



2700 Center

2761 E Skelly Dr, Tulsa, OK 74105

OIL CAPITAL REAL ESTATE |
COMMERCIAL REAL ESTATE SERVICES



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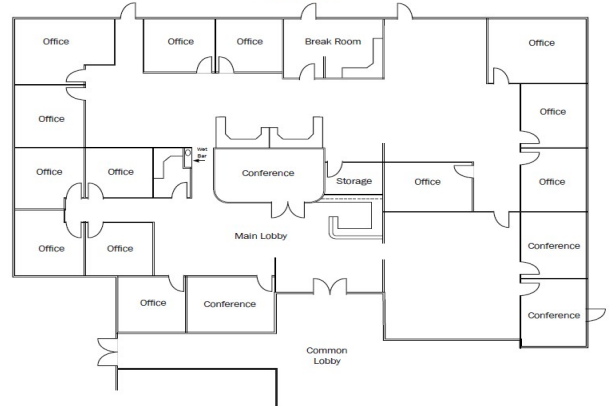
2700 Center

\$18.00 - \$19.00 /SF/YR

This Class "B", single story, multi-tenant office building consists of approximately 13,808 SF and was built in 1971. The interior of the building was taken back to the stud walls and completely remodeled in 2013. The remodeling included, but was NOT limited to, a new roof, new HVAC, new electrical wiring, new plumbing, new ADA common area restrooms, new alarm system, new upscale common area finishes, new exterior finishes, new parking lot and new professional landscaping. The building is in excellent condition with no deferred maintenance. Local property...

- The building is located on the north side of I-44 between Harvard and Lewis.
- Excellent visibility & exposure from I-44.
- Easy access to I-44, Riverside Drive, BA Expressway and Highway 75.
- Close proximity to restaurants, shopping, banking and lodging.
- Excellent exterior signage opportunities.
- Fifty-four (54) surface parking spaces, which exceed the City of Tulsa parking ratios for office use.

Floorplan



Rental Rate: \$18.00 - \$19.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 13,808 SF

Year Built: 1971

Walk Score ®: 41 (Car-Dependent)

Transit Score ®: 30 (Some Transit)

Rental Rate Mo: \$1.58 /SF/MO



1st Floor Ste 100

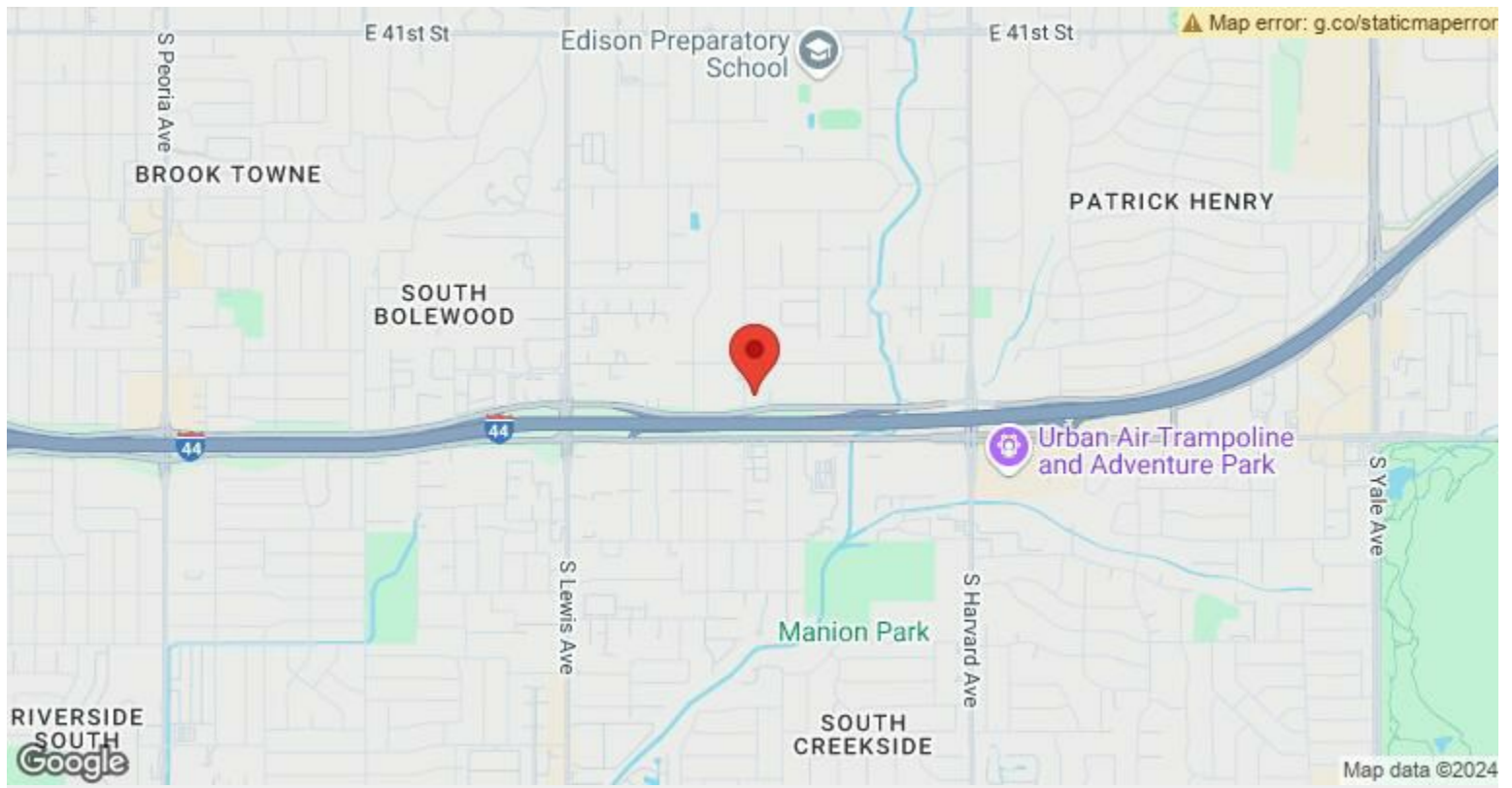
Space Available	7,262 SF
Rental Rate	\$19.00 /SF/YR
Contiguous Area	13,808 SF
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Suite 100 contains approximately 7,262 SF and was formerly occupied by Colonial Title. The current floor plan consists of a large reception/lobby with built-in reception desk, sixteen (16) private offices, conference room, IT room, full kitchen, copy/file room, open area for cubicles, storage room. The suite has a combination of tiled and carpeted surfaces, solid core doors, suspended ceiling with LED light fixtures and contemporary, upscale interior finishes throughout. The adjacent suite 103 consists of approximately 6,546 SF and could be combined with suite 100 to provide a single tenant with approximately 13,808 SF and use of the entire building.

