

# FOR LEASE

± 74,683 SF

CLASS A OFFICE

222 N DETROIT AVE  
TULSA, OK 74120

CONTACT  
US

JARED ANDRESEN, SIOR  
PRESIDENT  
+1 918 359 3522  
jandresen@commercialoklahoma.com  
LIC #154615

BRETT BEAVER  
DIRECTOR  
+1 918 488 8418  
bbeaver@commercialoklahoma.com  
LIC #158700

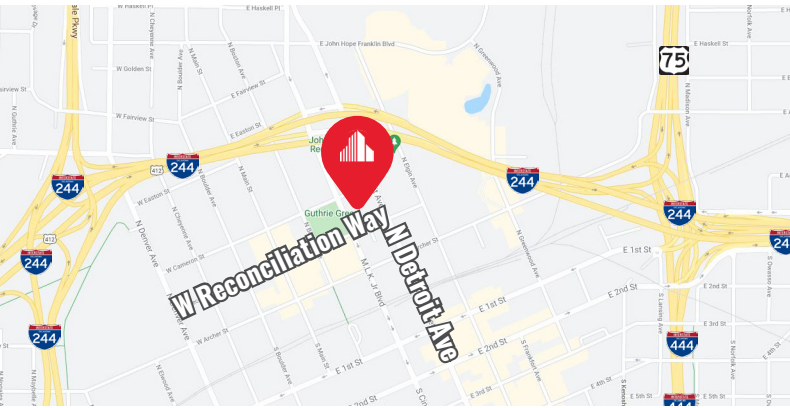
TULSA OFFICE  
111 S ELGIN AVENUE, STE. 100  
Tulsa, Oklahoma 74120  
+ 1 918 340 6970  
commercialoklahoma.com

# BUILDING DETAILS

222 N DETROIT AVE  
TULSA, OK 74120

## PROPERTY FEATURES

<b>PRICING:</b>	Available Upon Request
<b>AVAILABLE OFFICE:</b>	± 74,683 SF
<b>AVAILABLE RETAIL:</b>	FULLY LEASED
<b>TYPE:</b>	Class "A" Office & Retail
<b>BUILDING SIZE:</b>	± 260,283 SF
<b>STORIES:</b>	11 Floors
<b>PARKING:</b>	2.00/1,000 SF (650+ Spaces) Private/Public Garage Parking



## LOCATION HIGHLIGHTS

222 N Detroit Ave is located on the NE corner of E Reconciliation Way & M.L.K. Jr Blvd in Downtown Tulsa's Greenwood District with easy access to all major highways surrounding Tulsa's IDL & ideally located just East of the Guthrie Green; within walking distance to 40+ restaurants, coffee shops, bars, & entertainment.

## BUILDING AMENITIES

- Brand New Class "A" Office Building & Retail Space
- Open Floor Office Space & Ground Level Retail
- Private/Public Garage Parking
- Located near Guthrie Green & a multitude of restaurants, coffee, & entertainment



