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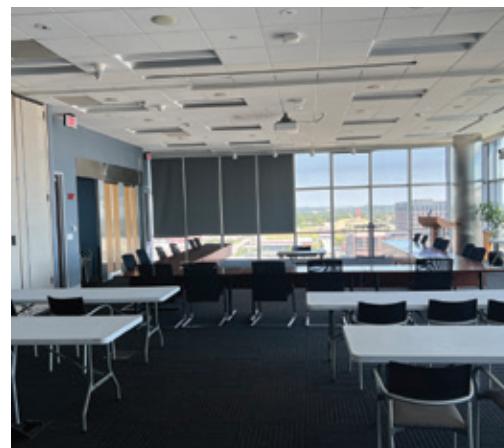
OFFICE CONFERENCE CENTER



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.



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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.



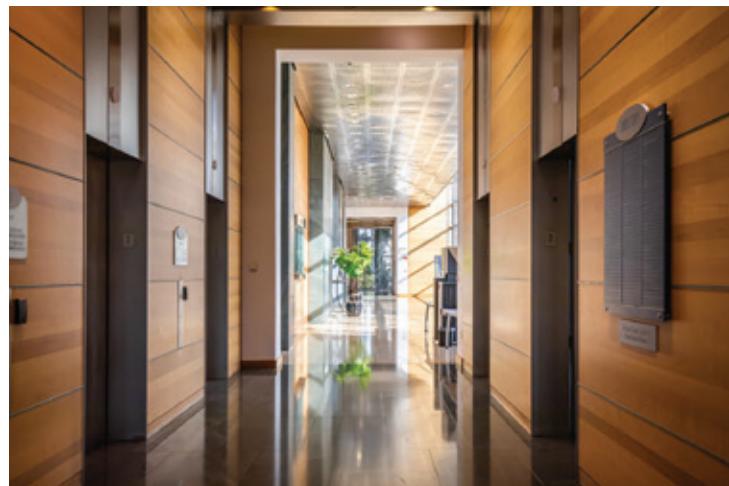
ACCESS CONTROL OF BUILDING & PARKING

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.

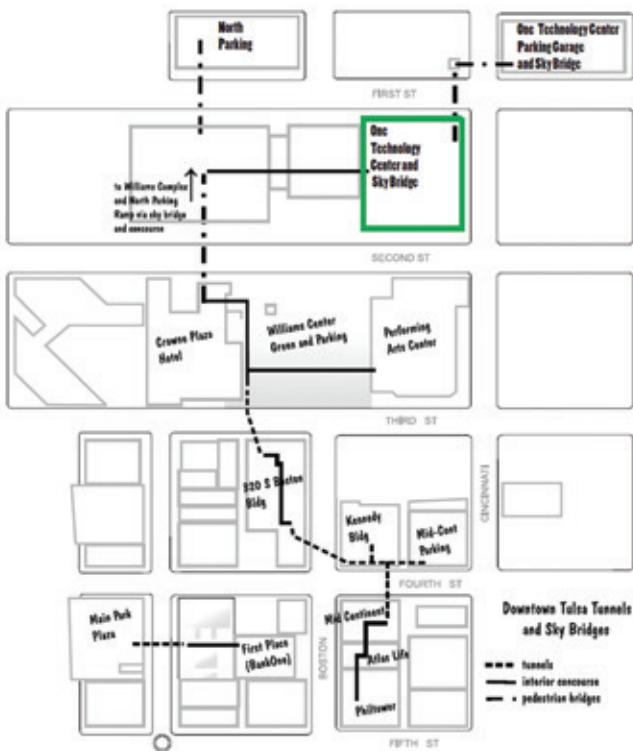
During an emergency, the OTC's power substation is second in priority behind the area hospitals to ensure the City of Tulsa staff are able to work and manage any crisis.

