



OWNERSHIP OPPORTUNITIES AVAILABLE

±166,288 SF FOR SALE OR LEASE

BOULDER TOWERS

1437 SOUTH BOULDER AVE

TULSA, OK 74119





DISTINCTLY DOWNTOWN

BOULDER TOWERS

is a prestigious \pm 521,802 SF, 15 story office tower built in 1959, renovated in 1999 and again in 2018, and is located just blocks from Tulsa's Inner Dispersal Loop and the Central Business District.

BUILDING SIZE:	\pm 521,802 SF
SF AVAILABLE	\pm 166,288 SF
FLOOR PLATE:	\pm 31,000 SF
LEASE RATE:	\$14.50
SALE RATE:	\$75.00/SF
PARKING RATIO:	2.32/1,000
CAR PARKS:	808 Surface 402 Covered





FEATURES

Covered Executive Parking

Conference Center

On-Site Banking

Convenience Store & Deli

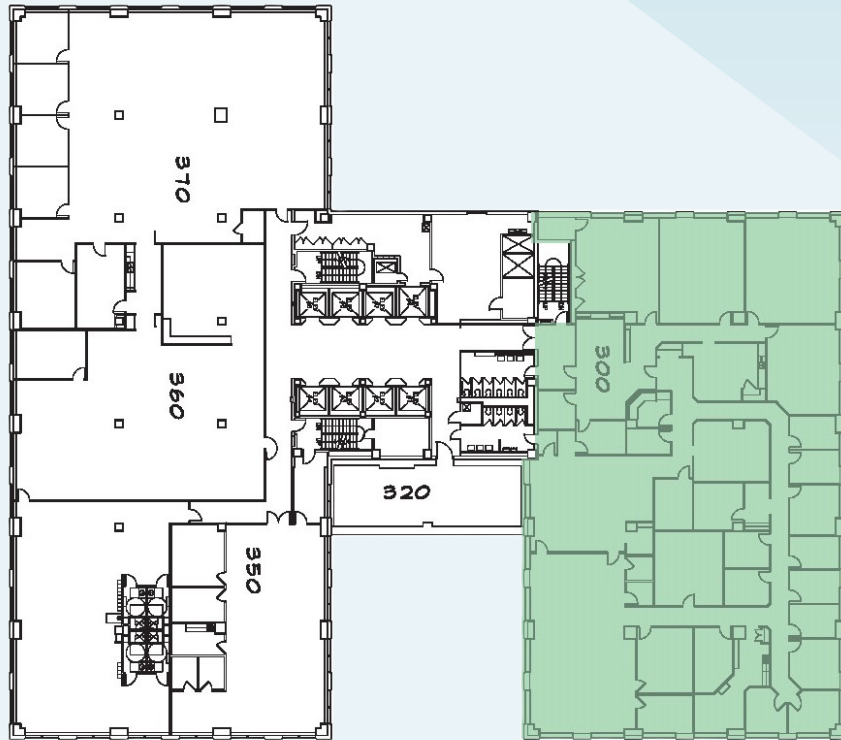
Secured Outdoor Patio

Fitness Center & Locker Rooms

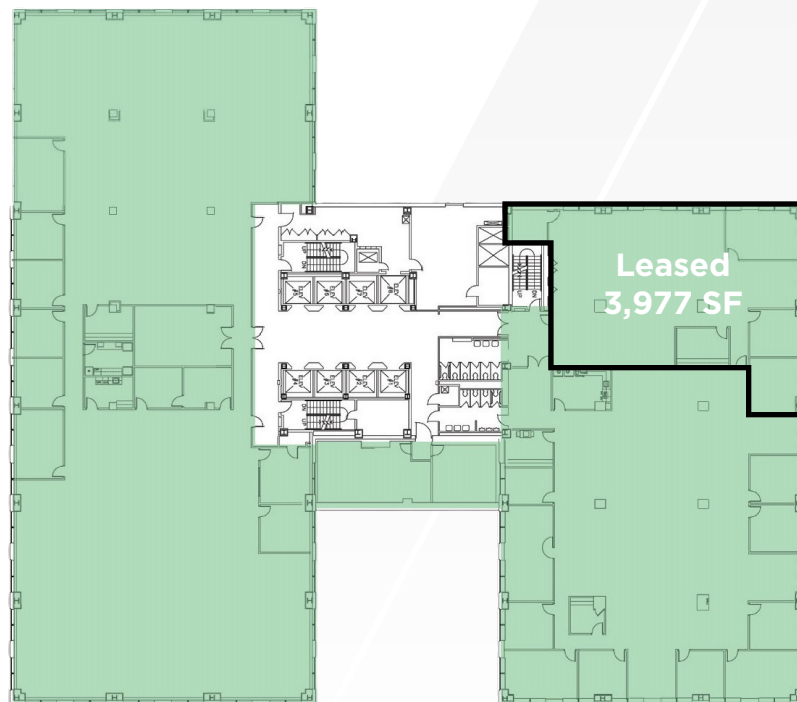
Collaborative Meeting Space

Within Walking Distance Of The
Ambassador Hotel, Chalkboard
Restaurant, and DoubleShot
Coffee Co.