1st Floor Ste 103

Space Available	6,546 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	13,808 SF
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Suite 103 consists of approximately 6,546 SF and is currently occupied by Eagle Redi-Mix Concrete. This suite will be available on October 1, 2024 and the floor plan consists of reception/waiting area, conference room, fourteen (14) private offices, IT room, open area for cubicles, copy/file room, two (2) break rooms, storage room and large work room. This suite can be combined with Suite 100 to provide a total of 13,808 SF and create a single tenant building.



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Property Photos



Building Photo



Building Photo

Property Photos

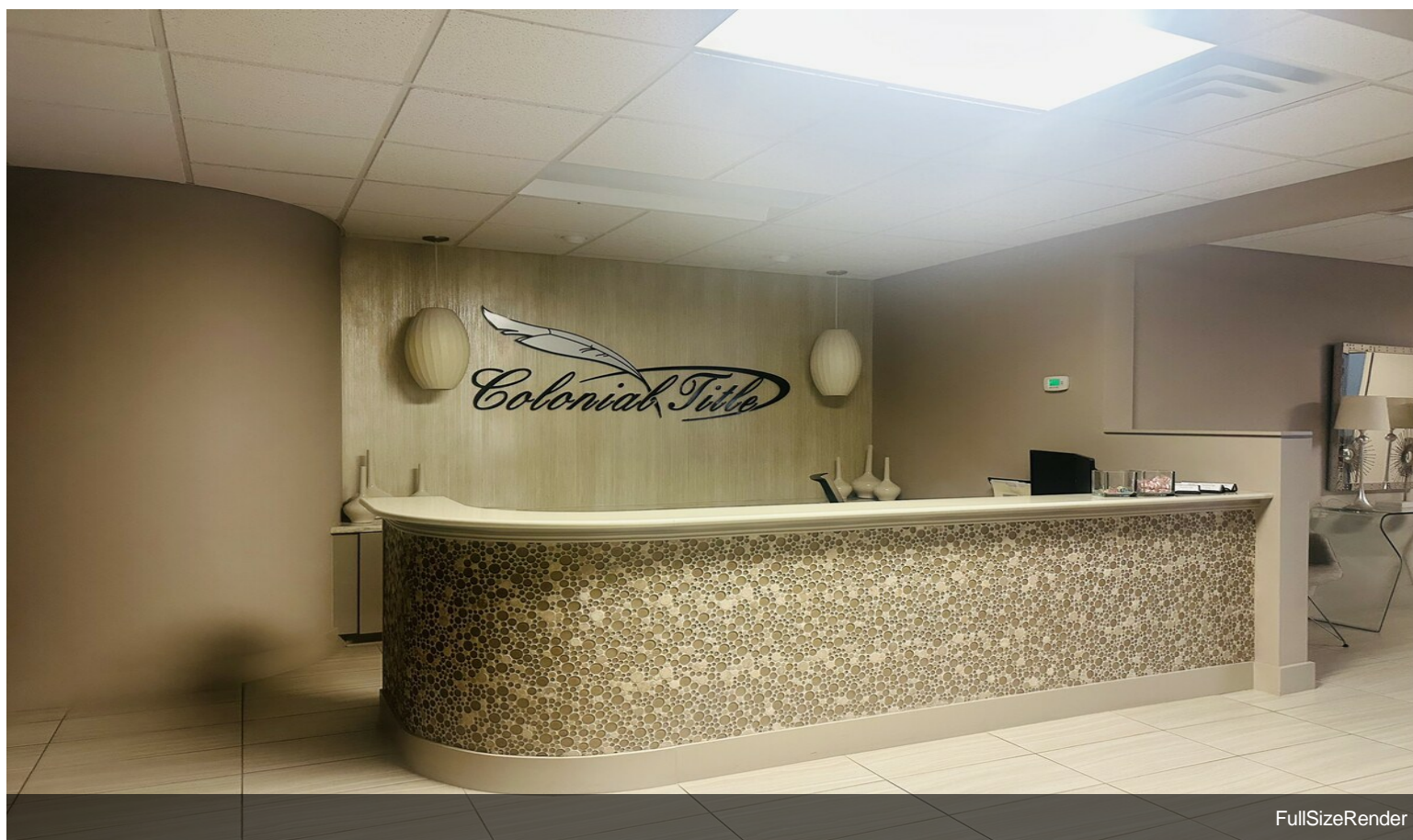


Building Photo

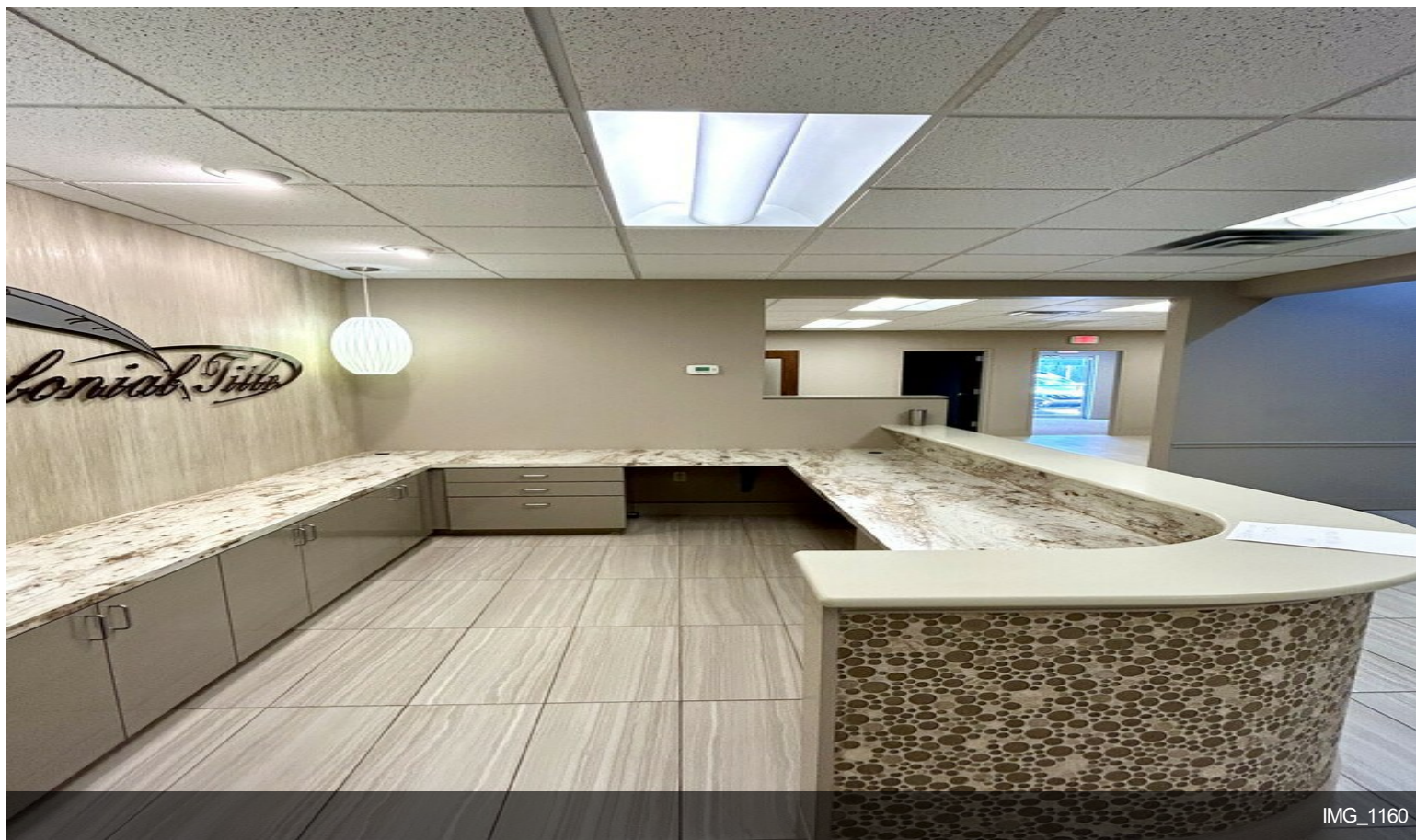


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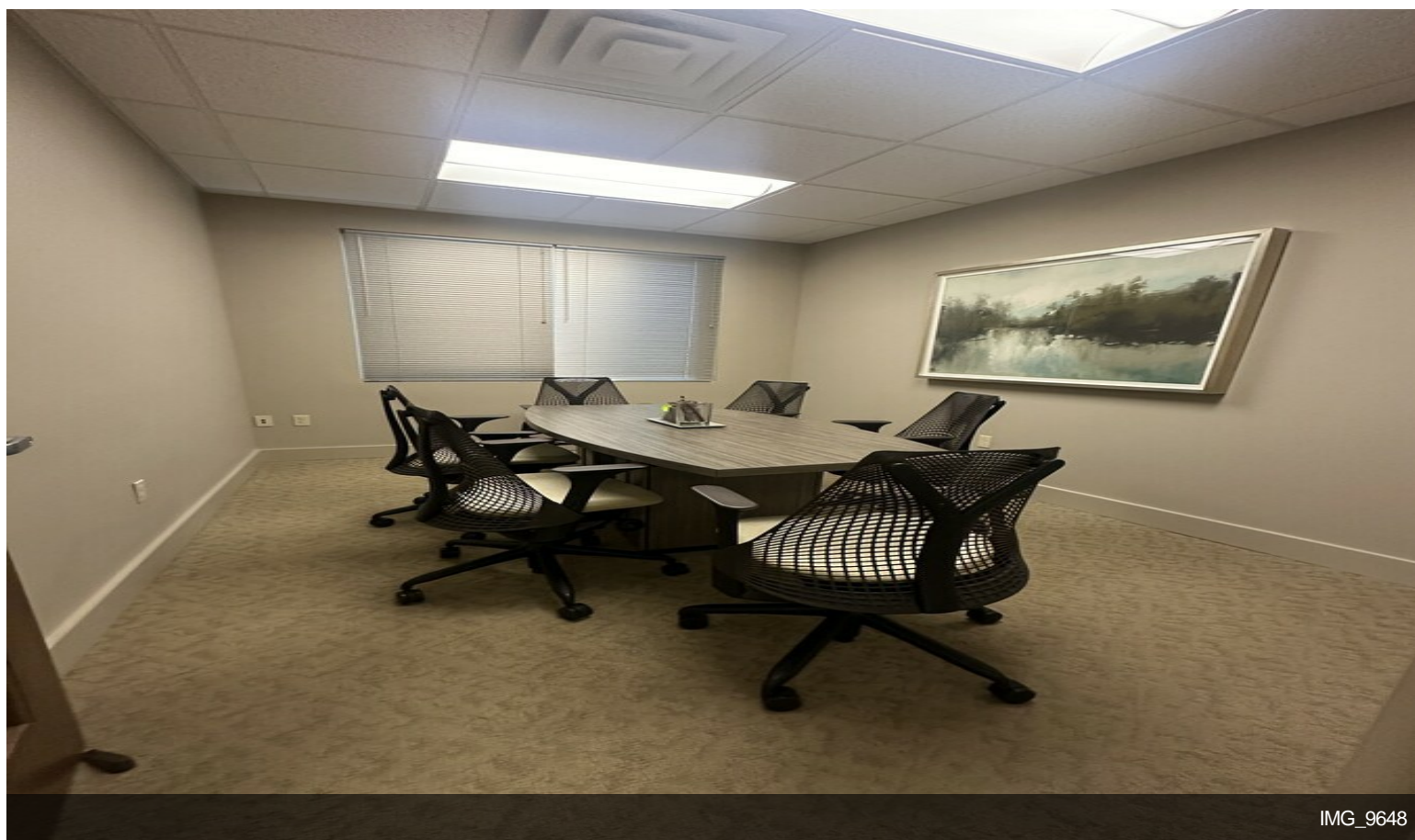
Property Photos



