

TULSA

2025 COMMERCIAL PROPERTIES

NAIOP

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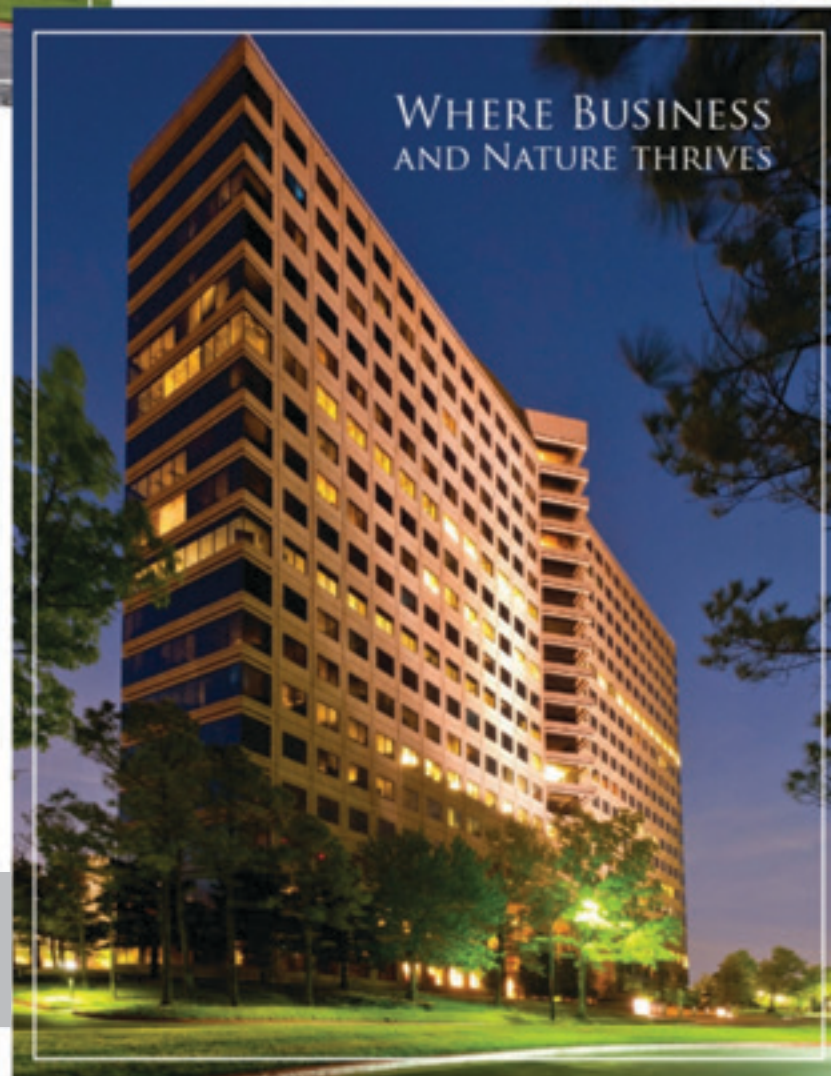
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TABLE OF CONTENTS

MAP ZONES

29

OFFICE

Listings

30

RETAIL

Listings

44

INDUSTRIAL

Listings

58

GENERAL

2025 NAIOP Events

14

NAIOP Oklahoma Members

17

Advertisers Index

65

TULSA

LOCAL MARKET TRENDS TAKE SHAPE

6

By Jennifer Sanford, Executive Director, NAIOP Oklahoma

NATIONAL

NATIONAL OUTLOOK

10

By Jennifer Sanford, Executive Director, NAIOP Oklahoma

OFFICE

TULSA OFFICE MARKET OVERVIEW

20

By Dylan Seibert, SIOR, CCIM, CBRE

RETAIL

MOMENTUM AND MOVEMENT FROM 2024 TO 2026

38

By Vicki Patterson, CCIM, Wiggin Properties, LLC

INDUSTRIAL

INDUSTRIAL MARKET RESILIENCE AND EVOLUTION

52

By David Looney, CCIM, Legacy Commercial Property Advisors

MULTIFAMILY

TULSA'S GROWING ECONOMY

66

By Brian Donahue, CCIM, CBRE, Landen Peeler, CCIM and William Forrest, CBRE

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The national NAIOP organization was founded in Philadelphia, Pennsylvania, in 1967 by nine individuals. Today, membership tops 18,000 with chapters in 30 states, including Oklahoma.

All data current as of October 2025.

Cover photo is WPX Building

FROM THE PRESIDENT

On behalf of the 2025 NAIOP Oklahoma Board of Directors, we welcome you to the 2025 Tulsa Trends Conference! The magazine you are reading has been a mainstay in our chapter’s publication rotation for over 30 years. We hope you find the information and industry insight articles of value to you and your business.

Our local chapter of 148 members (and growing) is 1 of 56 chapters across North America, totaling 21,194 (as of today) members. Because of the strength in these numbers, NAIOP has been at the forefront of advocacy and legislative change in Washington DC and in our state. National, State, and Local issues are lobbied by NAIOP corporate’s team of advisors and strategists. If there is a regulatory issue that is of concern to you, please reach out to our Legislative Affairs committee, and let’s together be a part of the solution.

NAIOP Oklahoma continues to be the premier networking community for all things commercial real estate in our market. Our monthly breakfast meetings at Southern Hills Country Club are informative and educational; this year we were privileged to have Tulsa Mayor Monroe Nichols headline our August breakfast. We first met Mayor Nichols when he was running for office as part of our Coffee with the Candidates series, where our chapter members get exclusive in-person time with future elected officials. The governor’s race is in this upcoming election cycle, and we have a slate of candidates lined up to interface with our members as part of this series. Our other events include but are not limited to project tours, developer showcase events, networking happy hours, community service, and member recreational events. We hope you will join us at one of these in the near future.

Next year in 2026, NAIOP will be undergoing a rebranding to CREDA - The Commercial Real Estate Development Association, to more accurately reflect the core membership’s professional interests. Be on the lookout for some publicity and promo videos on that one. IYKYK.

In closing, I would like to thank our chapter’s annual and event sponsors for your support and partnership. It is because of your financial partnership and contributions that our chapter is able to host industry premier events such as the Fall Tulsa Trends and the Spring Awards Gala. Thank you to our members which are indeed what make our NAIOP Chapter great. You are the rising tide that lifts; let’s lift our commercial real estate industry together. Looking forward to a prosperous and fruitful 2026.

Sincerely,
Jason S. Ting

Join our Facebook and/or Linkedin Group to stay informed of our upcoming events.

Jason Ting

JASON TING
President
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4

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DEVELOPING LEADERS: Cultivating the Next Generation of CRE in Oklahoma

BY SAM MITCHELL, CCIM

Oklahoma's next generation of commercial real estate leaders is finding its voice, its network, and its momentum through NAIOP Oklahoma. NAIOP Oklahoma's Developing Leaders (DL) program is shaping the future of the industry by mentoring, connecting, and equipping young professionals under 35 across every corner of commercial real estate. From developers and brokers to architects, attorneys, and bankers, this group reflects the full spectrum of the industry, and their energy is contagious.

BUILDING A PIPELINE OF LEADERSHIP

The Developing Leaders program is more than networking. It's about creating opportunities for emerging professionals to sharpen their skills, expand their connections, and step into leadership early in their careers. The conversations within this group are bold, the questions thoughtful, and the hunger to learn undeniable. Programming mirrors that spirit, blending casual connection with structured value. The result: a community where future leaders don't just find their place in the industry; they actively shape it.

HIGHLIGHTS FROM THIS YEAR

This year's events took members beyond the boardroom, offering experiences that combined education, access, and fun:

- Behind-the-Scenes Development Tours: Members explored some of Oklahoma's most exciting new projects, gaining firsthand insight into the development process.
- Executive Networking Nights: Casual after-hours gatherings sparked real conversations with seasoned leaders who shared their successes, lessons learned, and advice.
- Peer-to-Peer Collaboration: Members connected across sectors that might not otherwise intersect, leading to new mentorships, partnerships, and even business opportunities.

MORE THAN HANDSHAKES

The biggest win of the Developing Leaders program is community. The group has grown into a circle of professionals who support one another not only in business but also in career development. They are finding mentors, discovering business partners, and building friendships that last. The program is also a bridge: experienced NAIOP members are investing their time and wisdom in the next generation. That mentorship is paying off by creating an engaged pipeline of leaders who are already making an impact in their companies and in the association.

LOOKING AHEAD

As commercial real estate evolves, so must its leadership. NAIOP Oklahoma's Developing Leaders are proof that leadership is not a title it's a mindset. These members show up, lean in, and drive conversations that matter. The future of CRE in Oklahoma isn't waiting around the corner. It's here, it's active, and it's being built by the Developing Leaders of NAIOP.



Sam Mitchell

Sam Mitchell, CCIM
Legacy Commercial Property Advisors
Developing Leaders Co-Chair



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LOCAL MARKET TRENDS TAKE SHAPE

As 2025 heads into the final stretch, Tulsa's commercial real estate market reflects national themes while showing its own strengths. Elevated borrowing costs continue to shape deal flow, but steady population growth, a central location, and a diversified economy have kept fundamentals stronger than in many peer metros. Across office, industrial, multifamily, and retail, Tulsa remains resilient though not without challenges.

BY JENNIFER SANFORD
& BEN KIMBRO



JENNIFER SANFORD
EXECUTIVE DIRECTOR
NAIOP OKLAHOMA



BEN KIMBRO, LOBBYIST
NAIOP OKLAHOMA

OFFICE ADJUSTS TO A NEW NORMAL

Tulsa's office vacancy rate sits at 9.8% as of Q2 2025, underscoring a market still in transition but far from collapse. Downtown towers, especially older Class B buildings, continue to see higher vacancies, while Class A space with modern amenities is holding steady. Corridors such as East Village and Cherry Street remain bright spots, with smaller mixed-use and creative office projects aligning with tenant preferences for lifestyle-driven locations.

Adaptive reuse has moved from concept to reality. Several long-underutilized properties are slated for conversion, supported by city incentives and public-private partnerships. Tenants are prioritizing quality, location, and flexibility over sheer square footage, reshaping how landlords approach renovations and repositioning.

INDUSTRIAL REMAINS A BRIGHT SPOT

Few sectors in Tulsa are as steady as industrial. Even after record years, vacancy remains just 3.1% in Q2 2025, well below national averages. Demand from distribution, aerospace, and logistics continues to drive absorption, keeping most delivered space leased despite a slower development pace.

Speculative construction has cooled as financing tightened, but projects already underway are

delivering into a market that still has appetite. Tulsa's location along key transportation routes reinforces its role as a logistics hub, with last-mile delivery and regional supply chains fueling demand.

MULTIFAMILY SUPPLY SURGE

Multifamily has been the most active construction story in Tulsa over the past two years, and the numbers show it. Roughly 689 units delivered in Q2 2025, while absorption fell to 221 units, a sharp drop from 537 in Q1. Occupancy dipped slightly to 91.6%, and landlords are leaning more on concessions.

Still, Tulsa remains healthier than the U.S. overall. Annual rent growth registered at 1.7%, nearly double the national average of 0.9%. Developers are also pulling back, with about 1,350 units under construction, down more than 50 percent from the recent peak. This slowdown could restore balance as demand catches up with supply over the next 12 to 24 months.

RETAIL HOLDS STEADY WITH EXPERIENCE AT THE CENTER

Retail continues to outperform expectations. Vacancy is near 3 percent, one of the tightest rates across property types. Grocery-anchored centers remain strong, and experiential retail tied to food, entertainment, and wellness is thriving.

The Riverwalk, Mother Road Market's expansion, and development around the Gathering Place are drawing steady traffic and reinforcing demand for retail destinations that double as community hubs.

Challenges remain in the power-center category, where vacancy hovers around 6.3 percent due to big-box turnover. Still, proactive owners are re-tenanting with smaller concepts and mixed-use components to keep centers viable. The winners are projects that blend convenience with culture, reflecting consumer demand for connection and experience.

WHAT TO WATCH IN TULSA

- **Capital Costs:** Higher borrowing rates continue to slow new speculative projects.
- **Adaptive Reuse:** Office conversions are gaining traction as landlords seek alternatives to

traditional leasing.

- **Industrial Demand:** Aerospace, energy, and logistics remain Tulsa's strongest demand drivers.
- **Experiential Retail:** Lifestyle-driven concepts are reshaping reinvestment and redevelopment.

LOOKING AHEAD

Tulsa is not immune to national headwinds, but it holds advantages many metros lack such as affordability, a central location, and consistent economic drivers. The next phase will be defined by selectivity. The projects most likely to succeed will be those that combine adaptability with long-term tenant appeal, whether that means an office conversion, a modern distribution facility, or a retail center built around community. **TCP**





NATIONAL OUTLOOK

NEW CURRENTS SHAPE THE MARKET

The commercial real estate industry entering late 2025 is navigating a different kind of balancing act. Inflation has cooled from recent peaks, but interest rates remain elevated, keeping capital costs stubbornly high. Meanwhile, federal funding shifts under the One Big Beautiful Bill are placing more financial and regulatory pressure on states. Against this backdrop, developers, investors, and tenants are adapting to new trends that vary widely by sector.

OFFICE RECOVERY FINDS FOOTING

After years of uncertainty, the U.S. office market has posted positive net absorption for four consecutive quarters. In the first quarter of 2025 alone, tenants absorbed 5.6 million square feet nationwide, and vacancy rates have stabilized near 11.8 percent.



BY JENNIFER SANFORD
EXECUTIVE DIRECTOR, NAIOP OKLAHOMA



Demand, however, remains uneven. Class A and “trophy” buildings continue to outperform, offering amenities, wellness features, and sustainability measures that align with tenant priorities. Aging Class B properties face persistent challenges, as employers are reluctant to commit to outdated spaces. Adaptive reuse conversions are gaining attention, though feasibility is often limited by design constraints and construction costs.

LEASING ACTIVITY REMAINS ABOVE PRE-PANDEMIC AVERAGES.

According to CBRE’s midyear outlook, suburban office hubs near population growth centers have fared better than urban cores, where recovery has been slower. Even so, the pervasive uncertainty that hung over the office sector for several years is beginning to give way to a more stable, if selective, path forward.

