

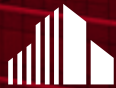


CommunityCare

ONE Gas

# WILLIAMS CENTER TOWERS I & II

EXCLUSIVE LEASING & MARKETING BY



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
OKLAHOMA**

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# 264.7K SF OF CLASS "A" OFFICE SPACE AVAILABLE FOR LEASE IN THE HEART OF DOWNTOWN TULSA

## AVAILABLE FOR LEASE \$17.50/SF FSG

### TOWER I

1 W 3RD ST TULSA, OK 74103

158,908 SF AVAILABLE

<b>ENTIRE FLOOR 2</b>	18,604 SF
<b>ENTIRE FLOOR 3</b>	19,155 SF
<b>ENTIRE FLOOR 4</b>	18,586 SF
<b>ENTIRE FLOOR 5</b>	18,599 SF
<b>ENTIRE FLOOR 6</b>	18,095 SF
<b>ENTIRE FLOOR 7</b>	18,632 SF
<b>ENTIRE FLOOR 8</b>	18,572 SF
<b>PARTIAL FLOOR 10</b>	7,126 SF
<b>PARTIAL FLOOR 11</b>	8,937 SF
<b>PARTIAL FLOOR 12</b>	3,163 SF
<b>PARTIAL FLOOR 14</b>	9,439 SF

### TOWER II

2 W 2ND ST TULSA, OK 74103

105,751 SF AVAILABLE

<b>PARTIAL GROUND</b>	4,159 SF
<b>PARTIAL FLOOR 1</b>	4,213 SF
<b>PARTIAL FLOOR 2</b>	15,849 SF
<b>ENTIRE FLOOR 3</b>	18,749 SF
<b>ENTIRE FLOOR 4</b>	18,421 SF
<b>PARTIAL FLOOR 5</b>	10,842 SF
<b>PARTIAL FLOOR 9</b>	2,047 SF
<b>PARTIAL FLOOR 13</b>	11,684 SF
<b>ENTIRE FLOOR 16</b>	18,896 SF
<b>ENTIRE FLOOR 17</b>	19,857 SF

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# BUILDING DETAILS

## WILLIAMS CENTER TOWER I

1 W 3RD ST TULSA, OK 74103

### BUILDING

Lease Rate:	<b>\$17.50/SF FSG</b>
Type:	<b>Class "A" Office</b>
Total Building:	<b>302,654 SF</b>
Total Available:	<b>158,908 SF</b>
Typical Floor:	<b>18,842 SF</b>
Year Built:	<b>1981 / Renovated 1998</b>
Stories:	<b>17 Floors</b>
Parking:	<b>1.00/5,000 SF</b>
Elevators:	<b>8 High Speed &amp; 2 Freight</b>

### AMENITIES

- St. Francis Health System Media Conference Center
- Secure Executive Garage Parking Negotiable
- On-Site Deli open for breakfast & lunch
- Interior access to Daily Grill, Topeca Coffee, & Hyatt Regency Hotel
- Outdoor Courtyard
- Two blocks away from BOK Center
- Central Downtown Location

### SECURITY

- 24/7 Building Security
- On-Site Guard
- Engineers & Building Management On-Site
- 2-Way Radio & Pager Communications
- 16 Closed Circuit Surveillance Cameras
- Secured Executive Garage

### LIFE SAFETY SYSTEM

- Fully Sprinkled Building
- ADA Strobe/Visual Systems
- Voice Enunciation System
- Pressurized Stairwells
- Smoke Exhaust Fans in Stairwells
- 2 Smoke Detectors per floor
- 2 Fire Alarm pull stations per floor

### HVAC SYSTEM

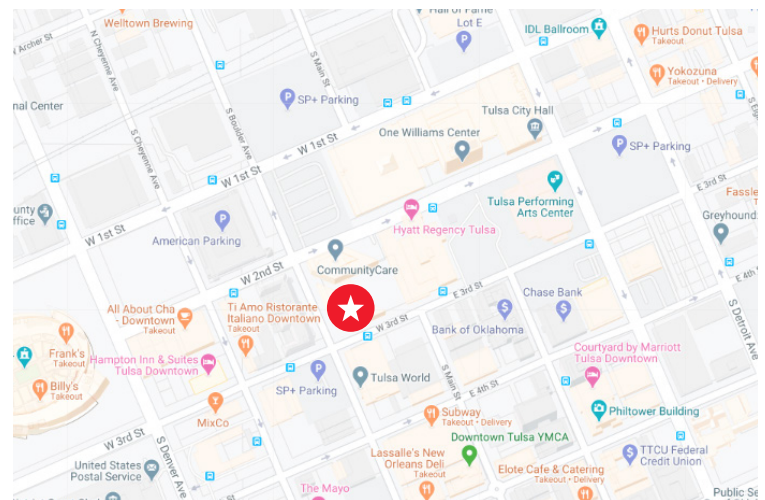
- Chilled & Steam Water provided by Vicinity Energy
- Variable Air Volume System with Perimeter Heat
- 22 Zones per floor
- Night Cooling Available
- Monthly Indoor Air Quality Spot Checks

