

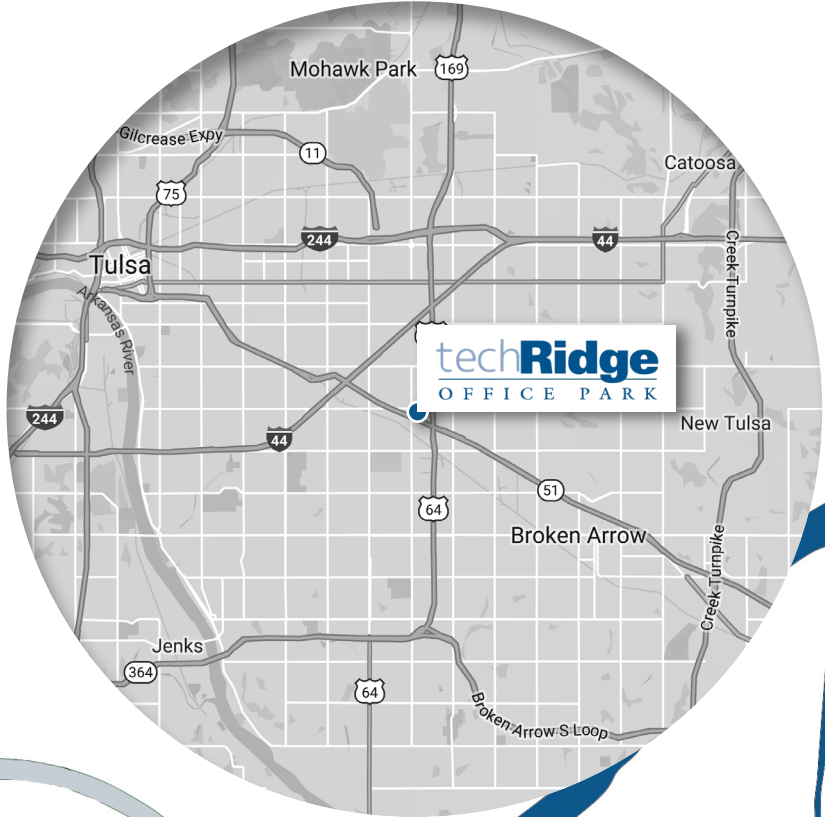
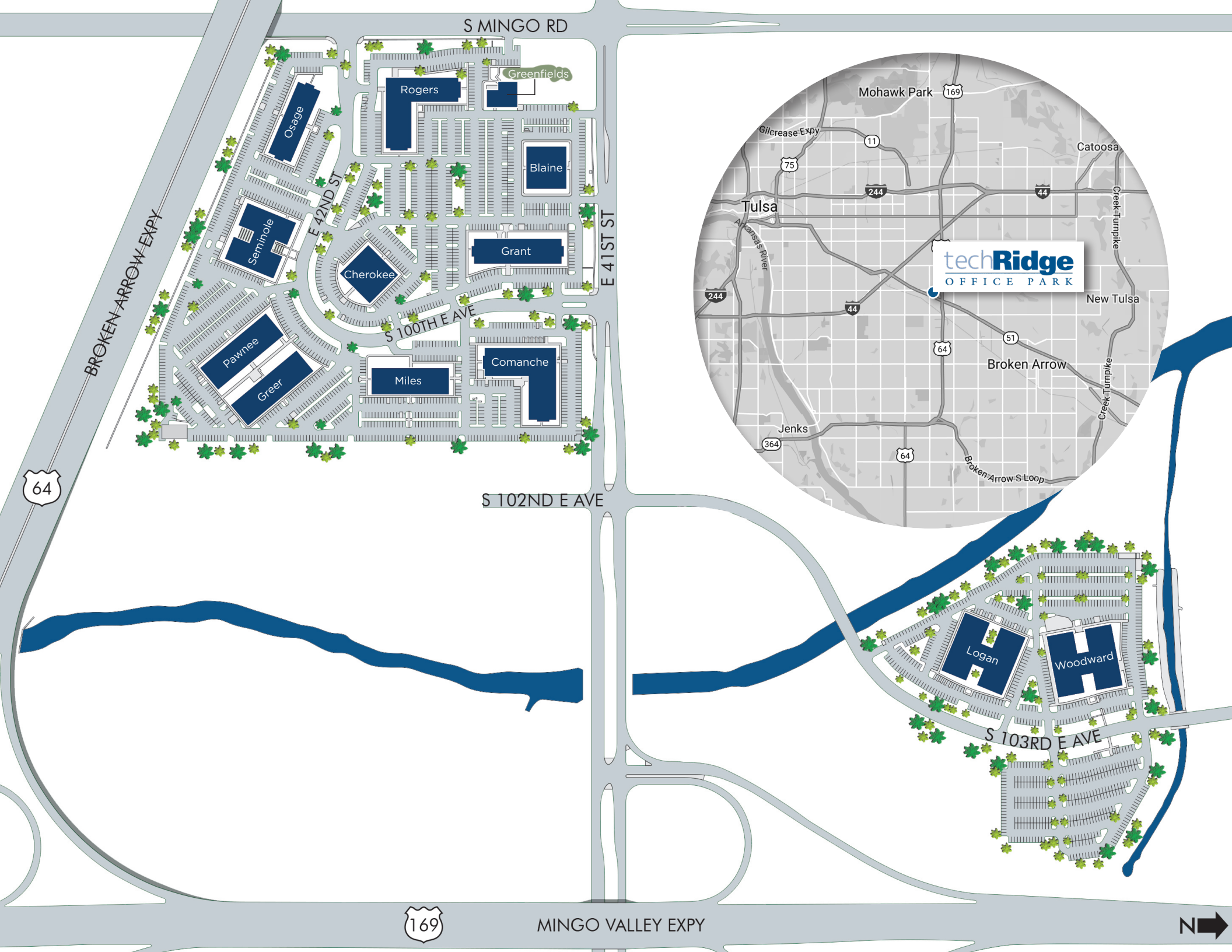