INDUSTRIAL COOLS BUT REMAINS RESILIENT

The industrial sector, long considered a shining star of CRE, has shifted from record breaking highs to a more measured pace. Deliveries are outpacing absorption in several major markets, leading to a modest rise in vacancy rates. Rent growth slowed to 2.8 percent in 2024, down from nearly 7 percent the prior year.

Still, fundamentals remain solid. Reshoring initiatives, supply chain resilience efforts, and e commerce logistics continue to drive consistent demand. Leasing activity remains above pre

pandemic averages, particularly for smaller facilities serving last mile delivery.

New development is expected to moderate further in 2025 as higher financing costs make speculative projects more difficult. Even so, industrial remains one of the most resilient asset classes, underpinned by structural demand that extends beyond short term fluctuations.

MULTIFAMILY HITS A PAUSE

Multifamily, which saw a surge of construction in the early 2020s, has entered a period of moderation. National research projects that supply will outpace demand through mid 2025, keeping vacancy levels slightly elevated. Rent growth has slowed across most regions, and concessions once rare in the sector are now more common.

Higher construction costs and tighter financing standards are putting new development on hold. Capital Economics forecasts that new starts will decline through 2026, potentially setting the stage for tighter supply and renewed rent growth later in the decade.

While the short term outlook is cautious, long term fundamentals remain intact. Strong household formation, shifting demographics, and a continued undersupply of affordable housing are expected to sustain demand once current deliveries work through the system.

RETAIL’S EXPERIENTIAL EDGE

Retail continues to surprise on the upside. Grocery anchored centers remain among the most stable investment categories, while discount retailers and small format concepts expand into both urban neighborhoods and secondary markets.

Experiential retail spaces that combine dining, entertainment, and shopping have become a bright spot. Consumers, still seeking connection

after years of digital dominance, are prioritizing in person experiences. According to Cushman & Wakefield, foot traffic at lifestyle centers and mixed use developments has grown steadily since 2023.

Challenges remain, particularly for older malls and big box properties that lack reinvestment. But retail overall has demonstrated resilience few would have predicted five years ago. Investors are increasingly drawn to well located centers that integrate community, convenience, and entertainment.

POLICY & ORGANIZATIONAL SHIFT

NAIOP made a significant move this summer, voting to transition its name to the Commercial Real Estate Development Association. The rebrand is expected to roll out over the next 12 months, reflecting the organization’s broader representation across property types.

On the policy front, the One Big Beautiful Bill reshaped federal tax and spending priorities. While NAIOP and industry advocates secured favorable provisions, reduced federal allocations mean state legislatures are more likely to pursue new revenue sources. Developers and investors should expect greater scrutiny of tax incentives and a patchwork of regulatory changes across jurisdictions.

The heightened importance of state level advocacy underscores the need for CRE professionals to stay engaged in policy discussions that directly impact project feasibility.

WHAT TO WATCH

- Capital Costs: Elevated interest rates remain the defining factor across asset classes. Projects with financing locked in earlier are moving forward, while new starts face tighter underwriting and reduced lender appetite.

- State Advocacy: With states under fiscal pressure, local incentives and tax regimes may shift quickly. Monitoring these change will be critical for developers.
- Tenant Priorities: ESG, wellness, and amenities are no longer differentiators they are baseline expectations in office and multifamily leasing decisions.
- Sector Divergence: Industrial and retail continue to show relative strength; office is selectively recovering; multifamily faces short term softness before likely tightening later in the cycle.

THE NATIONAL MARKET IS NEITHER BOOM NOR BUST—IT IS A TRANSITION.

LOOKING AHEAD

The national market in 2025 is neither boom nor bust—it is a transition. Elevated borrowing costs, shifting state level policies, and evolving tenant demands are reshaping the industry’s playbook. Developers, owners, and investors who can remain flexible, focus on amenities, and position their projects with long term resilience in mind will be best positioned for success.

For Oklahoma and other regional markets, the message is clear: the projects that will thrive are those that anticipate change, embrace adaptability, and deliver spaces that meet both economic realities and tenant expectations in this new era of commercial real estate. **TCP**

2025 NAIOP EVENTS



Women in Commercial Real Estate: Creating Space, Driving Change

BY JENNIFER SANFORD, EXECUTIVE DIRECTOR, NAIOP OKLAHOMA



In an industry defined by deals and deadlines, NAIOP Oklahoma's Women in Commercial Real Estate Luncheon series has created something just as powerful: connection.

This year, our luncheons became more than a calendar event. They became a dependable space for meaningful conversation, real support, and strategic collaboration among women across every sector of commercial real estate.

More Than a Meal, A Movement Each luncheon brought together brokers, developers, lenders, title professionals, attorneys, engineers, and architects, all with a shared goal: to grow, connect, and lead.

What sets this series apart is the blend of high-value programming and the openness of the room. We have explored topics from leadership and communication to market insights and personal development, while fostering a culture where vulnerability, humor, and ambition sit at the same table.

For many, these events serve as a reset, a place to step out of the daily grind and into a room of women who understand both the challenges and potential of this industry.

Building a Stronger Network Professional development is only part of the story. This year, we have seen relationships formed here turn into new business, mentorships, and support systems.

Whether it is a young professional landing a new opportunity, a seasoned executive sharing hard-won lessons, or a peer connection evolving into a project partnership, this is where it happens.

Recognized Excellence The impact has reached beyond our chapter. NAIOP Oklahoma earned the national Special Event Award for our Women in CRE Networking Luncheons at the 2024 NAIOP Chapter Merit Awards. It is a reminder of what we already know: when women in this industry come together, great things happen.

What's Ahead Looking forward, our goal is to keep creating a space that blends sharp insight with genuine connection, offering programming that is relevant, inclusive, and energizing.

Because when women are equipped, encouraged, and engaged, the entire industry benefits.

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KEEPING PACE
WITH
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TULSA OFFICE MARKET OVERVIEW

FLIGHT TO QUALITY/EXPERIENCE CONTINUES BUT MOVES OUTSIDE OF THE CBD (CENTRAL BUSINESS DISTRICT)

The post Covid push for “return to work” paired with the influx of new construction opportunities (Vast Bank – 105,573 RSF built in 2019¹, Santa Fe – 155,250 RSF in 2023², 222 N Detroit – 260,284 RSF in 2021¹, 21 N Greenwood – 72,500 RSF in 2022¹, and Utica East – 30,477 RSF in 2019¹) has driven the narrative of “flight to quality” or “flight to experience” in a live-work-play environment for the past several years now. Notice that 4 out of 5 of these buildings are located in the CBD, with Utica East being the only outlier.

53M ↑	311K ↑	264 ↓	10.4% ↓	\$18.05 ↑	\$121 ↑	11.5% ↓
Inventory SF	Under Constr SF	12Mo Net Absorp SF	Vacancy Rate	Mkt Ask Rent/SF	Mkt Ask Sales/SF	Mkt Cap Rate

CoStar¹



BY DYLAN SEIBERT, SIOR, CCIM, CBRE

As the market responded to fill up these new buildings (Vast Bank – 100% leased¹, Santa Fe – 100%², 222 N Detroit – 94%¹, 21 N Greenwood – 89%³, Utica East – 94%¹), the portion of users that are still desiring Class A / new construction buildings are shifting their focus outside of the CBD. The continued demand has sparked additional new construction projects on Brookside (AMTRA's Brookside Development) and in Broken Arrow (Regent Corner) to name a few. Both of these new projects have seen early success with multiple users interested in the available space.

From an existing product standpoint, one major beneficiary of the shift of focus away from the CBD for Class A product is Warren Place, which has long been a – if not the – top rated suburban office complex in our market. In addition to this shift, Warren Place has drawn interest from users via an influx of capital expenditures and improved vision from its new ownership group, Goldenrod Companies. These factors have contributed to the project signing over 175,000 sf of new leases and ±260,000 sf of renewals in the past 24 months⁴.

THE NEIGHBORHOOD MIGHT BE THE MOST IMPORTANT AMENITY A BUILDING CAN HAVE

When looking at the successful attraction of demand for the aforementioned properties, a striking commonality is the proximity to a highly amenitized neighborhood. It seems more than a coincidence that all of these projects are located directly adjacent to an abundance of amenities such as restaurants, bars, high-end retail, a museum, a ballpark, and desirable housing options. This trend, of being almost exclusively dependent on co-locating within pre-established districts, is consistent with what we see in larger regional markets, like Dallas-Fort-Worth.

EXCEPTIONS TO THE “RULE”

While the above is more of a reference to market trends rather than a hard and fast rule, we are still

seeing success stories outside of the new construction assets. One Williams Center (also known as Williams Tower or BOK Tower) has brought amenities into their project via a new food court with 5 restaurants, a new fitness facility, a QuikTrip convenience store powered by Amazon's “just walk out technology”, and a renovated lobby area.

We have also seen the Price Family Properties (PFP) portfolio continue to have success in altering the landscape of the Deco District. Most recently, this was demonstrated by the successful repositioning of the former Bank of America Center. In short order, the Price Family organization backfilled a 95,000 sq. ft. contiguous block of space with esteemed multi-floor users. This success story underscores the demand for an all-inclusive value proposition that the Price Family has been successful in delivering throughout their portfolio. Concurrent with the aforementioned, the Price Family organization also solidified the opportunity with the Arvest Bank Group, a Walton-owned regional bank, and reintroduced the former Bank of America Center as the Arvest Tower.

Looking to continue building on the success of their Deco District office portfolio, The Price Family has elected to strategically unveil the Petroleum Club Building for office use, after previously planning a multi-family conversion on the ±118,000 sf building with attached parking garage. Similar to Arvest Tower, the Price Family organization expects to dynamically reshape, rename, and fill the iconic Petroleum Club Building with multi-floor users.

It should be noted that both One Williams Center and PFP have the scale to self-amenitize where other operators may not be able to justify it (One Williams Center – ±1,298,531 sf¹; PFP – ±1,671,544 sf across 5 CBD office building¹, plus 4 CBD multi-family residential properties².)

HYBRID WORK SCHEDULES MAY BE HERE TO STAY, BUT NEW EMPLOYEES WANT AN IN-OFFICE EXPERIENCE –

The Covid lockdowns of 2020 caused most office users to have to solve for remote working options. This forced adaptation has had long-term effects on both the workforce's expectations and companies' real estate needs. Many in the back office/customer service sector opted for cost savings by eliminating call centers and implementing fully remote workforces. Others wanted employees back in the office full-time but saw in office mandates affect their hiring and retention because of employees' newly formed preferences for working from home. Recently, we have seen a compromise where many companies are offering hybrid work schedules, with workers in the office 2-4 days per week and remote 1-3 days per week.

One publicly traded local Oil & Gas company that recently relocated into a new Class A building mentioned that they offer their employees the option to choose if they prefer to be on an in-office schedule or on a hybrid schedule. Employees who choose regular in-office attendance are assigned a permanent office or workstation, while those who choose a hybrid schedule can use a reservation system to select available work accommodations on the days that they choose to come in.

Another local, publicly traded company allows each department head to decide on the structure that best fits their team. Some departments may be fully remote except for days they need to come in for meetings, while others may choose a hybrid system, and still others might implement mandatory in-office schedules for their team.

An interesting commonality of these two large employers is they noted that while existing employees' preferences for in-office vs remote hybrid work schedules have not changed much, new hires are exhibiting a strong preference (about 70-75%) to be in-office on a regular basis.

LONGER TRANSACTION TIMELINES ON LEASES

Another trend we are seeing in the office market is that, on average, transaction timelines for leases are taking longer from start to finish. While there isn't much quantifiable data available to support this trend, some of the top professionals have made note of the trend.

“Deals are taking a lot longer than previous years to get over the finish line,” says Carrie Claiborne and Leslie Kirkpatrick Cornell, Senior Associates at CBRE. “The increased cost in Tenant Improvements are also a large factor. Overall, we are seeing a lot more creative outside the box thinking required to get deals done.”

“We are seeing similar tendencies in the market” noted Jared Andresen, President at Commercial Oklahoma | Cushman & Wakefield, when discussing the topic. “If I had a sentence, it would be we're seeing inconsistent confidence in many office transactions, from small to large. That said, we need to be confident too, and on that front we've actually seen a few new deals to the market, nothing eye popping but new for Tulsa.”

To piggyback on Andresen's caution against pessimism, the increased transaction timelines are likely temporary as the market's confidence continues settle into the new norms of the post-covid office environment.

INCREASED CONSTRUCTION COSTS ARE AFFECTING TRANSACTIONS

It's not breaking news to say that construction costs rose significantly in the early 2020s due to supply chain issues, labor shortages, and other contributing factors stemming from the COVID-19 pandemic. What is somewhat surprising, or maybe just frustrating, is that we haven't seen construction costs return to pre-COVID levels. An article by Priorior.com cites that building material prices are up more than 35% since the start of the pandemic.⁸

Increased construction costs have affected both office sales and leases. From a sales perspective, we are seeing increased costs on new construction. In some scenarios, the high costs are prohibitive to owner/users wanting to build new construction which is causing them to pivot towards purchasing existing product. At the same time, we have seen multiple instances of buyers cancelling contracts due to the required renovations of a second gen building pushing all-in costs over budget.