### ELECTRICAL SYSTEM

- Main Power System to building on dual feed
- Dual Feed Lines provide system redundancy
- Base electrical system designed for 2.5 watts PSF
- Building electrical system capable of 6 watts PSF
- 350 KW Emergency Back Up Generator

### LOCATION

Tower I is located on the NE corner of W 3rd Street & Boulder Ave with easy access to all major highways surrounding Tulsa's Inner Dispersal Loop & is within walking distance to 40+ restaurants, coffee shops, bars, & entertainment.







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# BUILDING DETAILS

## WILLIAMS CENTER TOWER II

2 W 2ND ST, TULSA, OK 74103

### BUILDING

Lease Rate:	<b>\$17.50/SF FSG</b>
Type:	<b>Class "A" Office</b>
Total Building:	<b>446,937 SF</b>
Total Available:	<b>105,751 SF</b>
Typical Floor:	<b>19,538 SF</b>
Year Built:	<b>1983 / Renovated 2018</b>
Stories:	<b>23 Floors</b>
Parking:	<b>1.00/5,000 SF</b>
Elevators:	<b>9 High Speed &amp; 1 Freight</b>

### AMENITIES

- St. Francis Health System Media Conference Center
- Secure Executive Garage Parking Negotiable
- On-Site Deli open for breakfast & lunch
- Interior access to Daily Grill, Topeca Coffee, & Hyatt Regency Hotel
- Outdoor Courtyard
- Two blocks away from BOK Center
- Central Downtown Location

### SECURITY

- 24/7 Building Security
- On-Site Guard
- Engineers & Building Management On-Site
- 2-Way Radio & Pager Communications
- 25 Closed Circuit Surveillance Cameras
- Secured Executive Garage

### LIFE SAFETY SYSTEM

- Fully Sprinkled Building
- ADA Strobe/Visual Systems
- Voice Enunciation System
- Pressurized Stairwells
- Smoke Exhaust Fans in Stairwells
- 2 Smoke Detectors per floor
- 2 Fire Alarm pull stations per floor

### HVAC SYSTEM

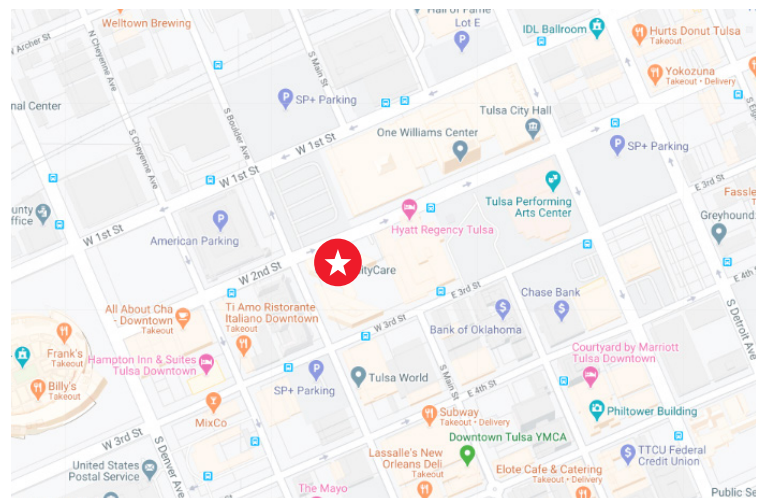
- Chilled & Steam Water provided by Vicinity Energy
- Variable Air Volume System with Perimeter Heat
- 22 Zones per floor
- Night Cooling Available
- Monthly Indoor Air Quality Spot Checks

### ELECTRICAL SYSTEM

- Main Power System to building on dual feed
- Dual Feed Lines provide system redundancy
- Base electrical system designed for 2.5 watts PSF
- Building electrical system capable of 6 watts PSF
- 350 KW Emergency Back Up Generator

### LOCATION

Tower II is located on the SE corner of 2nd Street & Boulder Ave with easy access to all major highways surrounding Tulsa's Inner Dispersal Loop & is within walking distance to 40+ restaurants, coffee shops, bars, & entertainment.



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