



ONE PLACE TOWER | FOR LEASE

202 S CHEYENNE AVE, TULSA, OK 74103 | 340,000 SQ FEET AVAILABLE

RICK GUILD
rguild@newmarkrp.com
C: 918.645.3677

NEWMARK
ROBINSON PARK







PROPERTY OVERVIEW

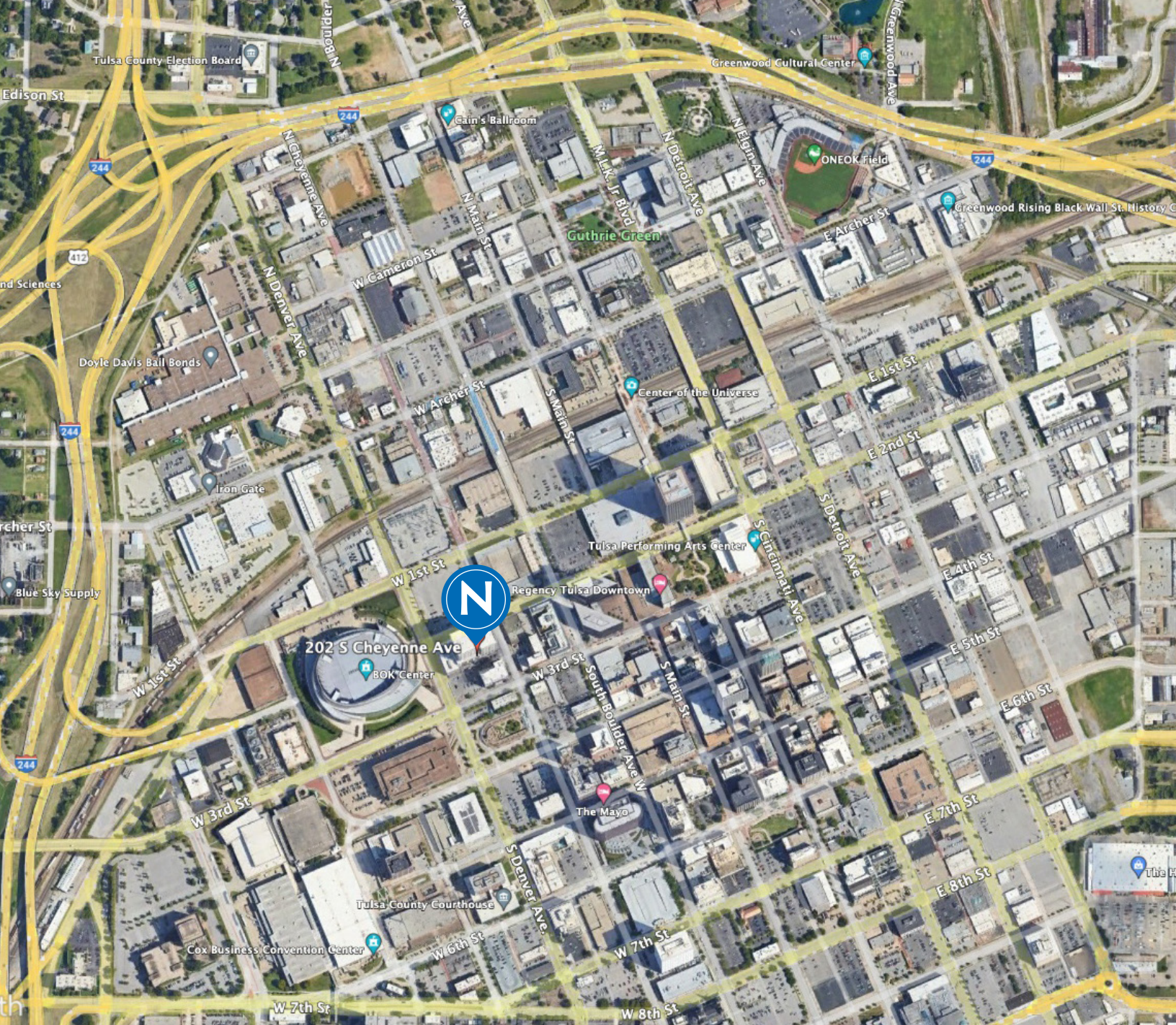
Five star office space available for immediate move-in. One Place Tower is the current home of Coterra Energy (formerly Cimarex Energy) and features incredible tenant improvements, garage parking, and amazing downtown views. Fresa Fusion Kitchen is located on the first floor with patio seating, with the adjacent Northwestern Mutual building offering additional dining options without leaving the building. One Place Tower is in a prime downtown location with walkability to the Performing Arts Center, downtown nightlife, and multiple hotels for the convenience of visitors. The Nationally acclaimed BOK Center is right across the street for after-work entertainment. The existing high-end furniture may also be included.