# AVAILABLE SPACE

## 222 N DETROIT AVE TULSA, OK 74120

### RETAIL SPACE

- LEVEL 1 // SPACE A: LEASED
- LEVEL 1 // SPACE B: LEASED
- LEVEL 1 // SPACE C: LEASED
- LEVEL 1 // SPACE D: LEASED



### OFFICE ± 74,683 SF

2

LEVEL 2: ± 16,548 SF

2

LEVEL 3: LEASED

2

LEVEL 4: ± 17,228 SF

LEVEL 5: LEASED

LEVEL 6: LEASED

LEVEL 7: ± 15,104 SF

LEVEL 8: ± 25,803 SF

LEVEL 9: LEASED

LEVEL 10: LEASED

LEVEL 11: LEASED

# INTERIOR



MAIN LOBBY



MAIN LOBBY



LOBBY LOUNGE



LOBBY LOUNGE



LOBBY STAIRCASE



ELEVATORS



HEALTH CENTER

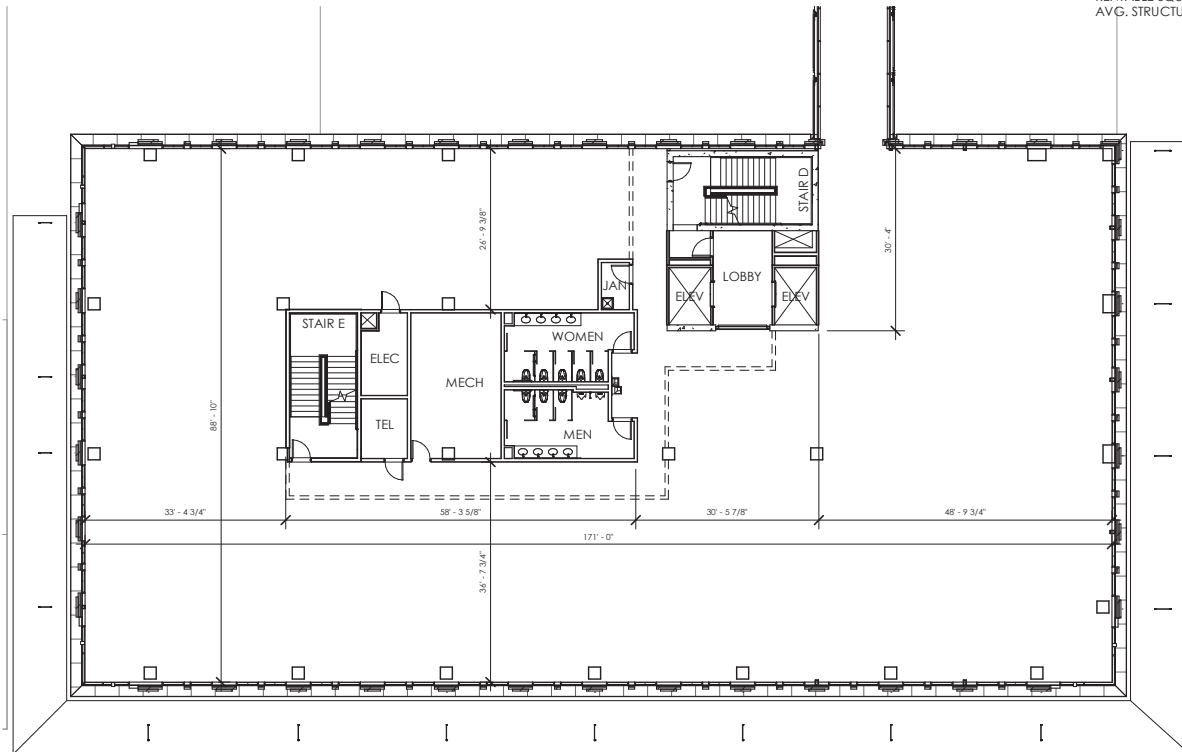


HEALTH CENTER

# OFFICE SPACE

222 N DETROIT AVE  
TULSA, OK 74120

LEVEL 2  
± 16,548 SF



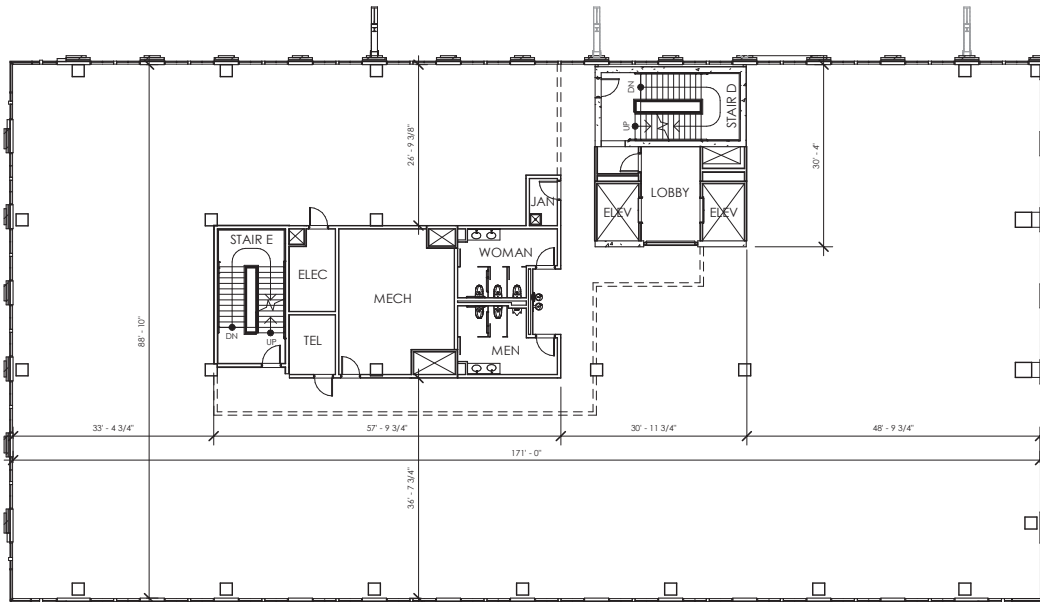
RENTABLE SQUARE FOOTAGE: 16,548 SF  
AVG. STRUCTURAL CLEAR HEIGHT: 13'-2"