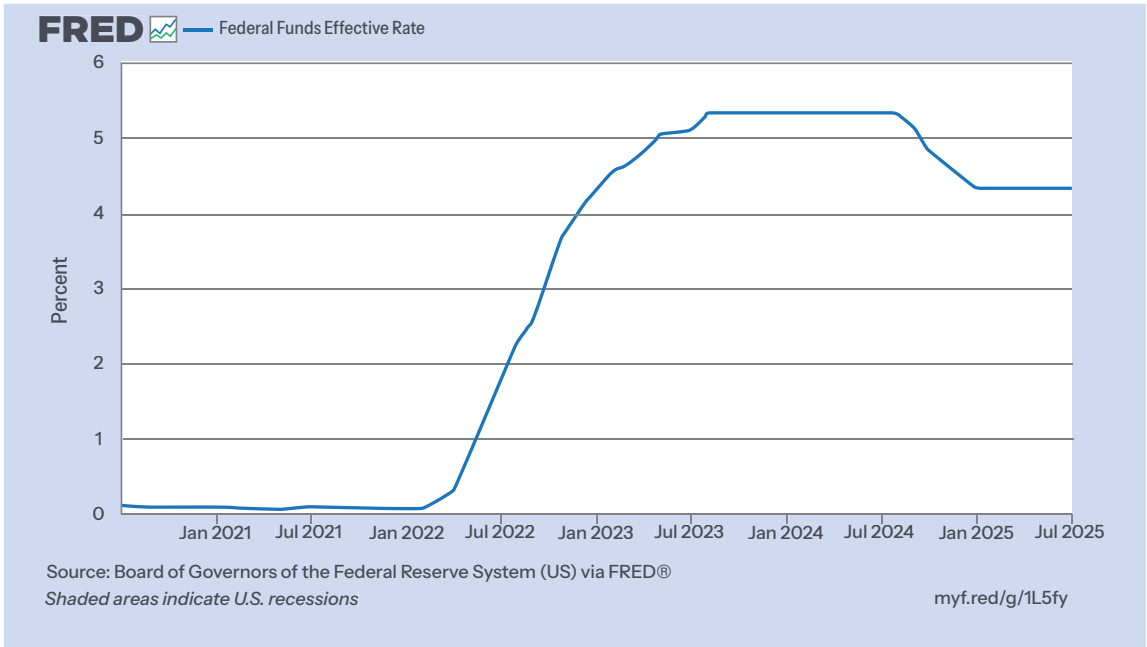
From a leasing standpoint, deals are harder to pencil with the costs of Tenant Improvement (TI) buildouts increasing and neither Landlords nor Tenants wanting to shoulder the additional burden. This is pushing Tenants in one of two directions; either 1) higher likelihood to stay put and renew with minimal TI (new carpet and paint), or 2) longer lease terms or increased annual rents in order to better amortize the higher amount of TI allowance needed for elevated buildout costs.

Ultimately, the headwind of increased construction costs is still somewhat manageable with a little compromise, confidence, and outside the box thinking, as mentioned by Claiborne, Kirkpatrick, and Andresen in the previous section.

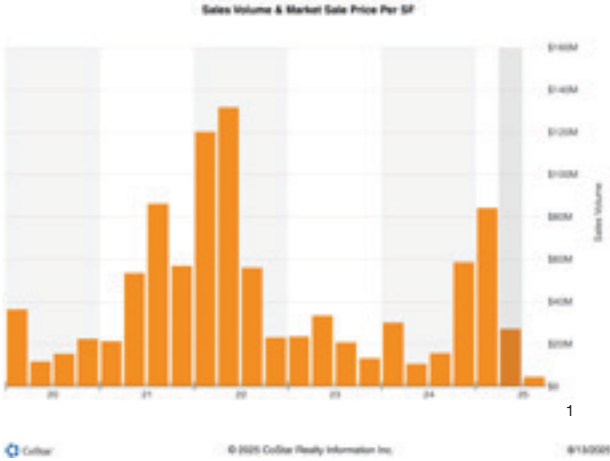
SURVIVE 'TIL 2025 OR SURVIVE THROUGH 2025?

For the past few years, a common mantra in our industry has been “Survive ‘til 2025”. This narrative was due to the thought that 2025 would see the end of the overall economic uncertainty, primarily driven by the rapid change, and overall increase, in the Federal Funds Effective Rate from 0.08% in February 2022 to 5.33% in August 2023 just 18 months⁵.

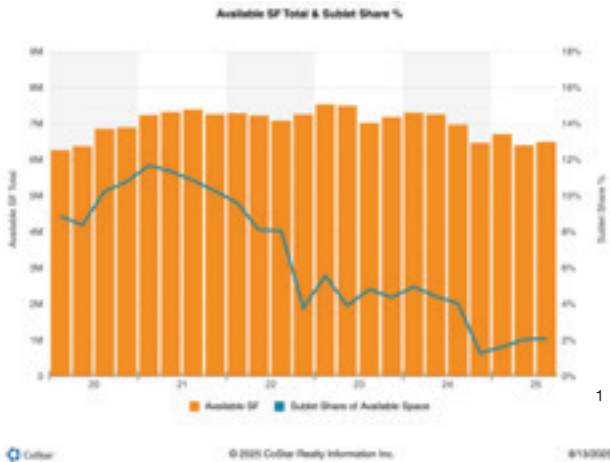
The mantra born of the highly anticipated stabilization of the U.S. Real Estate Market in 2025 may have been a tad premature, at least for the office sector. CBRE’s 2025 U.S. Real Estate Market Outlook (published on December 11, 2024) initially reported expected GDP growth of 2.0%-2.5% and U.S. net office absorption of 24 million SF before revising these figures in the 2025 U.S. Real Estate Market Outlook Midyear Review (published July 30, 2025) down to 1.5% for expected GDP growth and 12 million SF for U.S. net office absorption, citing continued economic uncertainty, persisting high interest rates, and geopolitical uncertainty as some of the contributing factors⁶ This perception of delay in rebound/stabilization can be further supported CoStar’s report of Tulsa Leasing activity,



which shows year-over-year decline from 2023 to 2024 and from 2024 to 2025 YTD as of August 13, 2025¹.



Nevertheless, there are positive indications that the beginning of a new cycle is still underway, albeit later than previously expected. CBRE’s same Midyear Review referenced how CBRE’s latest occupier sentiment survey indicates that average lease sizes across the country are expected to increase which signals “slower right-sizing and more expansion.”⁶ This was echoed by an abundance of anecdotal evidence on the most recent CBRE Mid-West Office call. It’s further supported by CoStar’s reporting that; 1) the past 12 months have offered 5 years lows of Sublease space as a % of Total Available SF (indicating less “right-sizing”) and 2) the Vacancy Rate is forecasted to remain stable for the foreseeable future¹.



SUMMARY AND OUTLOOK
Overall, the outlook for the Tulsa Office Market is positive, with new product and bullish landlords showcasing creativity leading the way. Neighborhoods and a proximity to a collection of amenities continue to drive demand, while companies and employees compromise on in-office schedules. Construction costs continue to cause challenges, but Tulsa professionals continue to overcome challenges with out-of-the-box thinking.

“Survive ‘till 2025” was a bit premature in expectation, but the groundwork for the start of a new cycle has been laid. We can move into the latter half of 2025 with confidence that market fundamentals and a community of exceptional professionals will help the Tulsa Office Market “Thrive in 2026” ...even if the mantra isn’t as catchy. **TCP**

WE HAVEN’T SEEN
CONSTRUCTION
COSTS RETURN TO
PRE-COVID LEVELS

Tulsa’s BOK Tower — built in 1976 — was in fact designed by Minoru Yamasaki & Associates, the same architect who designed the World Trade Center in New York City.

NOTABLE LEASE TRANSACTIONS

100 S Cincinnati



Tenant	SixT Rent A Car
Sign Date	January 2025
Asking Rate	\$20.00 FS
SF	41,300 SF
Submarket	CBD

8414 E 101st

Tenant	Not Disclosed
Sign Date	April 2025
Asking Rate	\$30.00 NNN
SF	15,285 SF
Submarket	South

21 N Greenwood



Tenant	GH2 Architects
Sign Date	February 2025
Asking Rate	\$34.00 FS
SF	16,100 SF
Submarket	CBD

NOTABLE SALE TRANSACTIONS

222 N Detroit



Seller	Devon Energy Corp
Buyer	Fenway Capital Advisors
Sale Date	March 2025
Sale Price	\$69,250,000 (\$266.06 psf)
SF	260,284 SF
Submarket	CBD

2087 E 71st - Yorktown Plaza

Seller	Orion Office
Buyer	Cyttek Inc
Sale Date	April 2025
Sale Price	\$4,500,000 (\$41.84 psf)
SF	107,544 SF
Submarket	South Central

6914 S Yorktown - Yorktown Place



Seller	Sam Muraki
Buyer	Tulsa Jewish Community Health
Sale Date	March 2025
Sale Price	\$4,250,000 (\$83.35 psf)
SF	50,988 SF
Submarket	South Central

¹=CoStar²=Owner³= Patrick Fox, Fox + Allen⁴= Rick Guild, SIOR, Newmark⁵=fred.stlouisfed.org⁶=CBRE 2025 U.S. Real Estate Market Outlook Midyear Review⁷ = CBRE Tulsa Office Figures Report H1 2025⁸ <https://primior.com/real-estate-development-costs-soar-the-hidden-impact-of-inflation-in-2025/>

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IMAGE: TULSA COUNTRY CLUB
NEW CLUBHOUSE BAR



One Williams Center / Bank of Oklahoma Tower

101 East 2nd Street | Tulsa, OK 74103

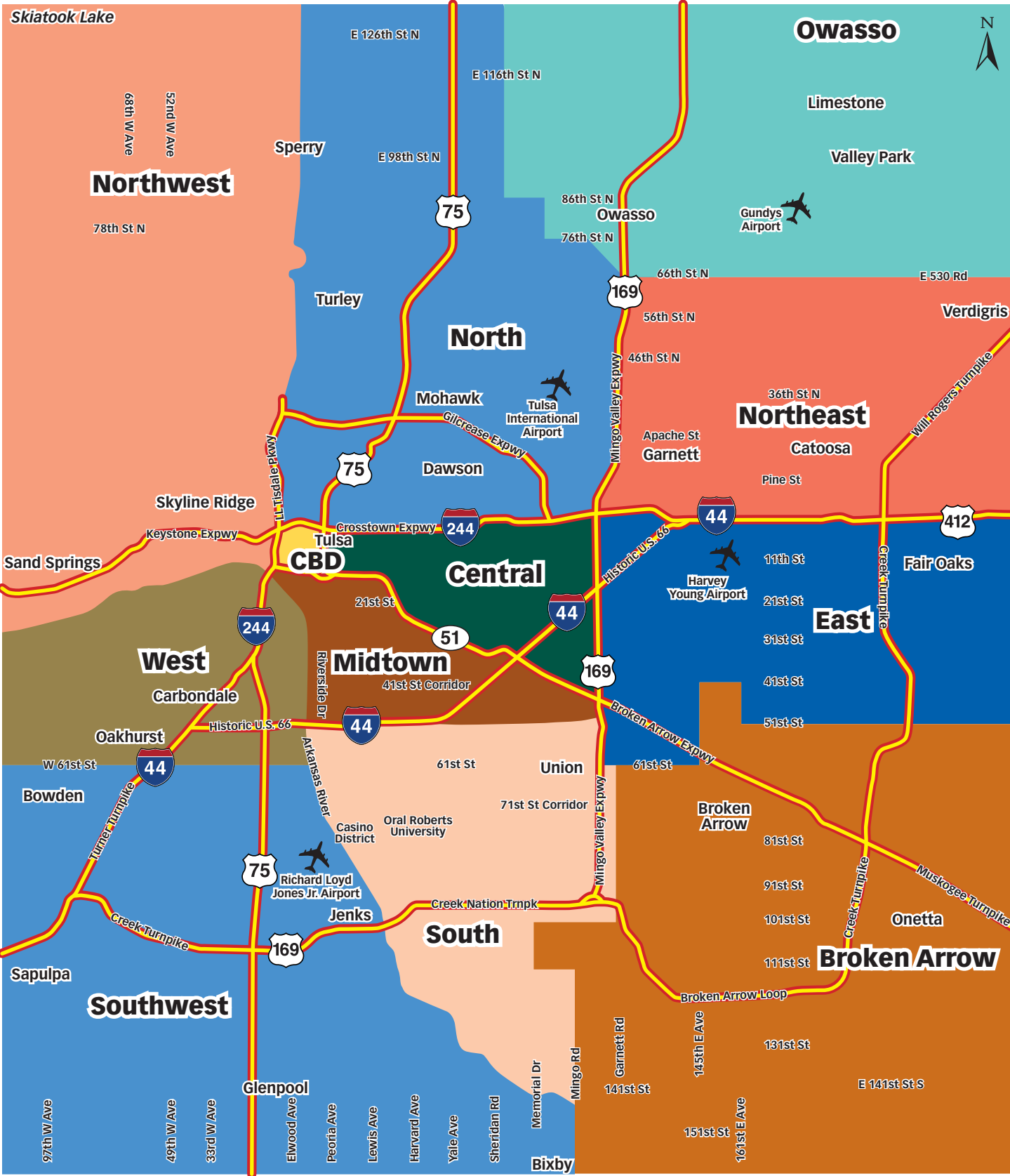
1,373,733 square feet | Built: 1976 - 1978
 Contiguous Space Available | 46,520 SQFT; Total Available – 125,188 SQFT

Contact: DeAnn Johnson, Managing Broker
 Williams Headquarters Building LLC | 918-607-4677 | deann.johnson@williams.com

- Trophy-Class property with beautiful Lounge, Terrace & Conference Center
- New 16,000+ SQFT fitness center operated by Trophy Fitness
- QuikTrip convenience store utilizing the innovative “Just Walk Out” technology
- Center Court Food Hall vendors offer a variety of breakfast and lunch options as well as catering
- State-of-the-art central plant owned and operated by owner
- Fully sprinkled complex equipped with modernized emergency and life safety systems
- On-site building technicians, security and life safety personnel staffed 24/7
- Building automation, access control and CCTV systems maintained and monitored by building personnel

ZONES

North Tulsa	Owasso	Central	SW Tulsa
Northeast Tulsa	West Tulsa	Midtown	South Tulsa
Northwest Tulsa	CBD	East Tulsa	Broken Arrow



	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT/PHONE ADDRESS CITY / STATE / ZIP	SIZE(RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
BROKEN ARROW					
BA	BERKSHIRE PLAZA 1615 & 1621 S. EUCALYPTUS AVE. BROKEN ARROW, OK 74012	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	36,231 2 2000, 2002	0 0 0.00	\$18.00 100.0%
BA	PHOENIX CENTER 2341 W ALBANY BROKEN ARROW, OK 74012	AMERICAN SOUTHWEST PROP / JACK WRIGHT / 918-251-0707 2341 W. ALBANY, SUITE A BROKEN ARROW, OK 74012	28,600 1 2002	4,500 4,500 0.00	\$8.50 84.3%
BA	TIMBERCREST PARK 1700 W ALBANY ST BROKEN ARROW, OK 74012	AMERICAN SOUTHWEST PROP / JACK WRIGHT / 918-251-0707 2341 W. ALBANY, SUITE A BROKEN ARROW, OK 74012	32,000 2 1987	4,000 4,000 0.00	\$9.00 87.5%