HIGHLIGHTS

Street & Plaza access	Fresa Fusion kitchen with patio on-site for dining
Street parking available in addition to on-site parking	Excellent, financially strong ownership
24 hour access & security presence	Each floor has its own controlled security access
Local management/property manager on site	Very walkable/front door BOK Center access

DETAILS

Price/SF	\$25.00/SF FSG
Available SF	5,034 - 340,000
Market	CBD
Class	A
Stories	18
Parking	440 large spaces directly below building



CONVENIENCES

440 parking spaces on-site

1,152 evening & weekend spaces available

Additional street parking available 24/7

35,736 Daytime population (strongest in entire Tulsa MSA)

Convenient, controlled-access points for security & safety

PROPERTY OVERVIEW



4 Star Office



Class A Building



4 Elevators for use



Central Business District

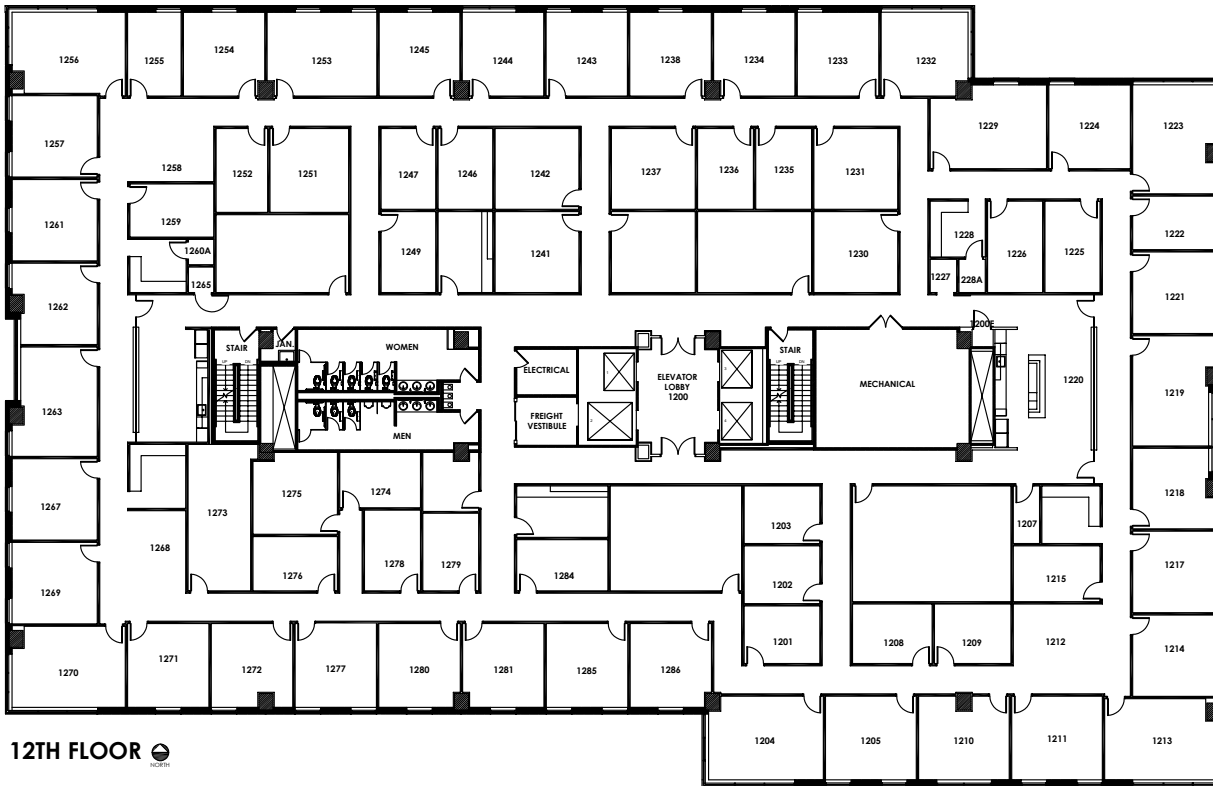


Walkable Location



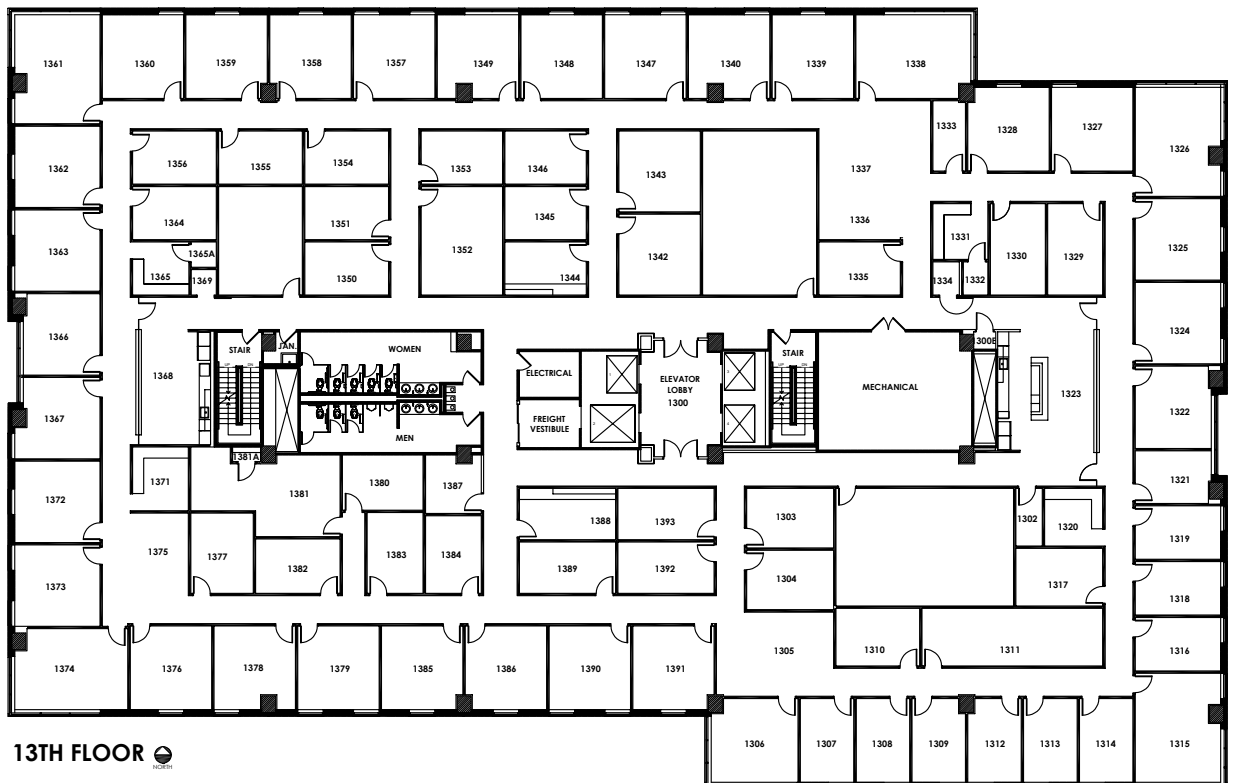
Opportunity Zone

12th Floor: 28,053 SF



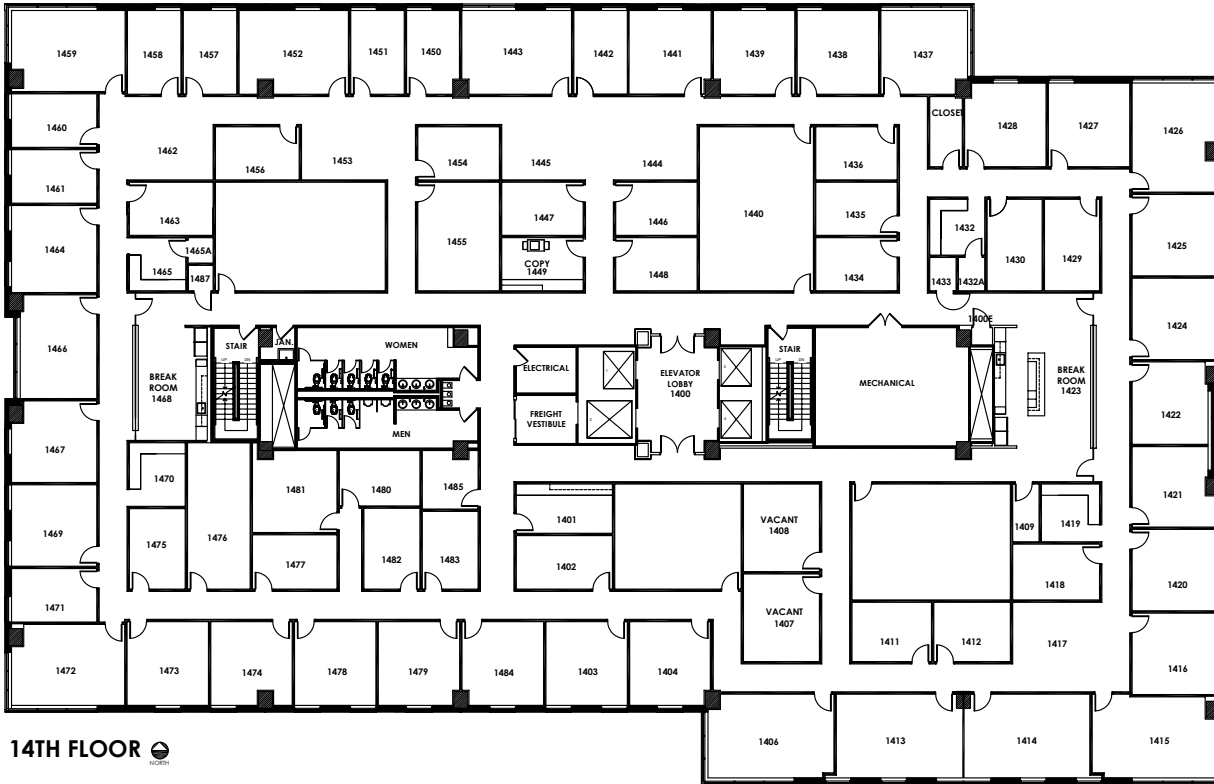
12TH FLOOR 

13th Floor: 28,053 SF



13TH FLOOR 

14th Floor: 28,053 SF



15th Floor: 28,053 SF