ONE TECHNOLOGY CENTER



Parking Map

Tunnel and Sky Bridge Map



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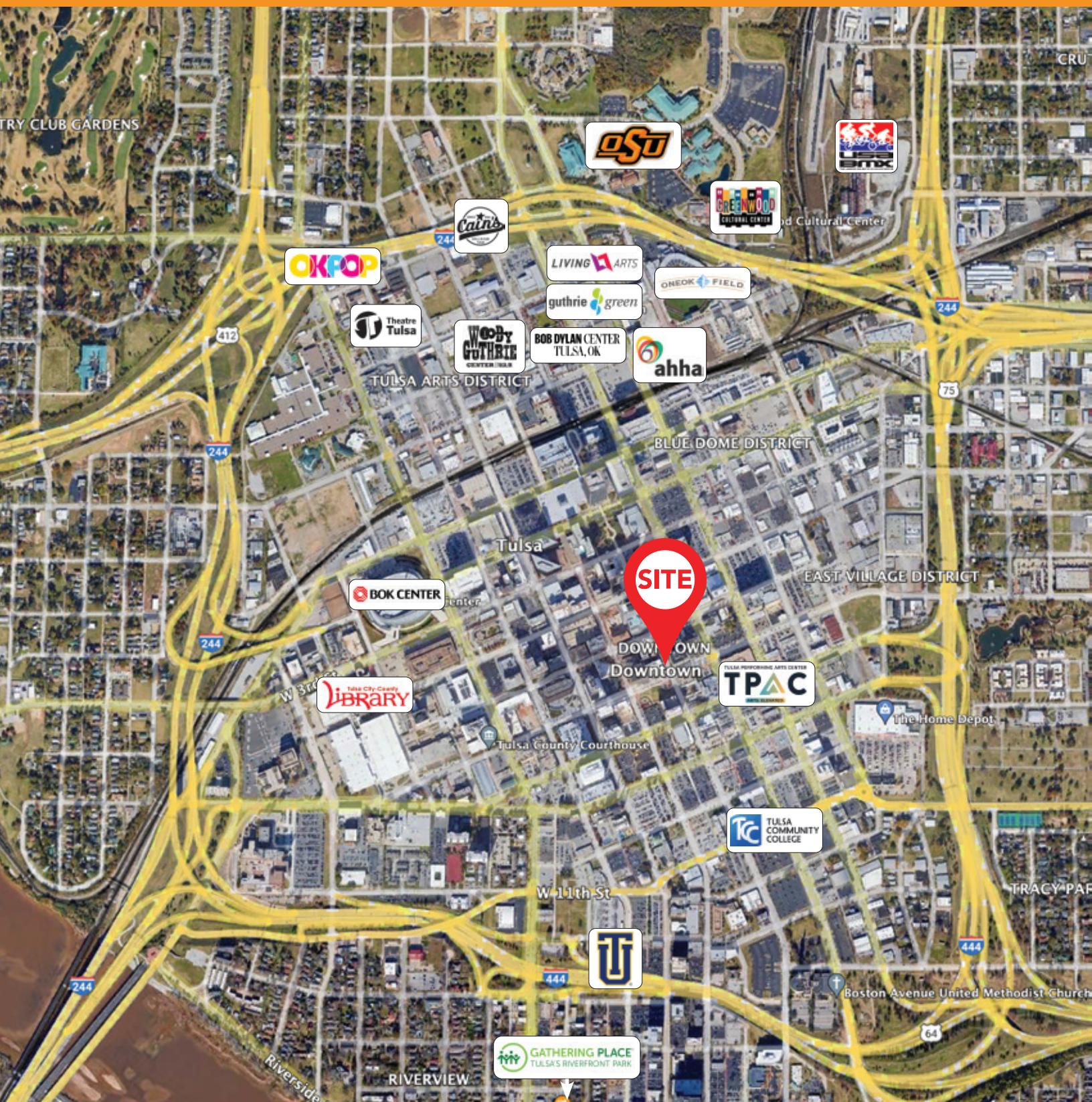
OFFICE
NEARBY AMENITIES



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