CENTRAL BUSINESS DISTRICT					
CBD	110 WEST 7TH 110 West 7th 	 - Indoor and outdoor loungers, 24/7 security and key card access column - Ample parking with attached 586 space parking garage + surface - Large, efficient floorplans with incredible views - Dual fiber optic feeds Contact: Rick Guild / (918) 645-3677 / Rguild@NewmarkRP.com	- On-site snack shop, style shop, credit union - Four separate substation feeders and available generator capacity to ensure continuous service - State-of-the-art building automation systems		
CBD	110 WEST 7TH 110 W 7TH ST TULSA, OK 74103	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	521,854 28 1972	9,265 78,692 2,400.00	\$18.00 84.9%
CBD	1215 BUILDING 1215 S BOULDER AVE TULSA, OK 74119	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	131,184 12 1954	10,500 21,000	\$14.50 84.0%
CBD	317 MAIN MALL BUILDING 317 S MAIN ST TULSA, OK 74103	BAM PROPERTIES / TERRY ARGUE / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	26,097 4 1907	26,097 26,097	\$13.00 0.0%
CBD	320 SOUTH BOSTON BUILDING 320 S BOSTON AVE TULSA, OK 74103	BAM PROPERTIES / TERRY ARGUE / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	413,104 24 1917	102,562 237,183 0.00	\$16.50 42.6%
CBD	616 S BOSTON AVE 616 S BOSTON AVE TULSA, OK 74119	HARRELL RESIDENTIAL / BRUCE HARRELL / 254-772-9639 4315 LAKE SHORE DR., STE. M WACO, TX 76710	87,500 7 1925/1970	9,000 12,000 0.00	\$12.00 86.3%
CBD	8:10 BUILDING 810 SOUTH CINCINNATI TULSA, OK 74119	MCGRAW COMMERCIAL PROPERTIES / NEIL DAILEY / 918-388-9588 / 4105 S. ROCKFORD AVE TULSA, OK 74105	80,000 6 1924/2015	0 0 0.00	\$16.50 100.0%
CBD	BANK OF OKLAHOMA TOWER 101 E 2ND ST TULSA, OK 74103-8100	MCCOY PROPERTY COMPANY / KELLY MCCOY / 918-403-9160 1224 E. 26TH STREET TULSA, OK 74114	1,140,684 52 1978	93,202 137,854 0.00	\$26.50 87.9%
CBD	BEACON BUILDING 406 S BOULDER TULSA, OK 74103	FOX + ALLEN REALTY / PATRICK FOX / 918-576-7300 1345 E. 15TH ST. TULSA, OK 74119	115,237 9 1928	12,849 52,268 0.00	\$12.75 54.6%
CBD	CATHEDRAL DISTRICT BUSINESS CENTER 823 S. DETROIT AVE. TULSA, OK 74120	CBRE, INC. / DYLAN SEIBERT / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	55,850 4 1959/2018	53,217 53,217	\$15.00 4.7%
CBD	CRAFTON TULL 220 EAST 8TH STREET TULSA, OK 74120	CBRE, INC. / DYLAN SEIBERT / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	21,920 1 1933/2005	7,099 7,099	\$22.00 67.6%
CBD	KENNEDY BUILDING 321 S BOSTON AVE TULSA, OK 74103	BAM PROPERTIES / TERRY ARGUE / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	183,267 10 1918	110,304 129,658 8,775.00	\$17.50 29.3%
CBD	MID-CONTINENT TOWER 401 S BOSTON AVE TULSA, OK 74103	BAM PROPERTIES / TERRY ARGUE / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	334,840 36 1917/1984	23,910 93,764 0.00	\$18.50 72.0%
CBD	ONE PLACE BUILDING 201 S. DENVER AVENUE TULSA, OK 74103	ONE PROPERTY MANAGEMENT / DAVID ATKINSON / 918-574-8776 / 201 S. DENVER AVE, BOX 1 TULSA, OK 74103	49,704 5 2012	4,562 3,011 4,562.00	\$20.00 93.9%
CBD	ONE TECHNOLOGY CENER 100 S. CINCINNATI AVE. TULSA, OK 74119	LEGACY CP ADVISORS / LISA BRANDES / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	626,802 15 2002	48,156 48,156 0.00	\$20.00 92.3%
CBD	PEARL RIDGE OFFICE PARK 827 S. PEORIA AVE. TULSA, OK 74120	FOX + ALLEN REALTY / PATRICK FOX / 918-576-7300 1345 E. 15TH ST. TULSA, OK 74119	30,000 3 2021	15,000 15,000	\$24.50 50.0%
CBD	REUNION CENTER 9 E 4TH ST TULSA, OK 74103	CORPORATE REALTY ADVISORS / NICK PROBST / 918-392-1950 3150 E. 41ST ST., SUITE 102 TULSA, OK 74105	94,560 10 1919	6,000 6,000 0.00	\$18.50 93.7%
CBD	SANTA FE SQUARE NE OF 2ND ST. S. AND S. ELGIN AVE. TULSA, OK 74120	CUSHMAN & WAKEFIELD / COMMERCIAL OKLAHOMA INC. / JARED ANDRESEN / 918-340-6970 111 S. ELGIN AVE., STE. 100 / TULSA, OK 74135	173,200 8	4,969 4,969	\$24.00 97.1%

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT/PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
CBD	THE SUN BUILDING 907 S DETROIT AVE TULSA, OK 74120	OKLAHOMA PROPERTY INVESTORS / JAKE HODGES / 405-843-4778 / 11212 N. MAY AVE OKLAHOMA CITY, OK 73120	250,707 12 1954	302 48,695 1,350.00	\$13.00 80.6%
CBD	THOMPSON BUILDING 20 E 5TH ST TULSA, OK 74103	SVN / OAK REALTY ADVISORS / SUSAN DAVIS / 918-201-2005 4812 EAST 81ST STREET, STE 301 TULSA, OK 74137	133,959 15 1928	8,434 59,891 0.00	\$13.50 55.3%
CBD	VAST BANK BUILDING 110 N. Elgin Ave. 	 - Superb Location directly across from Oneok Field - Garage Parking - Rooftop “In the Raw” restaurant - Private balconies on each floor - Exterior signage available - Large common area conference room Contact: Rick Guild / (918) 645-3677 / Rguild@NewmarkRP.com			
CBD	★ VAST BANK BUILDING 110 N. ELGIN AVE. TULSA, OK 74120	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	101,061 6 2018	2,000 2,000 0.00	\$32.00 98.0%
CBD	WILLIAMS CENTER TOWER I ONE W 3RD ST TULSA, OK 74103	DANIELS GREER PROPERTIES, LLC / 918-742-7500 ONE WEST THIRD, SUITE 1200 TULSA, OK 74103	314,589 17 1982	0 0 0.00	\$12.00 100.0%
CBD	WILLIAMS RESOURCE CENTER 2 E 1ST ST TULSA, OK 74102		229,037 3 1978	0 0 0.00	\$25.50 100.0%
CENTRAL					
CENTRAL	★ GUARANTY BUILDING 10159 E 11TH ST TULSA, OK 74128	CORPORATE REALTY ADVISORS / HANNAH ALTOM / 918-392-1950 / 3150 E. 41ST ST., SUITE 102 TULSA, OK 74105	98,316 6 1983	15,767 34,848 0.00	\$14.50 64.6%
CENTRAL	TECHRIDGE OFFICE PARK / BLAINE 9820 E 41ST ST TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	58,870 4 1980	14,386 34,274 0.00	\$14.00 41.8%
CENTRAL	TECHRIDGE OFFICE PARK / CHEROKEE 4150 S 100TH E AVE TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	58,280 4 1980	9,596 30,006 0.00	\$14.00 48.5%
CENTRAL	TECHRIDGE OFFICE PARK / COMANCHE 4115 S 100TH E AVE TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	56,551 2 1979	0 0 0.00	\$14.00 100.0%
CENTRAL	TECHRIDGE OFFICE PARK / GRANT 4110 S 100TH E AVE TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	45,976 2 1978	2,387 12,479 0.00	\$14.00 72.9%
CENTRAL	TECHRIDGE OFFICE PARK / GREER 9920 E 42ND ST TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	38,716 2 1978	7,352 14,134 0.00	\$14.00 63.5%
CENTRAL	TECHRIDGE OFFICE PARK / LOGAN 3840 S 103RD E AVE TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	56,745 2 1981	3,152 16,583 0.00	\$14.00 70.8%
CENTRAL	TECHRIDGE OFFICE PARK / MILES 4135 S 100TH E AVE TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	33,788 2 1979	9,426 17,236 0.00	\$14.00 49.0%
CENTRAL	TECHRIDGE OFFICE PARK / OSAGE 9726 E 42ND ST TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	35,000 2 1974	3,295 5,947 0.00	\$14.00 83.0%
CENTRAL	TECHRIDGE OFFICE PARK / PAWNEE 9910 E 42ND ST TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	38,844 2 1979	10,466 14,324 0.00	\$14.00 63.1%
CENTRAL	TECHRIDGE OFFICE PARK / ROGERS 9717 E 42ND ST TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	48,599 2 1975	5,967 9,818 0.00	\$14.00 79.8%
CENTRAL	TECHRIDGE OFFICE PARK / SEMINOLE 9810 E 42ND ST TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	49,656 2 1977	5,313 17,743 0.00	\$14.00 64.3%
CENTRAL	TECHRIDGE OFFICE PARK / WOODWARD 3810 S 103RD E AVE TULSA, OK 74146	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	58,835 2 1982	0 0 0.00	\$14.00 100.0%
EAST					
EAST	4848 OFFICE CENTER 4848 S 129TH E AVE TULSA, OK 74134	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	101,100 3 2000	0 0 0.00	\$16.50 100.0%

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT/PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
EAST	CORPORATE WOODS 4500 S 129 E AVE TULSA, OK 74134	ROBINSON PARK / AMITY MCCABE	553,000 3 1980	24,703 57,080 0.00	\$16.50 89.7%
EAST	EASTGATE METROPLEX 14002 E 21ST ST TULSA, OK 74134	SHELBOURNE CO. / MOSHE WEISSMAN / 718-215-3851 2362 NOSTRAND AVE, STE 7 BROOKLYN, NY 11210	1,032,100 3 1985/2007	77,400 241,400 0.00	\$9.50 76.6%
EAST	EXCHANGE CENTER 4606-08 S GARNETT TULSA, OK 74146	ROBINSON PARK / AMITY MCCABE	140,006 12 1979	11,715 32,374 0.00	\$15.00 76.9%
EAST	EXCHANGE TOWER 4500 S GARNETT RD TULSA, OK 74146	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	158,397 10 1982	17,668 102,706 0.00	\$15.00 35.2%
EAST	SOUTHPARK 4343 S 118TH E AVE TULSA, OK 74146	AMERICAN SOUTHWEST PROP / JACK WRIGHT / 918-251-0707 2341 W. ALBANY, SUITE A BROKEN ARROW, OK 74012	105,000 2 1972	35,000 35,000 0.00	\$10.50 66.7%
EAST	TOWNE CENTER - BUILDING A 10810 E 45TH ST TULSA, OK 74146	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	84,450 4 1980	7,848 10,327 0.00	87.8%
EAST	TOWNE CENTER - BUILDING B 10820 E 45TH ST TULSA, OK 74146	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	52,500 3 1980	9,160 36,444 0.00	30.6%
EAST	TOWNE CENTER - BUILDING C 10830 E 45TH ST TULSA, OK 74146	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	52,500 3 1980	6,693 16,467 0.00	68.6%

MIDTOWN

MIDTOWN	1515 UTICA AVE 1515 S. UTICA AVE TULSA, OK 74104	BAM PROPERTIES / CHRIS BUMGARNER / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	20,516 3 1009	5,300 5,300 0.00	\$24.50 74.2%
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MIDTOWN

2021 LEWIS CENTER

2021 S. Lewis Ave.





- Walking distance to Utica Square
- Free covered parking with covered walkway to building
- Ample Basement storage for tenant use

- On site banking and on-site engineer
- Across from infamous readers, full service, gas station, convenient store, and automotive repair.