techRidge

OFFICE PARK

CBRE





64

169



techRidge

OFFICE PARK

TechRidge Office Park is a 13 building, 550,000 SF, multi-tenant office park on 39 acres.

- the **Blaine**
- the **Cherokee**
- the **Comanche**
- the **Grant**
- the **Greenfields**
- the **Greer**
- the **Logan**
- the **Miles**
- the **Osage**
- the **Pawnee**
- the **Rogers**
- the **Seminole**
- the **Woodward**





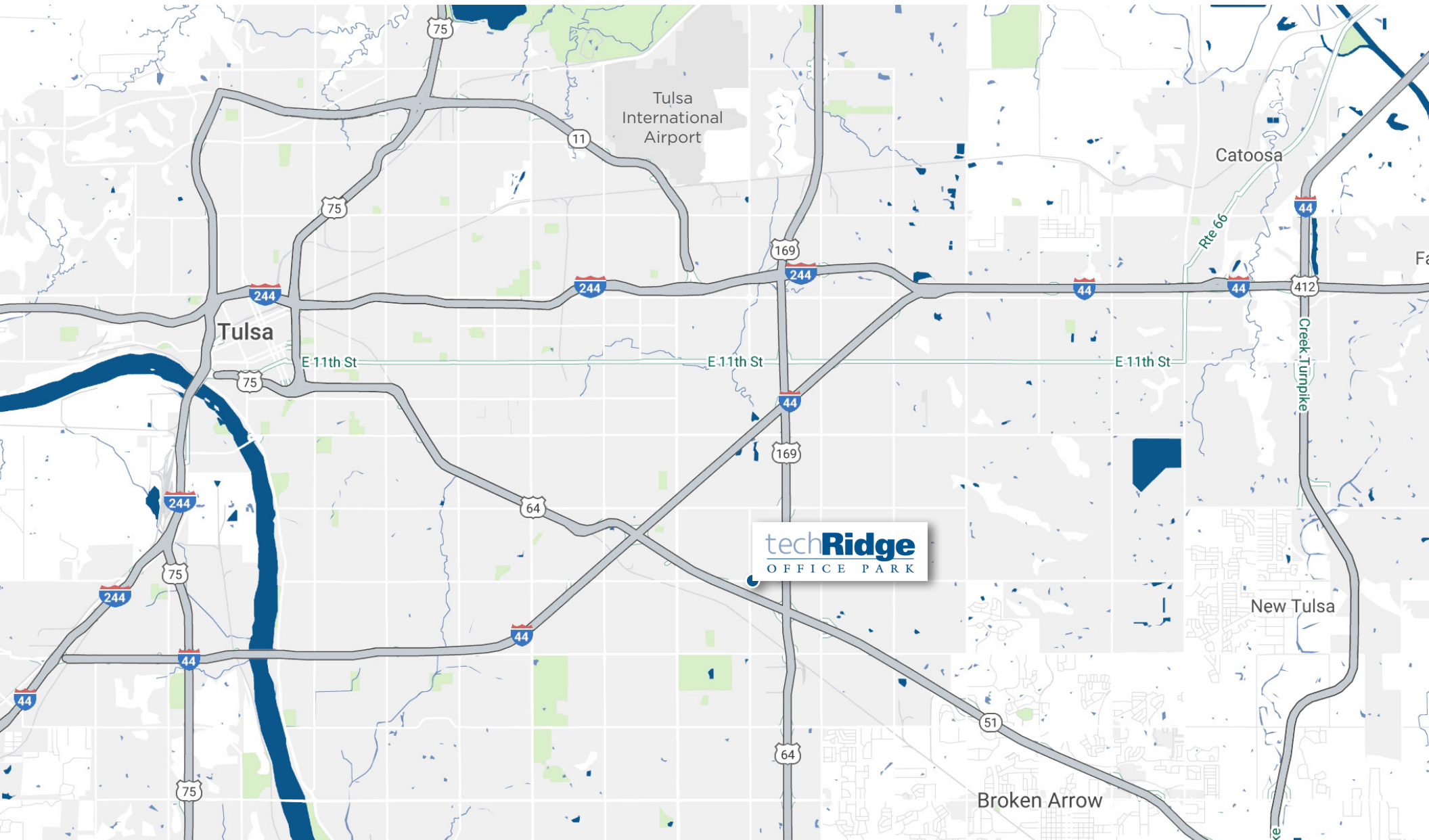
AMENITIES

TechRidge Office Park includes the following amenities:

- Single offices up to 30,000 SF available
- Abundant parking for all tenants
- On-site property management, engineering, and day porters
- On-site security patrol
- FedEx & UPS drop boxes on property
- 4,000 SF gym available to tenants
- Connectivity providers: Level 3 & Cox Communications
- Easy access to major highway systems with expressway visibility
- Close to several restaurants, banks, & retail services
- 15 Minutes to Downtown Tulsa
- 15 Minutes to Tulsa International Airport
- 10 Minutes to Broken Arrow

OFFICE ACCESSIBILITY

TechRidge sits in the Broken Arrow Expressway (Highway 64) and Mingo Valley Expressway (Highway 169) interchange. This location provides 10-15 minutes access to downtown Tulsa, family friendly Broken Arrow, or the Tulsa International Airport.



TULSA OFFICE MARKET

The Tulsa office sector quarterly absorption decreased from 439,050 in the first half of 2023 to -31,757 in the second half. This drop in absorption was primarily driven by move-outs from the Midtown and Uptown submarkets. Tulsa has seen a slight decline in vacancy from 16.1% in H1 2023 to 14.3% in H2 2023, a result of heightened occupancy. Tulsa office vacancy outperformed the overall U.S. rate of 18.3% as of the end of year 2023. The vacancy rates are forecasted to keep rising over the next year due to tenants shedding underutilized office space.