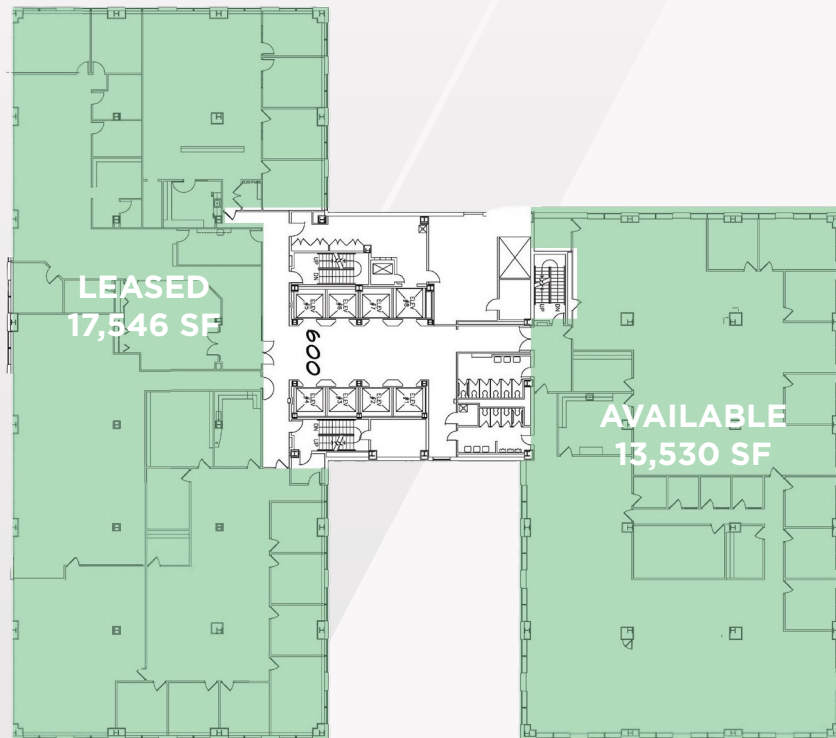
SUITE 300
± 12,819 RSF



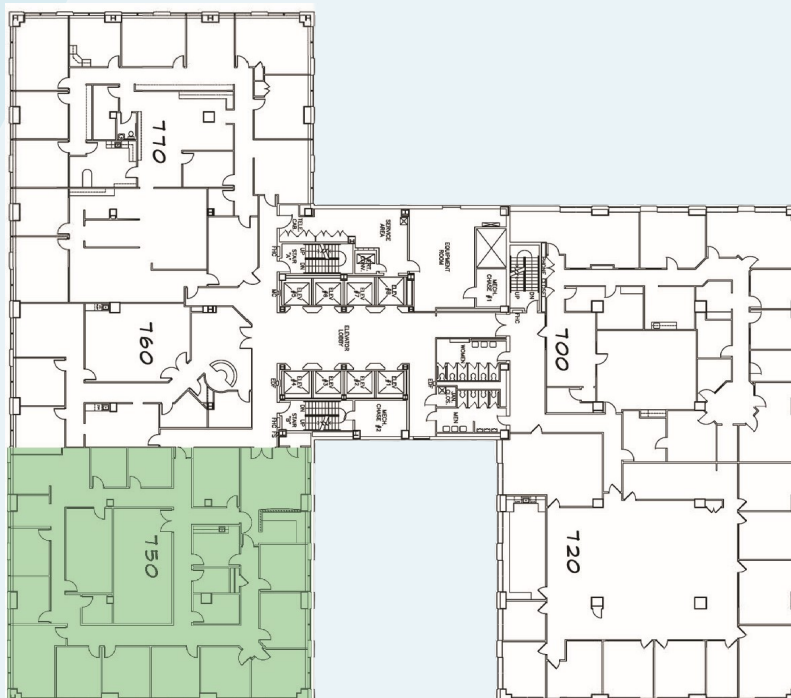
SUITE 400
± 28,123 RSF



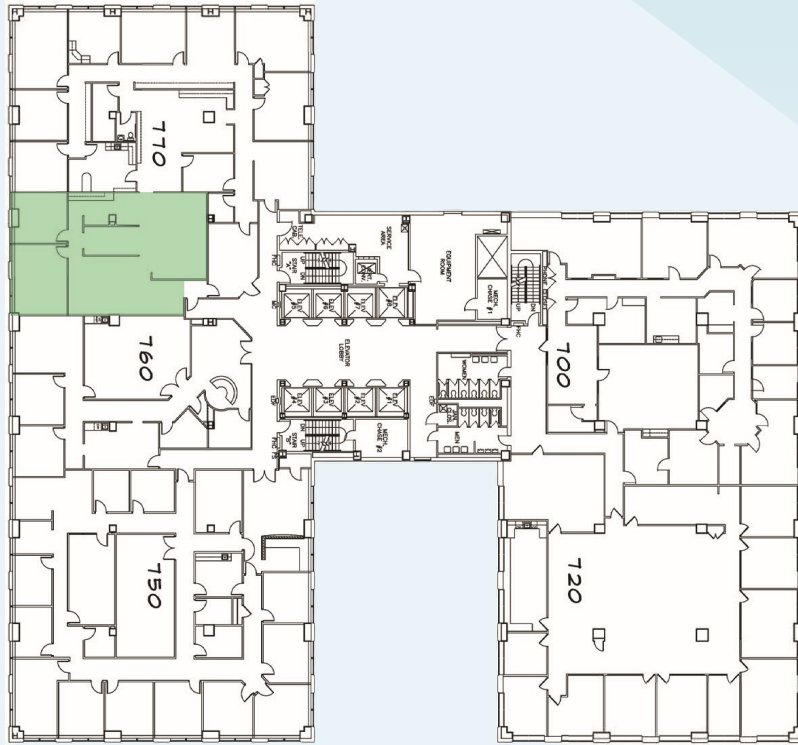
SUITE 650
± 13,530 RSF



SUITE 750