Contact: Rick Guild / (918) 645-3677 / Rguild@NewmarkRP.com

MIDTOWN	2021 LEWIS CENTER 2021 S LEWIS AVE TULSA, OK 74104	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	85,078 7 1985/2018	7,356 35,222 0.00	\$20.00 58.6%
MIDTOWN	21 LEWIS PLAZA 2424 EAST. 21ST STREET TULSA, OK 74114	LEGACY CP ADVISORS / LISA BRANDES / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	58,846 5 1970/2020	4,162 4,162 6,751.00	\$20.00 92.9%
MIDTOWN	2705 SKELLY 2705 - 2745 E. SKELLY DR TULSA, OK 74135	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	46,000 3 1976	46,000 46,000	\$18.00 0.0%
MIDTOWN	3000 CENTER 3015 E SKELLY DR TULSA, OK 74105	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	57,258 2 1972	6,100 30,000 0.00	\$10.00 47.6%
MIDTOWN	3100 CENTER 3105 E SKELLY DR TULSA, OK 74105	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	52,016 6 1972	10,100 40,799 0.00	\$10.00 21.6%
MIDTOWN	BOSTON PLACE 1516 S BOSTON AVE TULSA, OK 74119	MAIN SQUARE TOWERS, INC. / RACHEL COX / 918-398-2745 1601 S. MAIN TULSA, OK 74159	44,611 4 1983	3,300 3,300 0.00	\$14.00 92.6%
MIDTOWN	BOULDER TOWERS 1437 S BOULDER AVE TULSA, OK 74119		521,802 15 1960/1980	32,101 105,208	\$17.00 79.8%
MIDTOWN	COMMERCE TOWER 5801 E 41ST ST TULSA, OK 74135	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	93,735 10 1981	6,298 38,204 0.00	\$14.50 59.2%
MIDTOWN	CORPORATE PLACE 5800 E SKELLY DR TULSA, OK 74135	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	117,384 13 1973/1980	8,509 64,145 0.00	\$14.50 45.4%
MIDTOWN	FULTON 46 BUILDING 5350 E 46TH ST TULSA, OK 74135	BAUER & ASSOCIATES / SHEILA COOPER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	23,347 2 1978	1,112 5,117 0.00	\$10.50 78.1%
MIDTOWN	HARVARD 41 4130-4154 S HARVARD TULSA, OK 74135	PERRY R. DUNHAM COMMERCIAL R.E. / PERRY DUNHAM / 918-627-4230 / 6355 E. 41ST ST. TULSA, OK 74145	40,000 2	728 7,254 0.00	\$15.50 81.9%

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
MIDTOWN	HARVARD GARDENS 4520 S HARVARD TULSA, OK 74135	MONTE HARREL / 918-671-5262 TULSA, OK 74135	23,219 2 1981	0 0 0.00	\$15.00 100.0%
MIDTOWN	HARVARD TOWER 4815 S HARVARD AVE TULSA, OK 74135	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	66,500 6 1969	3,169 15,518 0.00	\$13.00 76.7%
MIDTOWN	INTERNATIONAL PLAZA 1350 S BOULDER AVE TULSA, OK 74119	INTERNATIONAL PLAZA / BARRY BOETHIN / 918-585-6488 1350 S. BOULDER STE. 100 TULSA, OK 74119	115,000 12 1957	5,517 5,700 0.00	\$16.50 95.0%

MIDTOWN

MAPCO PLAZA

1717 S Boulder Ave W





- Perfectly positioned near the area's best restaurants, neighborhoods, and parks
- Conveniently located near Highway 75, I-244, and BA Expressway
- 24-hour protected backup power
- Abundant free on-site parking with

- select executive garage spaces
- Fully equipped common conference room
- Fitness center with locker rooms and showers
- Access to three fiber providers
- On-site management and ownership

Contact: John Neas / Mapco Plaza / 918-231-4454

MIDTOWN	★ MAPCO PLAZA 1717 S BOULDER AVE TULSA, OK 74119	MAPCO PLAZA / JOHN NEAS / 918-231-4454 1717 S. BOULDER AVE., STE. 101 TULSA, OK 74119	140,825 10 1983	13,655 22,446 0.00	\$17.00 84.1%
MIDTOWN	MERIDIAN TOWER 5100 E SKELLY DR TULSA, OK 74135	WIGGIN PROPERTIES, LLC / VICKI PATTERSON, CCIM / 918-935-2010 / 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	205,891 10 1981	35,451 113,225 0.00	\$21.50 45.0%
MIDTOWN	MIDWAY OFFICE BUILDING 2727 E 21ST ST TULSA, OK 74114	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	46,769 6 1974	2,245 7,398 0.00	\$14.50 84.2%
MIDTOWN	ONE PLACE TOWER 202 S. CHEYENNE AVE TULSA, OK 74105	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	328,543 17 2013	6,501 16,139 0.00	\$20.00 95.1%
MIDTOWN	PARKLAND PLAZA 2121 S COLUMBIA AVE TULSA, OK 74114	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	52,415 7 1969	929 929 0.00	\$14.50 98.2%
MIDTOWN	PEACHTREE SQUARE 4157 S. HARVARD TULSA, OK 74135	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	25,000 1980	0 0 0.00	\$14.00 100.0%
MIDTOWN	SOUTHLAND TOWER 4111 S DARLINGTON AVE TULSA, OK 74135	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	115,376 12 1995	20,474 58,865 0.00	\$14.00 49.0%
MIDTOWN	ST. JOHN BUILDING CORP 1924 S UTICA AVE TULSA, OK 74104	ADWON PROPERTIES, INC. / JORDAN HELMERICH / 918-749-9555 / PO BOX 52808 TULSA, OK 74152	123,480 14 1975	8,343 26,307 0.00	\$17.50 78.7%
MIDTOWN	UTICA CENTER WEST 1560 E 21ST ST TULSA, OK 74114	BAM PROPERTIES / CHRIS BUMGARNER / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	23,396 3 1966	4,659 9,137	\$19.00 60.9%
MIDTOWN	UTICA EAST 2005 S UTICA TULSA, OK 74114	BAM PROPERTIES / TERRY ARGUE / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	22,923 5 2020	5,508 5,508 0.00	\$36.00 76.0%
MIDTOWN	UTICA PLACE 2200 S UTICA PL TULSA, OK 74110	BAM PROPERTIES / CHRIS BUMGARNER / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	110,000 10 2008	4,427 4,427 0.00	\$27.00 96.0%
MIDTOWN	UTICA PLAZA 2100 S UTICA TULSA, OK 74114	BAM PROPERTIES / CHRIS BUMGARNER / 918-584-1414 320 S. BOSTON, SUITE 700 TULSA, OK 74103-4721	53,000 5 1996	6,418 6,418 0.00	\$25.00 87.9%

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NORTH

NORTH	AIRPORT OFFICE WAREHOUSE 2133 N SHERIDAN TULSA, OK 74115	WOLF GROUP PROPERTIES, LLC / HOWARD WOLF / 918-584-1425 / 320 S. BOSTON AVE., STE. 202 TULSA, OK 74103	29,680 1 2002	4,000 6,000 0.00	\$5.40 79.8%
NORTH	VERIZON CHEROKEE CAMPUS 6929 N LAKEWOOD AVE TULSA, OK 74117	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	860,000 4 1985	145,994 366,345 0.00	\$14.00 57.4%

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OWASSO

OWASSO	FIRST BANK CENTER 8601 N GARNETT ROAD OWASSO, OK 74055	TRINITY CORPORATE REAL ESTATE ADVISORS, LLC / CARL VINCENT / 918-493-8888 / 2448 EAST 81ST, STE. 188 TULSA, OK 74137	65,000 2 2009	12,000 23,900	\$19.00 63.2%
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	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
OWASSO	VILLAGE OFFICE 8551 N. 125TH E. AVE. OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	19,700 2 2004	0 0 0.00	\$18.00 100.0%
SOUTH					
SOUTH	51 YALE BUILDING 5110 S YALE AVE TULSA, OK 74135	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	69,960 5 1982	12,619 31,005 0.00	\$15.00 55.7%
SOUTH	ADS BUILDING 8301 E. 51ST ST. TULSA, OK 74145	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	25,126 2	14,292 19,549 0.00	\$10.00 22.2%
SOUTH	AMERICAN PLAZA 6011 S URBANA AVE TULSA, OK 74135	PAINE & ASSOCIATES / MATT MARDIS / 918-481-5380 8801 S. YALE AVE, STE. 550 TULSA, OK 74137	81,000 8 2013	0 0	\$23.00 100.0%
SOUTH	ATLANTA SOUTH OFFICE PARK 2502-2532 E 71ST TULSA, OK 74136	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	81,450 1 1980	6,678 13,629 0.00	\$13.00 83.3%
SOUTH	BANC FIRST BUILDING 7625 E 51ST TULSA, OK 74145	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	34,164 5 1983	0 0 0.00	100.0%
SOUTH	BOK PLACE AT SOUTHERN HILLS 5727 S. LEWIS AVE TULSA, OK 74105	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	118,879 8 1984	15,575 49,457 0.00	\$18.00 58.4%
SOUTH	BOK PLACE AT SOUTHERN HILLS 5727 S LEWIS AVE TULSA, OK 74105	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	126,656 8 1984	6,950 25,159 0.00	\$20.00 80.1%
SOUTH	BRADEN PARK 7170 S BRADEN AVE TULSA, OK 74136	CBRE, INC. / TERRY PAYNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	29,274 2 1990	9,962 0.00	\$14.50 66.0%
SOUTH	BRADFORD PLACE 9175 S YALE TULSA, OK 74137	JKJ REALTY CO. / J JORDAN K. JAMES, CCIM / 918-495-1550 7910 S 101ST EAST AVE TULSA, OK 74133	30,000 3 2002	2,848 2,848 0.00	\$18.50 90.5%
SOUTH	BRANIFF MART 5401 S SHERIDAN RD TULSA, OK 74145	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	32,000 0 1978	0 0 0.00	\$11.00 100.0%
SOUTH	BRIDGEPORT III 6450 S LEWIS AVE TULSA, OK 74136	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	46,810 3 1986	6,897 7,870 0.00	\$14.50 83.2%
SOUTH	CENTRAL BANK BUILDING 8908 S YALE AVE TULSA, OK 74137		59,739 4 1985/2001	2,214 2,214 0.00	\$20.00 96.3%
SOUTH	CITYPLEX TOWERS 2408-2488 E 81ST TULSA, OK 74137	TRINITY CORPORATE REAL ESTATE ADVISORS, LLC / CARL VINCENT / 918-493-8888 / 2448 EAST 81ST, STE. 188 TULSA, OK 74137	1,549,172 60 1981	147,913 580,873 17,710.00	\$15.00 62.5%
SOUTH	COPPER OAKS (PHASES I & II) 7010-7060 S YALE TULSA, OK 74136	ROBINSON PARK / AMITY MCCABE	55,790 21 1983	175 175 0.00	\$14.50 99.7%
SOUTH	CORPORATE OAKS 5555 E 71ST TULSA, OK 74136	OIL CAPITAL COMMERCIAL / MIKE SCHNAKE / 918-622-6066 5555 E. 71ST STREET, SUITE 8300 TULSA, OK 74136	52,257 3 1984	2,856 12,335 0.00	\$14.50 76.4%
SOUTH	ETON OFFICE CENTRE 8321 E. 61ST ST. TULSA, OK 74133	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	65,629 2 1985	11,671	\$13.00 82.2%
SOUTH	FOUNTAINS 4815-4867 S SHERIDAN TULSA, OK 74145	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	87,700 1 1970	2,586 19,383 0.00	\$13.00 77.9%
SOUTH	FOX PLAZA 5416 S YALE AVE TULSA, OK 74135	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	80,930 6 1970	13,968 38,977 0.00	\$12.50 51.8%
SOUTH	GEOPHYSICAL RESOURCE CAMPUS 8801 S. Yale Ave. 	 • Class “A” Office Space • Park like campus • 12 picturesque acres • 3 story structured parking • Excellent walkability to upscale restaurants and services • Walking trails Contact: Matt Mardis, 918-481-5380, ext. 13	• Shared conference room for tenants • Secure underground storage • Professional management on-site • Convenient access to Creek Turnpike		
SOUTH	GEOPHYSICAL RESOURCE CAMPUS 8801 S YALE TULSA, OK 74137	PAINE & ASSOCIATES / MATT MARDIS / 918-481-5380 8801 S. YALE AVE, STE. 550 TULSA, OK 74137	101,264 5 1984	3,876 0.00	\$26.50 100.0%
SOUTH	GRACE BUSINESS CENTER 6218 S LEWIS AVE TULSA, OK 74136	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	25,478 2 1973	0 9,117 0.00	\$14.50 64.2%

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
SOUTH	IBC TOWER 2250 E 73RD ST TULSA, OK 74136	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	62,998 6 1982	1,929 2,621 0.00	\$16.00 95.8%
SOUTH	INTERNATIONAL TOWER 5200 S. YALE AVE. TULSA, OK 74135	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	32,836 7	2,519 10,181 0.00	\$13.00 69.0%
SOUTH	KENSINGTON BUSINESS CENTER 7140 S LEWIS AVE TULSA, OK 74136	CORPORATE REALTY ADVISORS / HANNAH ALTOM / 918-392-1950 / 3150 E. 41ST ST., SUITE 102 TULSA, OK 74105	235,973 2 1983	24,512 53,389 0.00	\$15.50 77.4%
SOUTH	KENSINGTON TOWER I 7130 S LEWIS AVE TULSA, OK 74136	CORPORATE REALTY ADVISORS / HANNAH ALTOM / 918-392-1950 / 3150 E. 41ST ST., SUITE 102 TULSA, OK 74105	164,592 10 1984	46,039 80,490 0.00	\$16.50 51.1%
SOUTH	LEWIS PARK 5319 S LEWIS TULSA, OK 74105	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	17,805 2 1985	2,939 2,939 0.00	\$14.25 83.5%
SOUTH	LEWIS SQUARE OFFICE PARK 6202 S LEWIS AVE TULSA, OK 74136	PARAMOUNT COMMERCIAL PROP. / ALAN HARJU / 918-743-8000 / 6666 S. SHERIDAN RD., SUITE 106 TULSA, OK 74133	28,344 1 1981	1,960 1,960 0.00	\$14.50 93.1%
SOUTH	MARKET PLACE WEST 9410 E 51ST ST TULSA, OK 74145	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	27,600 1 1984	7,601 7,601 0.00	\$11.50 72.5%
SOUTH	METROPOLITAN LIFE BLDG. 12902 E. 51ST ST. TULSA, OK 74145	MCGRAW COMMERCIAL PROPERTIES / NEIL DAILEY / 918-388-9588 / 4105 S. ROCKFORD AVE TULSA, OK 74105	84,428 3 1973	84,428	\$14.52 0.0%
SOUTH	OAK CLIFF TERRACE I & II 6711 & 6717 S YALE TULSA, OK 74136	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	36,005 2 1976	4,508 16,633 0.00	\$13.00 53.8%
SOUTH	ONE MEMORIAL PLACE 7633 E 63RD PL TULSA, OK 74133	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	88,796 5 1981	5,880 20,931 0.00	\$16.00 76.4%
SOUTH	OXFORD PLACE 6600 & 6666 S Sheridan	  • Superb South Tulsa Location • Covered Parking • Richly Appointed Entries and Common Areas • Flexible floor plans • Abundant Landscaping • See More of this property at www.Paramounttulsa.com • Contact: Alan Harju, Paramount Commercial Properties, LLC, 918-743-8000 or 918-645-2355			
SOUTH	OXFORD PLACE 6600-6666 S SHERIDAN ROAD TULSA, OK 74133	PARAMOUNT COMMERCIAL PROP. / ALAN HARJU / 918-743-8000 / 6666 S. SHERIDAN RD., SUITE 106 TULSA, OK 74133	82,611 4 1986/2013	6,316 14,699 0.00	\$18.00 82.2%
SOUTH	PARK TOWERS 5314 S Yale Ave	  • On-site banking w/Drive-Thru • Convenient location in Tulsa's geographic center along the Yale Office corridor overlooking Lafortune Park • Recently renovated building lobby • Local ownership ensures prompt and professional attention to Tenant's needs Contact: Jason M. Kennon, Case & Associates Properties, Inc., 918-492-1983			
SOUTH	PARK TOWERS 5314 S YALE AVE TULSA, OK 74135	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	107,075 11 1981	5,000 5,000 0.00	\$17.00 95.3%
SOUTH	PRISM OFFICE BUILDING 8282 S MEMORIAL DR TULSA, OK 74133	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	80,450 4 1982	8,356 12,071 0.00	\$15.00 85.0%
SOUTH	PROSPERITY CENTER 6846 S CANTON TULSA, OK 74136	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	117,590 7 1982	13,205 52,051 0.00	\$15.00 55.7%
SOUTH	RICH & CARTMILL BUILDING 2738 E 51ST TULSA, OK 74105	COATES COMMERCIAL PROPERTIES, LLC / PATRICK COATES, CCIM / 4111 S. DARLINGTON, STE 640 TULSA, OK 74135	45,683 4 1985	1,200 1,200 0.00	\$17.50 97.4%
SOUTH	RICHMOND PLAZA 4200 E Skelly Dr	  • Attractive granite and glass exterior • Stunning views of the city • Immediate access to the city's expressway system • On-Site banking facilities with ATM • Near hotels, restaurants, shopping centers and recreation • Less than 15 minutes to Downtown, and to Tulsa's International and Riverside Airports Contact: Jason M. Kennon, Case & Associates Properties, Inc., 918-492-1983			
SOUTH	RICHMOND PLAZA 4200 E SKELLY DR TULSA, OK 74135	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	166,332 10 1983	5,000 10,000 0.00	\$22.50 94.0%