TULSA'S MASS TRANSIT

Tulsa's mass transportation system is undergoing a large capital investment to construct two Bus Rapid Transit lines, one along Peoria Avenue and a second along 11th Street (Historic Route 66). Along with these two lines, a new multimodal center will be constructed in downtown to replace the current bus terminal that will help facilitate future streetcar, commuter rail and regional rail connections to Oklahoma City or other areas.

The Tulsa Transit Authority also now has a dedicated operating funding source through Vision2025, one of the first of its kind in the United States.

TULSA INTERNATIONAL AIRPORT

The Tulsa International Airport (TUL) is undergoing a five-year capital improvement plan for 22 projects to rehab existing infrastructure and add new infrastructure for a total of \$150 million. Aside from its 4,000 acres, the airport has an additional 700 acres considered "shovel ready." The airport serves five million annually from the four-state region of northeast Oklahoma, Kansas, Missouri and Arkansas. Tulsa Transit operates the local bus service in Tulsa and several surrounding communities. Tulsa Transit also provides curb-to-curb transportation for disabled and elderly persons through its Lift Program. Tulsa purchased 15 new CNG buses to replace older buses, improving the quality of Tulsa's air and reducing the cost of public transportation. The funding for these new buses also provided for a fueling station on the property and new jobs in Tulsa.



TERRY PAYNE, S I O R

Vice President

918 392 7267

terry.payne@cbre.com

TROY GUDGEL, C C I M

Associate

918 392 7234

troy.gudgel@cbre.com

CBRE, Inc. | 521 East 2nd Street, Suite 701 Tulsa, OK 74120 | 918 665 3830 | [cbre.com/tulsa](https://www.cbre.com/tulsa)

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