Property Photos

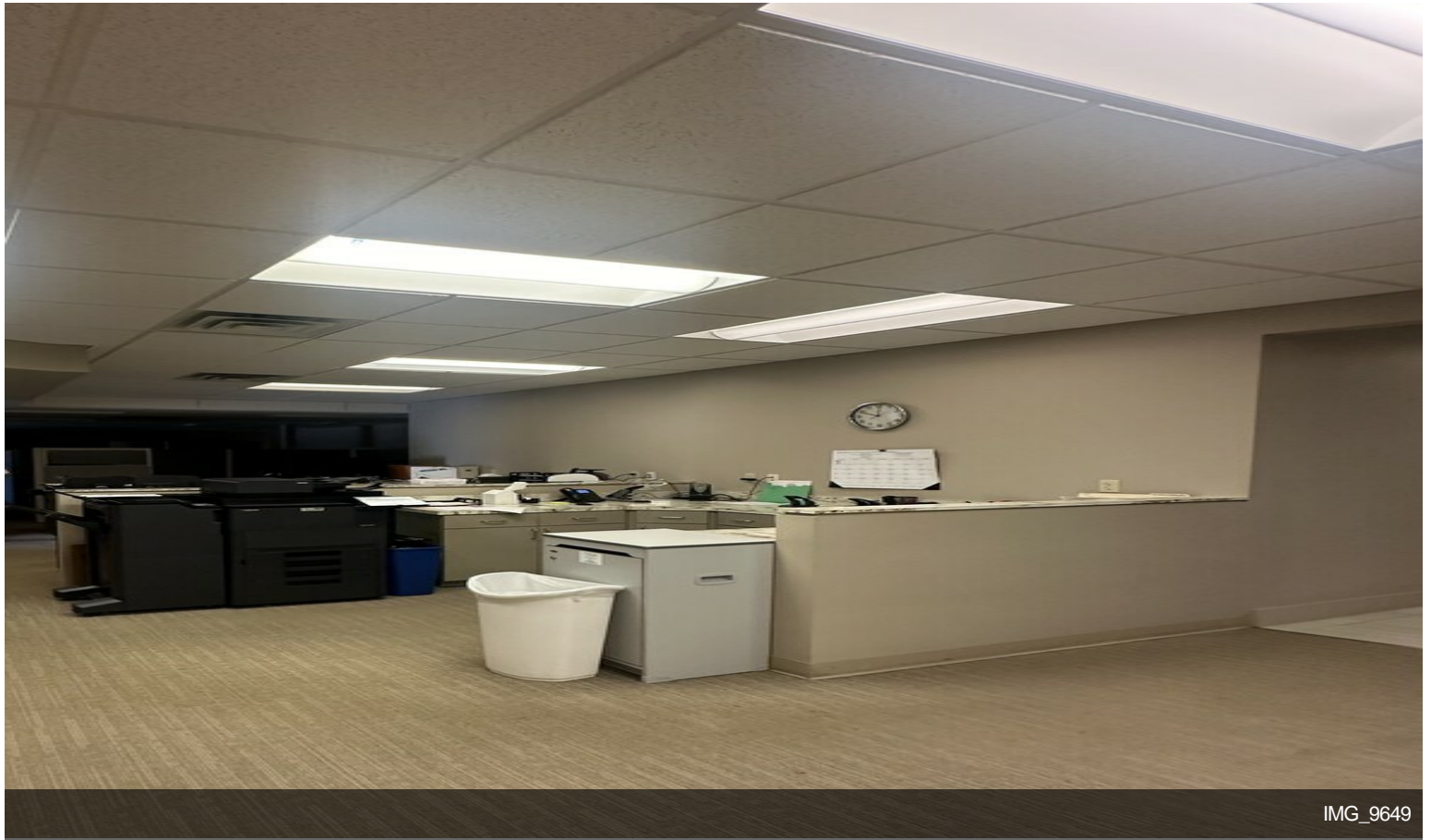


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IMG_9648

Property Photos



Property Photos



IMG_9651



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Property Photos