± 6,974 RSF



SUITE 780
± 1,881 RSF



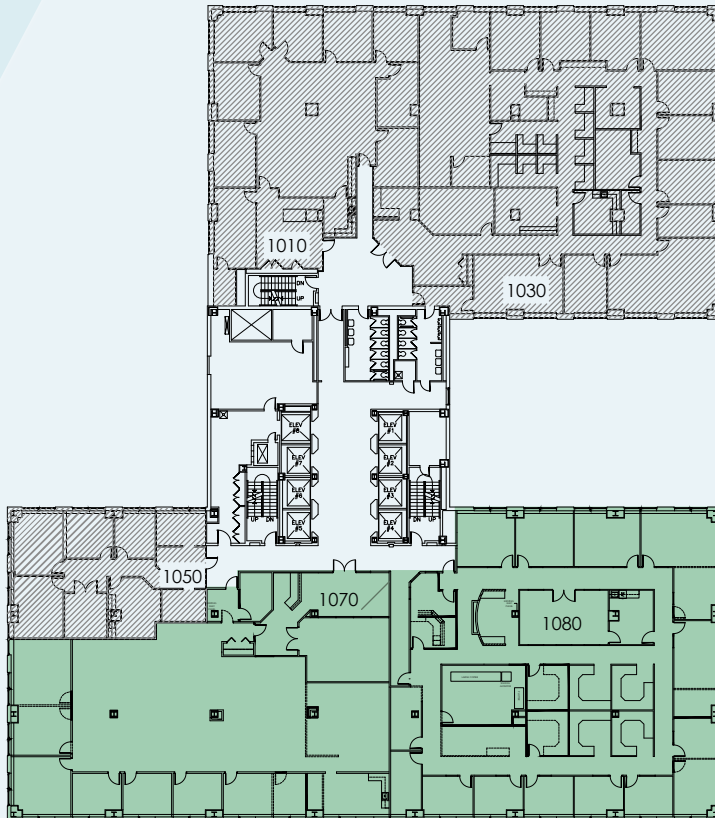
SUITE 800
± 31,076 RSF

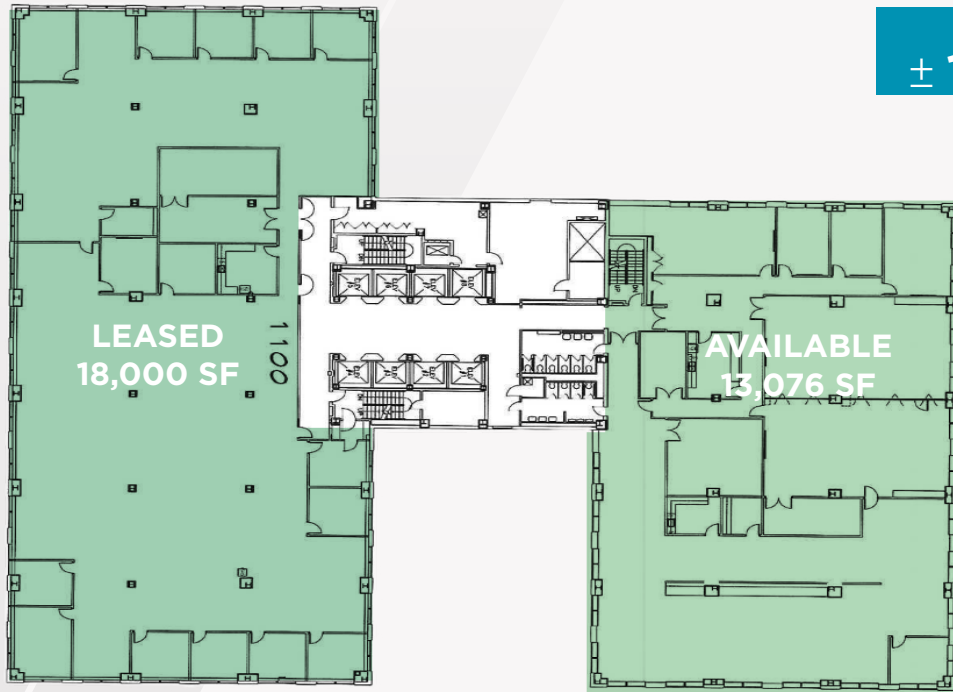


SUITE 940
± 6,873 RSF

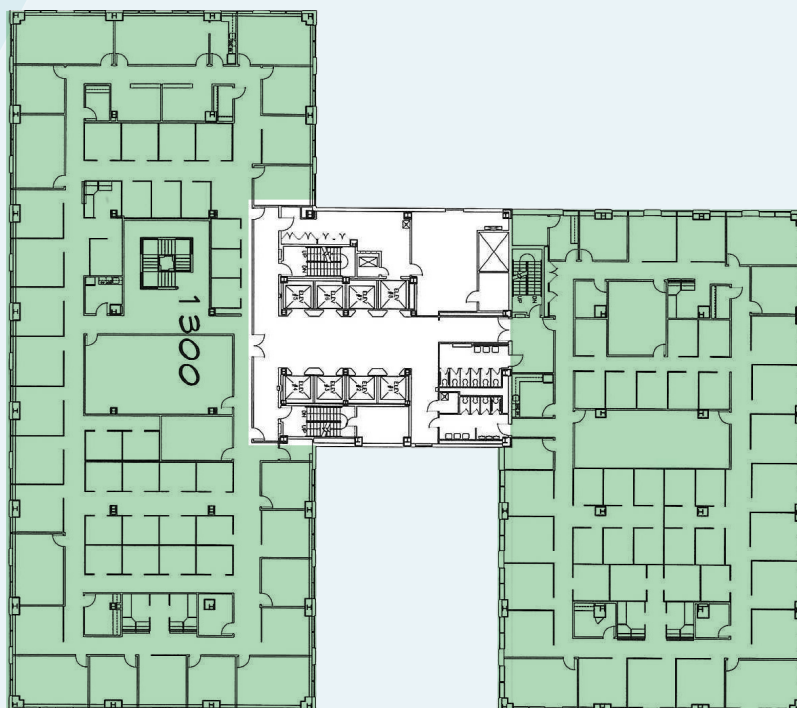


10TH FLOOR