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT/PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) FLOORS YEAR BUILT	CONTIGUOUS SPACE TOTAL AVAILABLE SUBLEASE SPACE	GROSS RENTAL RATE % LEASED
SOUTH	RIVERBRIDGE OFFICE PARK 1323 E 71ST ST TULSA, OK 74136	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	63,839 4 1984	46,346 0.00	27.4%
SOUTH	SHADOW MOUNTAIN OFFICE CENTER 5840 S MEMORIAL DR TULSA, OK 74145	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON / 918-743-4300 / 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	66,500 3 1980	7,764 37,320 0.00	\$10.50 43.9%
SOUTH	SOUTHERN HILLS TOWER 2431 East 61st Street 	 • Magnificent view of Southern Hills Country Club and Golf Course • Executive Covered Parking • High Quality, Class A Office Building • Nearby restaurants, retail centers, hotel, convention facilities and exclusive residential neighborhoods • Easy access to I-44, Hwy 75, Riverside Drive and the Creek Nation Turnpike • On-site banking facilities with drive-thru and ATM Contact: Jason M. Kennon, Case & Associates Properties, Inc., 918-492-1983			
SOUTH ★	SOUTHERN HILLS TOWER 2431 E 61ST TULSA, OK 74136	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	151,879 8 1981	2,000 4,000 0.00	\$22.50 97.4%
SOUTH	SOUTHERN RIDGE 6506 S LEWIS AVE TULSA, OK 74136		65,705 2 1984	4,625 17,099 0.00	\$13.00 74.0%
SOUTH	THE PARK 5151-5157 E 51ST TULSA, OK 74135	FEARS & CLARK / BRAXTON FEARS / 918-481-2080 11620 E. SKELLY DR TULSA, OK 74135	56,756 2 1977	56,756 56,756 0.00	\$12.50 0.0%
SOUTH	THREE MEMORIAL PLACE 7615 E 63RD PL TULSA, OK 74133	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	44,870 2 1982	8,795 25,263 0.00	\$15.00 43.7%
SOUTH	TRIAD CENTER I 7666 E. 61ST S TULSA, OK 74133	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	63,839 6 1982	19,426 80,152	\$16.50 -25.6%
SOUTH	TRIAD II 7645 E 63RD ST TULSA, OK 74133		151,023 6 1986	87,000 98,859 0.00	\$15.00 34.5%
SOUTH	TWO MEMORIAL PLACE 8023 E 63RD PL TULSA, OK 74133	CBRE, INC. / CARRIE CLAIBORNE / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	134,183 8 1983	19,680 3,310 0.00	\$16.50 97.5%
SOUTH	WARREN PLACE 6100 South Yale Avenue 	 • Nearly one million square feet of office space in two award-winning towers • Central South Tulsa location - 61st and Yale Contact: Rick Guild / (918) 645-3677 / Rguild@NewmarkRP.com • 52-acre landscaped office campus • Located with the elegant Doubletree Hotel			
SOUTH ★	WARREN PLACE ONE 6100 S YALE AVE TULSA, OK 74136	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	470,025 20 1983	94,377 165,173 9,918.00	\$27.00 64.9%
SOUTH	WARREN PLACE TWO 6120 S YALE AVE TULSA, OK 74136	NEWMARK ROBINSON PARK / RICK GUILD / 918-619-6999 110 W. 7TH ST., STE 2600 TULSA, OK 74119	489,870 19 1986	26,716 100,875 5,912.00	\$27.00 79.4%
SOUTH	WATERFORD PLAZA 9108 S. SHERIDAN TULSA, OK 74133	W/S COMMERCIAL / LINDSEY WARREN / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	28,883 1 2007	8,993 11,193 0.00	\$15.00 61.2%
WEST					
WEST	SULZER OFFICE BUILDING 1 SULZER WAY TULSA, OK 74131	LEGACY CP ADVISORS / BILL BEICHLER / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	34,000 3 2009	34,000 34,000 34,000.00	\$11.00 0.0%

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MOMENTUM AND MOVEMENT FROM 2024 TO 2026

Over the last six to eight months, the Tulsa Metropolitan Statistical Area (MSA) has seen a notable surge in retail development, transaction activity, and mixed-use expansion—fueled by shifting consumer habits, suburban growth, and strategic public-private partnerships. The region's retail market, historically anchored by traditional malls and suburban power centers, is undergoing a transformation that includes a blend of infill redevelopment and outward suburban sprawl.



BY VICKI PATTERSON, CCIM
WIGGIN PROPERTIES

RETAIL MARKET TRENDS AND EMPLOYMENT STABILITY

Retail employment in the Tulsa MSA hovered around 50,000 jobs as of mid-2025, with slow but steady gains reported over the past year. This employment base has remained relatively stable, a reflection of the region's balanced approach to retail development and diversification of tenant mixes. Local market participants report continued resilience in consumer spending, particularly in necessity-based and discount retail categories, while experiential and service-oriented concepts are beginning to anchor many new developments.

MAJOR TRANSACTIONS AND MALL CHALLENGES

While national headlines often spotlight closures and anchor tenant withdrawals, the Tulsa market has remained active with significant sales and repositioning of key properties. One of the most visible challenges has been the continued decline of Tulsa Promenade. The mall, once a regional powerhouse, has faced high vacancy rates, anchor store closures, and public safety concerns. By spring 2025, the property was under financial strain, facing auction proceedings due to unpaid taxes. In stark contrast, Woodland Hills Mall remains stable, bolstered by the 2024 arrival of Scheels, which took over the former Sears location and brought renewed traffic and interest to the center.

RETAIL DEVELOPMENT BOOM IN BROKEN ARROW

Perhaps no area has demonstrated more retail momentum than Broken Arrow. In mid-2025, construction began on Adams Creek Town Center, a 142,000-square-foot retail development along the Broken Arrow Expressway and County Line. This center will bring in regional and national tenants such as Burlington, Books-A-Million, Pet Supplies Plus, and Five Below, with additional space allocated for dining, entertainment, and fitness. It should also be noted that Outback Steakhouse has joined the neighborhood and Trader Joe's is under construction.

THE TULSA MSA RETAIL MARKET IS EXPECTED TO REMAIN ACTIVE ACROSS URBAN AND SUBURBAN SUBMARKETS

On the southside of Broken Arrow, Hackberry Market is rising along 121st and Aspen, anchored by a Home Depot and joined by major chains like Hobby Lobby, T.J. Maxx, and Burlington. These two developments alone represent more than 350,000 square feet of new retail space entering the Broken Arrow market, a figure that places the city at the forefront of retail growth within the Tulsa MSA.

Additionally, city leaders are reviewing a proposal for a \$98 million mixed-use development just south of the Warren Theater. The plan includes 211,000 square feet of retail and restaurant space, plus 22,000 square feet of pad sites. A tax increment financing (TIF) district has been proposed to support the infrastructure improvements needed to bring the project to life.

JENKS AND THE ARRIVAL OF THE TULSA PREMIUM OUTLETS

Jenks has experienced an impressive 27% year-over-year increase in sales tax revenue, fueled largely by the opening of the Tulsa Premium Outlets. This 340,000-square-foot open-air shopping destination, featuring more than 80 brand-name stores, has quickly positioned Jenks as a major retail and leisure hub in the Tulsa MSA. Coupled with the nearby Oklahoma Aquarium, the outlet



mall is drawing shoppers and families from across the region. City leaders and developers expect its success to spur a wave of complementary projects, including new restaurants, family entertainment venues, and boutique retail to fill in the remaining parcels around the outlet center and on the Aquarium campus.

Looking ahead, Jenks is also targeting the 121st Street and Highway 75 corridor as its next major commercial growth area. This highly visible intersection is primed for development, with city planners aiming to see construction activity within the next 12 to 24 months. Early interest suggests a mix of fast-casual dining, specialty grocers, and potentially mixed-use projects could take shape here, adding another layer to the city's expanding retail landscape. With the outlet mall's momentum and strategic site planning, Jenks is positioning itself for continued growth and a stronger role in the region's commercial development story.

REDEVELOPMENT AND ADAPTIVE REUSE

Revitalization efforts are also taking shape in North Tulsa, where the aging Northridge Plaza is being transformed into a dynamic mixed-use hub. Once a traditional retail strip center, the site will now host urgent care and mental health clinics, a pharmacy, family-oriented recreation options like a skating rink, and several fast-casual dining outlets. The transformation is part of a broader trend toward blending healthcare, retail, and community services under one roof—a model gaining traction nationwide.

DOWNTOWN BIXBY: EMERGING URBAN CORE

In downtown Bixby, two transformative developments are redefining the city's urban identity. Spartan Square, a \$20 million mixed-use development, broke ground in early 2024 at the intersection of Cabaniss Avenue and Highway 151. The project includes an 80-room Tru by Hilton hotel with an attached convention center and 18,000 square feet of ground-level retail and office space. Designed as a new gateway to downtown, Spartan Square is also delivering over 200 public parking spaces to support both visitors and future retailers.

Not far from Spartan Square, Iconik Bixby is poised to become the largest mixed-use development in the city's history. With substantial completion in 2025, the \$30 million project will feature 150 luxury apartments over 15,000 square feet of street-level retail. A 300-space parking garage is part of the project, aiming to address long-standing parking constraints in the city center. Both developments are supported by local tax increment financing and represent Bixby's aggressive push toward a more walkable, urban-style retail experience.

Further south, the Spartan Creek development is taking shape on 150 acres at 151st and Memorial. Anchored by a proposed 60,000-square-foot grocery store and flanked by multiple outparcel sites, the project will add essential retail amenities to one of the fastest-growing residential corridors in Bixby.



THE YEAR AHEAD: A SHIFTING LANDSCAPE

As we look toward the remainder of 2025 and into 2026, the Tulsa MSA retail market is expected to remain active across both urban and suburban submarkets. Key themes will include adaptive reuse of aging properties, suburban expansion with regional draws, and continued public-private collaboration through tools like TIF districts.

The broader outlook is cautiously optimistic. While national headwinds remain—from inflationary pressure to e-commerce disruption—Tulsa's diversified tenant mix, steady job market, and proactive municipal planning efforts offer a strong foundation. Developers, investors, and retailers alike would be wise to monitor Broken Arrow, Jenks, and Bixby as barometers for the region's next wave of retail success. **TCP**