# OFFICE SPACE

222 N DETROIT AVE  
TULSA, OK 74120

LEVEL 4  
± 17,228 SF

RENTABLE SQUARE FOOTAGE: 17,228 SF  
AVG. STRUCTURAL CLEAR HEIGHT: 13'-2"

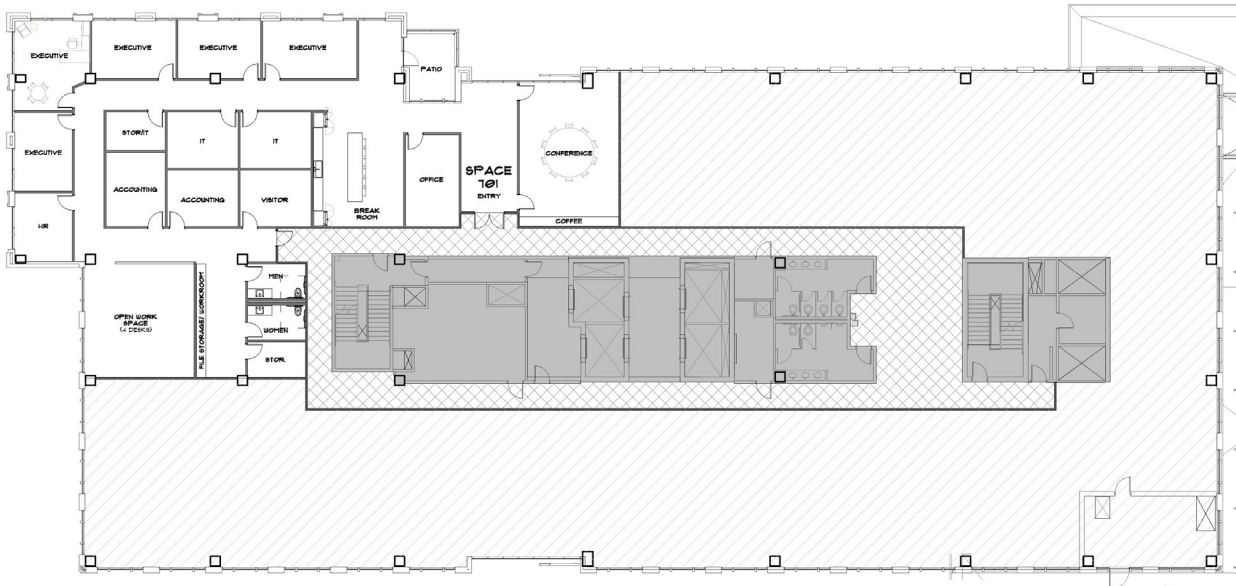


# OFFICE SPACE

222 N DETROIT AVE  
TULSA, OK 74120

LEVEL 7  
± 15,104 SF

REMAINING SPACE: 12,518 SF  
SPACE 101: 6,004 SF

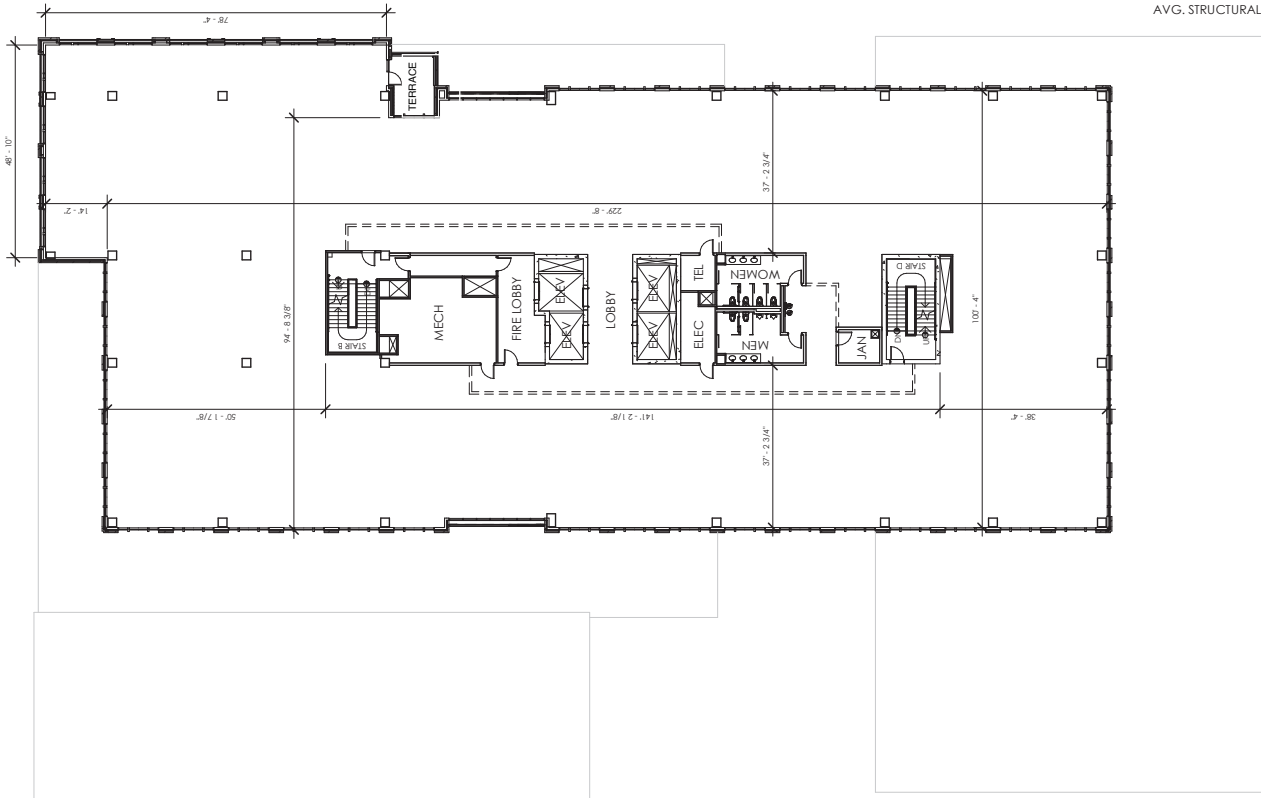


# OFFICE SPACE

222 N DETROIT AVE  
TULSA, OK 74120

LEVEL 8  
± 25,803 SF

RENTABLE SQUARE FOOTAGE: 25,803 SF  
AVG. STRUCTURAL CLEAR HEIGHT: 13'-2"







CUSHMAN &  
WAKEFIELD

COMMERCIAL  
OKLAHOMA

## TULSA OFFICE

111 S ELGIN AVENUE, STE. 100

Tulsa, Oklahoma 74120

+ 1 918 340 6970

[commercialoklahoma.com](http://commercialoklahoma.com)

## CONTACT US

JARED ANDRESEN, SIOR  
**PRESIDENT**

**+1 918 359 3522**

[jandresen@commercialoklahoma.com](mailto:jandresen@commercialoklahoma.com)

LIC #154615

BRETT BEAVER  
**DIRECTOR**

**+1 918 488 8418**

[bbeaver@commercialoklahoma.com](mailto:bbeaver@commercialoklahoma.com)

LIC #158700

©2023 Cushman & Wakefield | Commercial Oklahoma. Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.