



CommunityCare

ONE Gas

WILLIAMS CENTER TOWERS I & II

EXCLUSIVE LEASING & MARKETING BY



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
OKLAHOMA**

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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283.8K 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

163,490 SF AVAILABLE

ENTIRE FLOOR 2	18,841 SF
ENTIRE FLOOR 3	19,155 SF
ENTIRE FLOOR 4	18,586 SF
ENTIRE FLOOR 5	18,599 SF
ENTIRE FLOOR 6	18,095 SF
ENTIRE FLOOR 7	18,632 SF
ENTIRE FLOOR 8	18,572 SF
PARTIAL FLOOR 9	2,530 SF
PARTIAL FLOOR 10	1,815 - 7,126 SF
PARTIAL FLOOR 11	8,937 SF
PARTIAL FLOOR 12	3,163 SF
PARTIAL FLOOR 14	9,439 SF

TOWER II

2 W 2ND ST TULSA, OK 74103

120,339 SF AVAILABLE

PARTIAL GROUND	4,159 SF
PARTIAL FLOOR 1	638 SF
PARTIAL FLOOR 2	2,390 - 11,061 SF
ENTIRE FLOOR 3	18,749 SF
ENTIRE FLOOR 4	4,931 - 13,490 SF
PARTIAL FLOOR 5	1,170 - 4,116 SF
PARTIAL FLOOR 9	2,047 SF
PARTIAL FLOOR 13	11,684 SF
ENTIRE FLOOR 16	18,896 SF
ENTIRE FLOOR 17	19,857 SF

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BUILDING DETAILS

WILLIAMS CENTER TOWER I

1 W 3RD ST TULSA, OK 74103

BUILDING

Lease Rate:	\$17.50/SF FSG
Type:	Class "A" Office
Total Building:	302,654 SF
Total Available:	163,490 SF
Typical Floor:	18,842 SF
Year Built:	1981 / Renovated 1998
Stories:	17 Floors
Parking:	1.00/5,000 SF
Elevators:	8 High Speed & 2 Freight

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

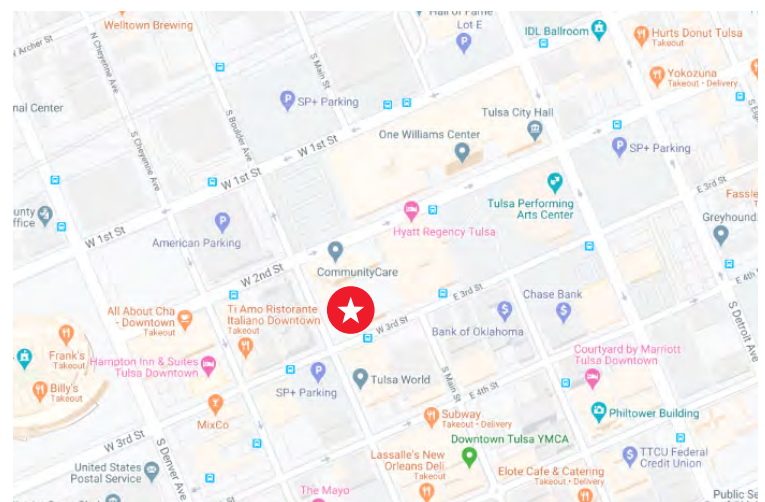
- Chilled & Steam Water provided by Vicinity Energy
- Variable Air Volume System with Perimeter Heat
- 22 Zones per floor
- Night Cooling Available
- Monthly Indoor Air Quality Spot Checks

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:	\$17.50/SF FSG
Type:	Class "A" Office
Total Building:	446,937 SF
Total Available:	126,365 SF
Typical Floor:	19,538 SF
Year Built:	1983 / Renovated 2018
Stories:	23 Floors
Parking:	1.00/5,000 SF
Elevators:	9 High Speed & 1 Freight

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

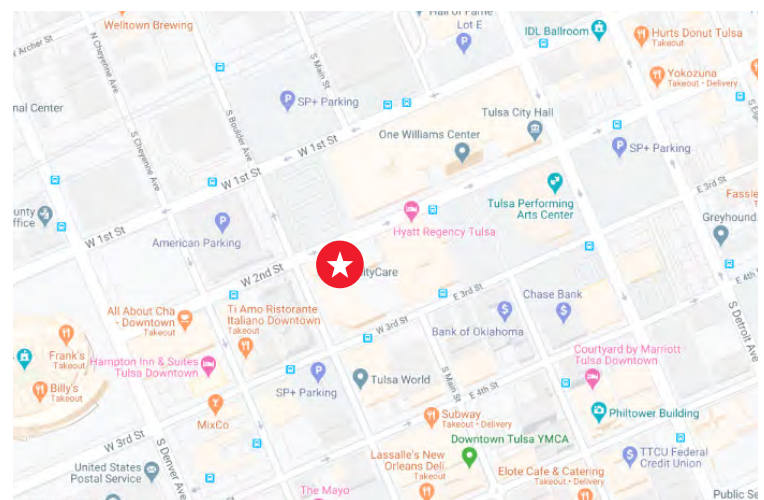
- 24/7 Building Security
- On-Site Guard
- Engineers & Building Management On-Site
- 2-Way Radio & Pager Communications
- 25 Closed Circuit Surveillance Cameras
- Secured Executive Garage

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

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.



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
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- Base electrical system designed for 2.5 watts PSF
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