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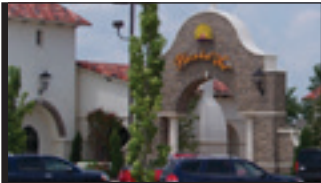
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	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (GLA) % LEASED YEAR BUILT	SMALLEST AVAILABLE LARGEST AVAILABLE TOTAL AVAILABLE	RENTAL (SMALL SPACE) RENTAL (LARGE SPACE) CAM CHARGE
BROKEN ARROW					
BA	ADAMS CREEK TOWN CENTER E. E. HILLSIDE DRIVE @ N 23 ST, BROKEN ARROW, OK 74133	PAINE & ASSOCIATES / MATT MARDIS / 918-481-5380 8801 S. YALE AVE, STE. 550 TULSA, OK 74137	967,032.00 97.6% Q4 2025	1,500.00 5,000.00 23,064.00	\$40.00 \$43.00
BA	ASPEN CENTER RETAIL 1401 N ASPEN BROKEN ARROW, OK 74012	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	20,570.00 100.0%	1,610.00 11,092.00	
BA	ASPEN CREEK 2000 W HOUSTON ST BROKEN ARROW, OK 74012	REPPE PROPERTY GROUP / BOB REPPE / 918-301-0736 427 S. BOSTON AVE, STE 507 TULSA, OK 74103	36,794.00 84.3% 1984	1,389.00 2,884.00 5,773.00	\$10.00 \$6.00 \$2.95
BA	BIG LOT CENTER / SOUTHERN AGRICULTURE 91ST & ELM NW/C BROKEN ARROW, OK 74012	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	42,000.00 100.0% 1992	0.00 0.00 0.00	\$8.00 \$8.00 \$1.32
BA	BROKEN ARROW PLAZA RETAIL CENTER 6405-6450 S ELM PL BROKEN ARROW, OK 74012	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	38,506.00 91.2% 2008	1,200.00 3,400.00 3,400.00	\$18.00 \$18.00 \$0.00
BA	BROKEN ARROW TOWNE CENTRE 101ST & ELM BROKEN ARROW, OK 74012	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	92,453.00 61.7% 1985	1,050.00 9,693.00 35,376.00	\$11.00 \$8.00 \$2.21
BA	COUNTY LINE SHOPPING CENTER 1005-1205 E KENOSHA BROKEN ARROW, OK 74012	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	64,828.00 96.8% 1979	2,081.00 2,081.00	\$10.00 \$10.00 \$1.35
BA	KENOSHA COMMERCIAL CENTER 4601 W KENOSHA ST BROKEN ARROW, OK 74012	PRICE EDWARDS & COMPANY / TANDA FRANCIS / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	25,831.00 84.0% 2006	1,426.00 2,626.00 4,126.00	\$16.00 \$16.00 \$4.99
BA	KENOSHA CROSSING 1208 E. KENOSHA BROKEN ARROW, OK 74012	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	20,000.00 100.0% 1998	0.00 0.00 0.00	\$15.00 \$1.54
BA	LAURENWOOD SQUARE 1091 S ASPEN AVE BROKEN ARROW, OK 74012	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	46,893.00 100.0% 1985	0.00 0.00 0.00	\$9.00 \$8.00 \$1.52
BA	MANCHESTER SQUARE PROFESSIONAL BUILDING / 1757 N. ASPEN BROKEN ARROW, OK 74012	SAMSON COMMERCIAL REAL ESTATE SERVICES / MIKE LESTER / 918-284-0700 / 1645 S. 101ST. E. AVE., STE. 101 TULSA, OK 74128	20,419.00 100.0% 2008	0.00 0.00 0.00	\$20.00 \$20.00
BA	OAKWOOD PLAZA 81ST & 145TH E AVE, S/E C BROKEN ARROW, OK 74012	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	108,076.00 100.0% 1976/2000	0.00 0.00 0.00	\$7.00 \$7.00 \$2.32
BA	PLAZA DEL SOL 9999 S Mingo Rd	  • Tulsa's Premier "Entertainment/Experience" Neighborhood Center • Superior and convenient access 1 mile east of Memorial Drive • Casual offerings in an upscale setting Contact: Jason M. Kennon, Case & Associates Properties, Inc. / 918-492-1983			
BA	PLAZA DEL SOL 9999 S MINGO RD TULSA, OK 74133	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	46,500.00 87.1% 2008	1,500.00 2,000.00 6,000.00	\$21.00 \$21.00 \$6.00
BA	QUAIL RUN SHOPPING CENTER 81ST & 145TH E AVE, NW CORNER BROKEN ARROW, OK 74012	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	49,734.00 100.0% 1981	0.00 0.00 0.00	\$12.00 \$9.00 \$1.00
BA	SHOPS AT LYNN LANE 1700 N 9TH ST BROKEN ARROW, OK 74012	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	24,630.00 90.3% 2008	2,400.00 2,400.00 2,400.00	\$20.00 \$20.00 \$1.50
BA	THE SHOPPES AT STONE RIDGE E ALBANY (61ST) & 161ST E AVE BROKEN ARROW, OK 74012	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	48,300.00 0.0% 2010	1,400.00 10,000.00 48,300.00	\$14.00 \$24.00 \$3.00
BA	TIGER PLAZA 2055-2500 E KENOSHA ST BROKEN ARROW, OK 74014	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	48,827.00 62.1% 2007	1,500.00 10,000.00 18,500.00	\$16.00 \$12.00 \$2.50
BA	TOWNE CENTER PHASE I* 101ST & ELM PL BROKEN ARROW, OK 74011	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	28,450.00 85.1% 1984	702.00 2,562.00 4,239.00	\$8.50 \$8.50 \$3.84
BA	TURTLE CREEK 81ST & 145TH E AVE BROKEN ARROW, OK 74012	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	35,720.00 75.8% 1985	8,640.00 8,640.00 8,640.00	\$5.50 \$5.50 \$1.88
BA	VANDEVER EAST II SHOPPING CENTER 3321 S ELM PL BROKEN ARROW, OK 74012	CBRE, INC. / JIM BROWN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	38,521.00 91.4% 1978/1992	1,500.00 1,748.00 3,298.00	
BA	VILLAGE AT ASPEN CREEK 2016 W HOUSTON BROKEN ARROW, OK 74012	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	36,794.00 85.9% 1985	2,090.00 3,100.00 5,190.00	\$9.00 \$9.50 \$3.19

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (GLA) % LEASED YEAR BUILT	SMALLEST AVAILABLE LARGEST AVAILABLE TOTAL AVAILABLE	RENTAL (SMALL SPACE) RENTAL (LARGE SPACE) CAM CHARGE
CENTRAL					
CENTRAL	1700 YALE MALL 1649 SOUTH YALE AVE TULSA, OK 74112	W/S COMMERCIAL / LINDSEY WARREN / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	77,254.00 87.5% 1972/2014	1,486.00 3,145.00 9,624.00	\$25.00 \$20.00 \$3.50
CENTRAL	401 SOUTH UTICA 401 S UTICA TULSA, OK 74104	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	24,730.00 66.0% 1975	8,400.00 8,400.00 8,400.00	\$6.00 \$6.00 \$1.20
CENTRAL	CENTENNIAL PLAZA 1901 S. YALE AVE. TULSA, OK 74112	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	180,000.00 66.7% 1999	59,966.00 59,966.00 59,966.00	
CENTRAL	LEISURE SQUARE 2140-D S MEMORIAL TULSA, OK 74129	BUCK MEYERS INV. / BUCK MEYERS / 918-663-2224 2140-D S. MEMORIAL TULSA, OK 74129	72,200.00 90.3%	7,000.00 7,000.00 7,000.00	\$6.00 \$6.00 \$0.25
CENTRAL	MAYO MEADOW SHOPPING CENTER PAD SITES 21ST & YALE SWC TULSA, OK 74112	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	80,737.00 36.7%	51,089.00 51,089.00 51,089.00	\$15.00 \$15.00
CENTRAL	TRI CENTER SHOPPING CENTER 2717-2757 S MEMORIAL TULSA, OK 74129	AMERICAN SOUTHWEST PROP / JACK WRIGHT / 918-251-0707 2341 W. ALBANY, SUITE A BROKEN ARROW, OK 74012	101,000.00 100.0% 1974/86	12,000.00 12,000.00 0.00	\$6.00 \$8.00 \$0.00
CENTRAL	VILLAGE SQUARE 21ST & MEMORIAL TULSA, OK 74129		27,666.00 94.6% 1985	1,500.00 1,500.00 1,500.00	\$8.00 \$12.00
EAST					
EAST	BRIARGLEN SQUARE SHOPPING CENTER 31ST & 129TH, S/E C TULSA, OK 74134	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	32,361.00 92.2% 1984	2,523.00 2,523.00 2,523.00	\$7.00 \$7.00 \$3.10
EAST	CROSSBOW CENTER REDEVELOPMENT 41ST & GARNETT, NW C TULSA, OK 74146	VENTURE PROPERTIES / LINDA SCHAFER / 918-747-8700 1517 E. 41ST PL, SUITE 200 TULSA, OK 74105	82,612.00 91.3% 1976	7,200.00 7,200.00 7,200.00	\$10.00 \$8.00 \$2.00
EAST	EASTERN VILLAGE 21ST & 125TH E AVE TULSA, OK 74129	WATERMARK COMMERCIAL PROPERTIES / DUSTIN HANSEN / 918-994-4407 / 4527 E 91ST ST TULSA, OK 74137	32,502.00 55.7% 1980	6,000.00 8,400.00 14,400.00	\$7.00 \$7.00 \$0.65
EAST	GARNETT CROSSING 11101-11215 E 31ST TULSA, OK 74146	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	57,755.00 55.3% 1975/2006	1,113.00 12,000.00 25,791.00	
EAST	GARNETT PLAZA 11309-11613 E 31ST ST. TULSA, OK 74146	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	131,021.00 85.5% 1974	4,000.00 15,000.00 19,000.00	\$12.00 \$2.00
EAST	GARNETT PLAZA 11333 E 21ST ST TULSA, OK 74129	WATERMARK COMMERCIAL PROPERTIES / DUSTIN HANSEN / 918-994-4407 / 4527 E 91ST ST TULSA, OK 74137	29,710.00 84.3% 1983	1,200.00 2,205.00 4,678.00	\$12.00 \$12.00
EAST	INTERNATIONAL PLAZA 21ST AND GARNETT NW C TULSA, OK 74135	TULSA COMM. PROP. SERV. / MAUREEN PAYNE & SAM STEEL / 918-742-2417 / 3314 E. 51ST ST, SUITE 207K TULSA, OK 74135	69,618.00 100.0% -	0.00 0.00 0.00	\$0.00 \$0.00 \$0.65
EAST	MARINA SHOPPING CENTER 9902 E 21ST ST TULSA, OK 74129	WOLF GROUP PROPERTIES, LLC / HOWARD WOLF / 918-584-1425 / 320 S. BOSTON AVE., STE. 202 TULSA, OK 74103	39,723.00 97.5% 1995	1,000.00 1,000.00 1,000.00	\$9.50
EAST	SCISSORTAIL SQUARE 12737 E 41ST ST TULSA, OK 74146	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	46,077.00 36.3% 1983	1,147.00 8,138.00 29,341.00	
EAST	THE SHOPS AT HARVARD PARKE 1517 E. 41ST PL, SUITE 200 TULSA, OK 74137	VENTURE PROPERTIES / LINDA SCHAFER / 918-747-8700 1517 E. 41ST PL, SUITE 200 TULSA, OK 74105	61,954.00 85.2% 1998	2,160.00 3,512.00 9,144.00	\$15.00 \$15.00 \$3.20
EAST	TOWNEAST ADMIRAL & 193RD E AVE, S/E C CATOOSA, OK 74133	BUCK MEYERS INV. / BUCK MEYERS / 918-663-2224 2140-D S. MEMORIAL TULSA, OK 74129	57,605.00 100.0% 1985	0.00 0.00 0.00	\$9.00 \$4.50 \$0.40
MIDTOWN					
MIDTOWN	48TH STREET 8136 E. 48TH ST. TULSA, OK 74145	AMERICAN SOUTHWEST PROP / JACK WRIGHT / 918-251-0707 2341 W. ALBANY, SUITE A BROKEN ARROW, OK 74012	32,000.00 50.0%	16,000.00 16,000.00 16,000.00	\$6.00 \$8.00
MIDTOWN	BROOKE PLAZA 2601 - 2625 S. MEMORIAL TULSA, OK 74145	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	39,000.00 94.9% 1964	2,000.00 2,000.00 2,000.00	\$7.00 \$7.00 \$0.50

	PROJECT NAME ADDRESS CITY / STATE / ZIP	MANAGING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (GLA) % LEASED YEAR BUILT	SMALLEST AVAILABLE LARGEST AVAILABLE TOTAL AVAILABLE	RENTAL (SMALL SPACE) RENTAL (LARGE SPACE) CAM CHARGE
MIDTOWN	BROOKLAND SHOPPING CENTER 3726 S. PEORIA TULSA, OK 74105	VENTURE PROPERTIES / LINDA SCHAFER / 918-747-8700 1517 E. 41ST PL, SUITE 200 TULSA, OK 74105	25,047.00 85.6% 1950	3,600.00 3,600.00 3,600.00	\$20.00 \$20.00 \$3.65
MIDTOWN	CROSSROADS SERVICE CENTER 41ST & SHERIDAN TULSA, OK 74135	PERRY R. DUNHAM COMMERCIAL R.E. / PERRY DUNHAM / 918-627-4230 / 6355 E. 41ST ST. TULSA, OK 74145	38,572.00 80.3%	2,600.00 5,000.00 7,600.00	\$8.00
MIDTOWN	HARVARD SHOPS 3215 S. HARVARD AVE. TULSA, OK 74135	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	20,587.00 90.3% 1955	731.00 1,269.00 2,000.00	\$10.00 \$10.00 \$0.27
MIDTOWN	HARVARD VILLAGE 2600 S HARVARD TULSA, OK 74114	ADWON REALTY INC. / JOE ADWON / 918-749-7966 P.O. BOX 701116 TULSA, OK 74170	45,444.00 100.0% 1955	0.00 0.00 0.00	\$12.00 \$10.00 \$2.85
MIDTOWN	HIGHLAND PLAZA 5505-5667 E 41ST ST TULSA, OK 74135	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	100,623.00 68.3% 1963/2007/2019	1,000.00 4,160.00 31,900.00	\$10.00 \$10.00 \$1.69
MIDTOWN	LINCOLN PLAZA ON CHERRY STREET 1304 E 15TH ST TULSA, OK 74120	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	40,108.00 84.1% 1910/93	975.00 3,504.00 6,393.00	\$18.00 \$18.00 \$6.23
MIDTOWN	MAXIM BUSINESS PARK 4305 S MINGO RD TULSA, OK 74146	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	107,387.00 89.1% 1984	1,599.00 5,265.00 11,745.00	\$9.50 \$9.75
MIDTOWN	MAXIM BUSINESS PARK 4305 S MINGO RD TULSA, OK 74146	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	107,387.00 89.1% 1984	1,599.00 5,265.00 11,745.00	\$9.50 \$9.75
MIDTOWN	OLD VILLAGE SHOPPING CENTER EAST OF 41ST & S. PEORIA TULSA, OK 74105	VENTURE PROPERTIES / LINDA SCHAFER / 918-747-8700 1517 E. 41ST PL, SUITE 200 TULSA, OK 74105	63,433.00 96.7% 1970	704.00 1,410.00 2,114.00	\$18.00 \$18.00 \$3.30
MIDTOWN	SOUTHROADS 4909-5231 E 41ST ST TULSA, OK 74135	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	305,373.00 66.8% 1967/97	2,452.00 33,897.00 101,339.00	
MIDTOWN	THE SHOPS AT GREENWAY VILLAGE 4002-4016 S YALE TULSA, OK 74135	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	31,900.00 96.9% 1975	1,000.00	\$12.00 \$12.00 \$2.50