± 15,194 RSF



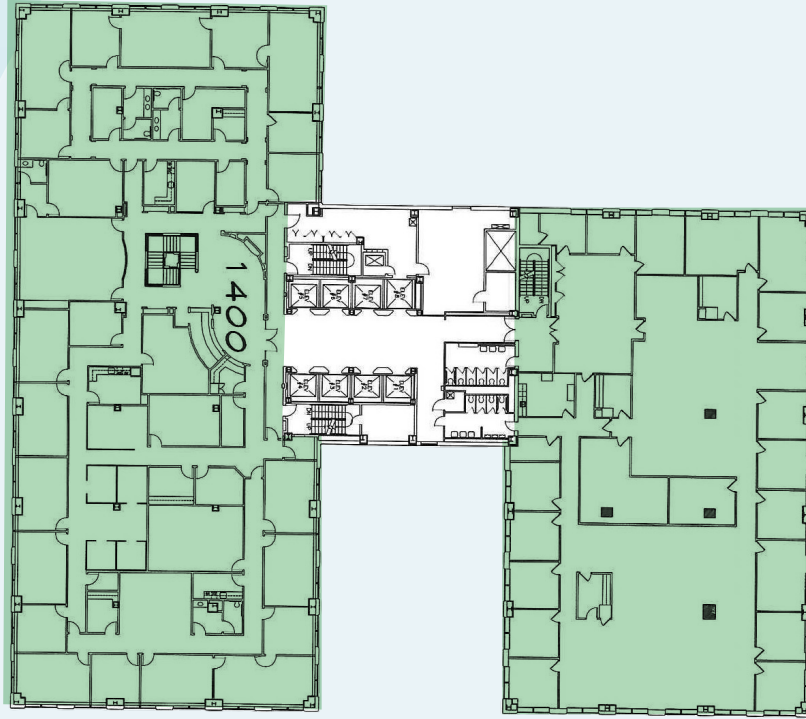


SUITE 1100
± 13,076 RSF



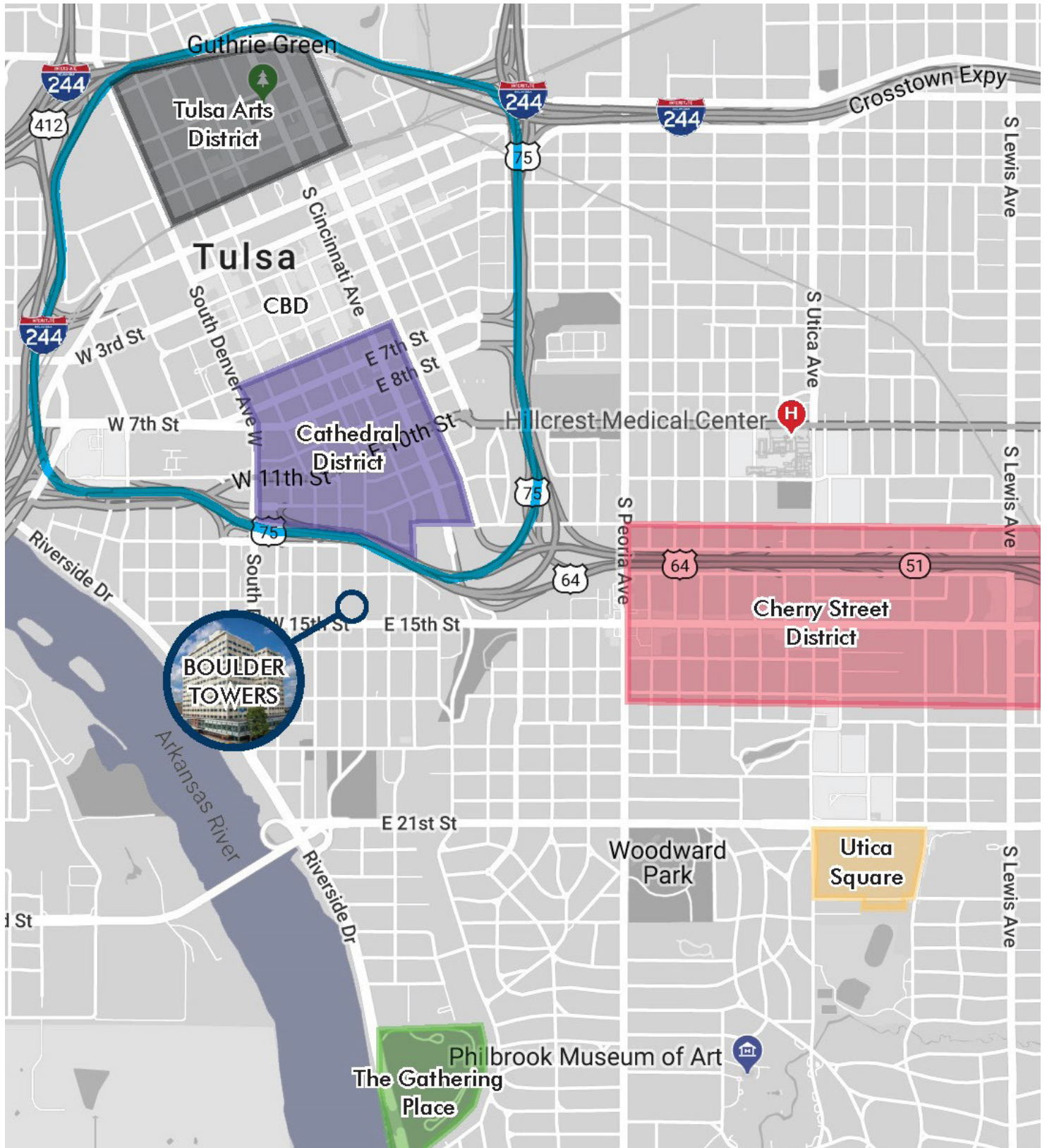
SUITE 1350
± 23,466 RSF

SUITE 1450
± 13,276 RSF

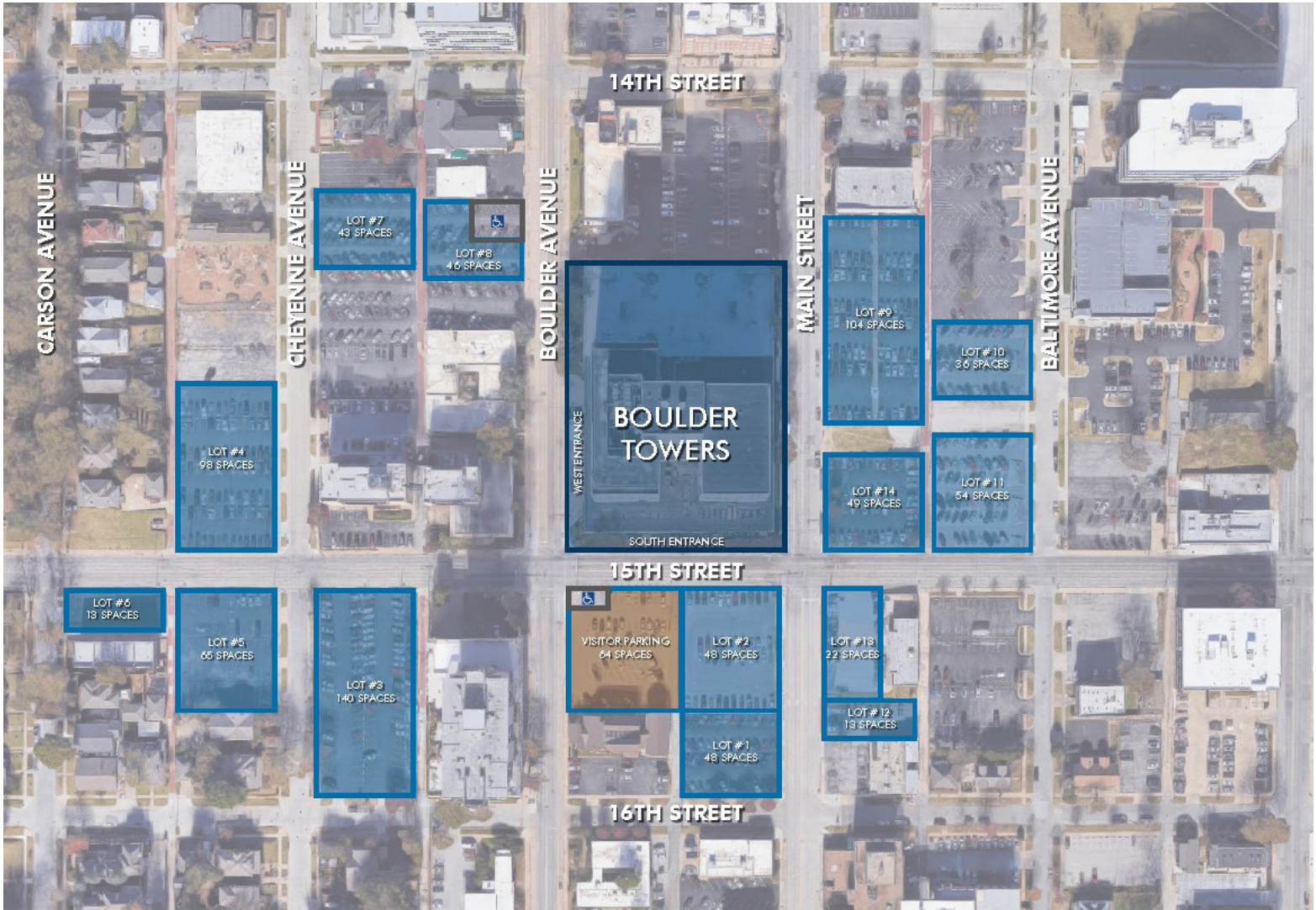


**BOULDERS
TOWERS**

TULSA CBD DISTRICTS



BOULDER TOWERS PARKING OPTIONS



BOULDER TOWERS

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1437 S BOULDER AVE
TULSA, OK 74119

± 166,288 SF

JARED ANDRESEN, SIOR

President

+1 918 359 3522

jandresen@commercialoklahoma.com

SCOTT SCHLOTFELT

Managing Director

+1 918 359 3521

sschlotfelt@commercialoklahoma.com

BRETT BEAVER

Director

+1 918 488 8418

bbeaver@commercialoklahoma.com

TULSA
OFFICE

111 S Elgin Ave, Suite 100, Tulsa, OK 74120
+ 1 405 340 6970
commercialoklahoma.com

 CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

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