NORTH

NORTH	NORTH POINTE BUSINESS CENTER 205 E. PINE TULSA, OK 74106	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	36,794.00 66.3% 1995	1,300.00 5,263.00 12,396.00	\$10.00 \$10.00 \$5.85
NORTH	SPRINGDALE SHOPPING CENTER PINE & LEWIS TULSA, OK 74110	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	93,792.00 100.0% 1972	0.00 0.00 0.00	\$10.25 \$7.00 \$1.39

NORTHEAST

NE	CHEROKEE SPRINGS PLAZA 3377 CHEROKEE SPRINGS RD TAHLEQUAH, OK 74464	CHEROKEE NATION BUSINESSES / BRIAN HUNT / 918-439-6546 777 W. CHEROKEE ST CATOOSA, OK 74015	21,600.00 100.0% 2019	0.00 0.00 0.00	\$18.00 \$2.50
NE	GILCREASE HILLS CENTER 2301-2323 W EDISON TULSA, OK 74127	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	46,129.00 69.9% 1980	1,040.00 3,300.00 13,897.00	\$2.83
NE	PAGE PLAZA 1124 E. CHARLES PAGE BLVD SAND SPRINGS, OK 74063	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	34,900.00 24.1% 1974	26,500.00 26,500.00 26,500.00	\$5.00 \$10.00 \$1.57
NE	THE SHOPPES AT ADAMS ROAD 2ND & ADAMS ROAD SAND SPINGS, OK 74063	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	102,413.00 86.2% 1957/1986	1,200.00 3,000.00 14,163.00	\$12.00 \$8.00 \$1.98

OWASSO

OWASSO	5TH AVENUE BUSINESS PARK 314 E 5TH ST. OWASSO, OK 74055	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	64,800.00 63.0% 2024	2,400.00 14,400.00 24,000.00	\$17.00 \$21.00
OWASSO	ATOR CENTER 9100 N. GARNETT OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	34,850.00 100.0% 1991	0.00 0.00 0.00	\$15.00 \$15.00 \$0.00
OWASSO	FAIRWAY MARKET I/II 9540 N. GARNETT OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	30,535.00 100.0% 2006/2015	0.00 0.00 0.00	\$20.00 \$20.00 \$4.00

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OWASSO	GARRETT CREEK 11560 N 135TH E AVE OWASSO, OK 74055	WIGGIN PROPERTIES, LLC / GRANT STEWART / 918-935-2010 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	104,216.00 96.1% 2007	1,675.00 2,435.00 4,110.00	\$10.00 \$16.00
OWASSO	MINGO VALLEY CENTER 8787 OWASSO EXPRESSWAY OWASSO, OK 74055		107,187.00 96.6% 1988/2004	1,620.00 2,000.00 3,620.00	\$11.50 \$8.00 \$1.69
OWASSO	MINGO VALLEY SHOPPING CENTER 8751 N 117TH E AVE OWASSO, OK 74055		31,025.00 76.0% 1999	1,300.00 4,523.00 7,448.00	\$11.50 \$8.00 \$2.55
OWASSO	OWASSO LAND BUILDING I/II 12140 / 12150 E. 96TH ST. N. OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	44,396.00 100.0% 2002	0.00 0.00 0.00	\$0.00 \$20.00 \$4.00
OWASSO	OWASSO MARKETPLACE 12105-12401 E. 96TH OWASSO, OK 74055	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	560,140.00 99.2% 2002	2,000.00 2,500.00 4,500.00	
OWASSO	OWASSO TOWN CENTER 12912 E 86 ST N OWASSO, OK 74055	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	30,000.00 92.0% 1980	2,400.00 2,400.00 2,400.00	\$17.00 \$17.00 \$1.50
OWASSO	OWASSO TOWN CENTER 8500 N. 129TH ST. OWASSO, OK 74055	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	22,894.00 89.5% 1999	2,400.00 2,400.00 2,400.00	\$15.00 \$15.00 \$1.52
OWASSO	SMITH FARM MARKETPLACE 9002 N 121ST AVE OWASSO, OK 74055	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	356,677.00 94.1% 2005	1,311.00 7,000.00 20,981.00	
OWASSO	THE MARKET SHOPPING CENTER 12932 E 86TH ST N OWASSO, OK 74055	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	30,000.00 92.0% 2005	2,400.00 2,400.00 2,400.00	\$10.00 \$10.00 \$3.00
OWASSO	THREE LAKES CENTER 11610-11650 E. 86TH ST. N. OWASSO, OK 74055	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	48,130.00 100.0% 1980	0.00 0.00 0.00	\$12.00 \$12.00 \$0.00
OWASSO	WATERFORD PLAZA 9500 / 9530 N. 129TH E. AVE. OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	49,506.00 97.0% 2004	1,503.00 1,503.00 1,503.00	\$20.00 \$20.00 \$4.30

SOUTH

SOUTH	126 CENTER 12600-12604 S MEMORIAL DR BIXBY, OK 74008	JKJ REALTY CO. / JORDAN K. JAMES, CCIM / 918-495-1550 7910 S 101ST EAST AVE TULSA, OK 74133	21,783.00 79.0% 1985	1,100.00 2,200.00 4,565.00	\$9.50 \$10.50
SOUTH	5130 S HARVARD AVE 5130 S HARVARD AVE TULSA, OK 74135	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	51,150.00 38.5% 1985	31,460.00 31,460.00 31,460.00	\$8.00 \$8.00 \$2.50
SOUTH	5400 MINGO CENTER 5400 S MINGO TULSA, OK 74146	PROPERTY SPECIALISTS, INC. / CHARLIE NORTHCOTT / 918-665-0803 / 6305 E. 32ND ST. TULSA, OK 74135	49,000.00 96.6% 1979	1,250.00 1,400.00 1,650.00	\$6.50 \$8.00 \$0.00
SOUTH	7181 MINGO CENTER 7181 S MINGO TULSA, OK 74133	EQUITAS REALTY ADVISORS / MARCO PLACENCIA / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	37,000.00 100.0% 1998	0.00 0.00 0.00	\$12.00 \$8.00 \$1.00
SOUTH	8922 S. MEMORIAL 8922 S. MEMORIAL DRIVE TULSA, OK 74133	NAI RUPE HELMER, LLC / DAVID HARTNACK / 918-745-1133 6846 S. CANTON AVE., SUITE 250 TULSA, OK 74136	51,000.00 85.4% 1972	7,431.00 7,431.00 7,431.00	\$11.00 \$11.00 \$4.13
SOUTH	CENTRE 71 71ST & MEMORIAL SE/C TULSA, OK 74133	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	50,160.00 80.4% 1993	1,200.00 3,960.00 9,840.00	\$10.00 \$10.00 \$3.73
SOUTH	CHIMNEY POINTE 91ST & SHERIDAN TULSA, OK 74133	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	43,930.00 87.6% 1984	1,264.00 2,753.00 5,446.00	\$11.00 \$9.00 \$1.96
SOUTH	COMMERCE PLAZA 55TH & MINGO TULSA, OK 74146	MUDD FAMILY PROPERTIES / VERNON MUDD / 918-749-6411 P.O. BOX 701137 TULSA, OK 74170	20,000.00 100.0% 1983	0.00 0.00 0.00	\$6.00 \$6.00 \$0.00
SOUTH	COPPER MOUNTAIN 6002-6028 S MEMORIAL TULSA, OK 74145	PARAMOUNT COMMERCIAL PROP. / ALAN HARJU / 918-743-8000 / 6666 S. SHERIDAN RD., SUITE 106 TULSA, OK 74133	25,443.00 94.3% 1980/2007	1,444.00	\$15.00 \$15.00 \$4.20
SOUTH	COUNTRY CLUB PLAZA 51ST & S HARVARD TULSA, OK 74135	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	203,057.00 87.6% 1965/84	1,500.00 14,000.00 25,200.00	\$18.00 \$10.00 \$2.50
SOUTH	CROSSING OAKS 7110 S MEMORIAL DRIVE TULSA, OK 74133	PAINE & ASSOCIATES / MATT MARDIS / 918-481-5380 8801 S. YALE AVE, STE. 550 TULSA, OK 74137	266,682.00 97.9% 1979/2018	2,500.00 3,198.00 5,698.00	\$25.00
SOUTH	EAST POINTE CENTER 71ST & MINGO, S/E C TULSA, OK 74133	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	47,872.00 93.3% 1985	1,553.00 3,209.00 3,209.00	\$3.31

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SOUTH	EASTSIDE MARKET 11011 E. 71ST ST. TULSA, OK 74133	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	187,928.00 86.7% 2000	1,932.00 17,432.00 24,935.00	
SOUTH	ECHELON CENTER 8112 S MEMORIAL DR TULSA, OK 74133	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	55,469.00 89.1% 1984	1,122.00 4,900.00 6,022.00	\$15.00 \$11.00 \$3.18
SOUTH	ETON SQUARE 8221-8421 E 61ST ST TULSA, OK 74133	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	111,397.00 90.9% 1984	10,151.00 10,151.00 10,151.00	\$14.00 \$8.00 \$2.37
SOUTH	ETON SQUARE 8221 E 61ST ST TULSA, OK 74133	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	97,099.00 85.7% 1985	13,886.00 13,886.00 13,886.00	\$14.00 \$8.00 \$2.37
SOUTH	FOREST TRAILS SOUTH 10032 S SHERIDAN TULSA, OK 74133	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	32,611.00 96.1% 1983	1,261.00 \$9.00 1,261.00	\$10.00 \$9.00 \$1.57
SOUTH	GARNETT PLAZA 71ST & GARNETT, SW/C TULSA, OK 74133	MID AMERICA REALTY, INC / GEORGE O'CONNOR / 918-299-0100 / 10125 C. S. SHERIDAN TULSA, OK 74133	100,786.00 100.0% 1996	0.00 0.00 0.00	\$16.00 \$16.00 \$5.14
SOUTH	HEATHERRIDGE 6518-6556 E 91ST ST TULSA, OK 74133	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	34,193.00 91.8% 1981	1,400.00 1,400.00 2,800.00	\$16.00 \$2.43
SOUTH	KENSINGTON ANNEX 71ST & LEWIS TULSA, OK 74136	CORPORATE REALTY ADVISORS / HANNAH ALTOM / 918-392-1950 / 3150 E. 41ST ST., SUITE 102 TULSA, OK 74105	51,068.00 83.6% 1979	1,800.00 8,373.00 8,373.00	\$10.00 \$1.50
SOUTH	KINGS LANDING 99TH & S RIVERSIDE PKWY TULSA, OK 74137	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	43,746.00 68.9% 2005	1,920.00 9,371.00 13,611.00	\$22.00 \$24.00 \$2.30
SOUTH	KINGS POINTE VILLAGE 5952 S YALE TULSA, OK 74135	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	117,000.00 78.4% 2003	1,080.00 20,256.00 25,218.00	\$20.00 \$20.00 \$1.48
SOUTH	LEWIS CROSSING 6921-6981 S LEWIS AVE TULSA, OK 74136	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	49,324.00 44.6% 1977/98	1,354.00 4,865.00 27,308.00	\$8.00 \$12.00 \$2.57
SOUTH	LIGHTHOUSE SHOPPING CENTER 7143 S YALE TULSA, OK 74136	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	38,045.00 85.9% 1988/2008	1,904.00 3,458.00 5,362.00	\$16.00 \$22.00 \$2.88
SOUTH	MANCHESTER SQUARE 8338 E 61ST ST TULSA, OK 74133	DIXON R.E. CO., INC. / SONDR A HIGHFILL / 918-748-0308 4870 S. LEWIS, SUITE 100 TULSA, OK 74105	141,601.00 88.9% 1995	140.00 5,383.00 15,765.00	\$10.00 \$11.00 \$2.66
SOUTH	MEMORIAL PARK SHOPPING CENTER 51ST & MEMORIAL, N/E C TULSA, OK 74145	PEYDAY REALTY, LLC / JONATHAN PEYRAVY / 918-850-8050 4855 S. MEMORIAL DR TULSA, OK 74145	38,964.00 58.6% 1971	1,800.00 5,000.00 16,140.00	\$10.00 \$7.00 \$2.76
SOUTH	MINGO CENTER 5151 S MINGO RD TULSA, OK 74146		17,200.00 66.0% 2007	3,000.00 5,846.00 5,846.00	\$6.75 \$2.58
SOUTH	MINGO MARKETPLACE 10123-10303 E 71ST ST TULSA, OK 74133	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	219,277.00 100.0% 1992	0.00 0.00	
SOUTH	PALAZZO 8222 E. 103RD ST. S. TULSA, OK 74133	SVN / OAK REALTY ADVISORS / SUSAN DAVIS / 918-201-2005 4812 EAST 81ST STREET, STE 301 TULSA, OK 74137	59,100.00 87.3% 2006	1,500.00 4,500.00 7,500.00	\$17.00 \$19.00 \$4.00
SOUTH	PARK LANE SHOPPING CENTER 51ST & SHERIDAN, N/W C TULSA, OK 74145	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	148,951.00 100.0% 1967	0.00 0.00 0.00	\$9.00 \$9.00 \$0.00
SOUTH	PARK PLAZA SHOPPING CENTER 6010 S SHERIDAN RD TULSA, OK 74135	REPPE PROPERTY GROUP / BOB REPPE / 918-301-0736 427 S. BOSTON AVE, STE 507 TULSA, OK 74103	122,514.00 72.1% 1971	1,018.00 23,979.00 34,227.00	\$8.00 \$12.00 \$2.05
SOUTH	POST ROCK PLAZA 10438 S. 82ND E. AVE TULSA, OK 74133	PAINE & ASSOCIATES / MATT MARDIS / 918-481-5380 8801 S. YALE AVE, STE. 550 TULSA, OK 74137	117,595.00 86.3% 2008	1,000.00 6,629.00 16,129.00	\$16.00 \$18.00
SOUTH	RENAISSANCE ON MEMORIAL 8281 S MEMORIAL DR TULSA, OK 74133	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	26,120.00 85.9% 2003	1,610.00 1,940.00 3,690.00	\$22.00 \$3.50
SOUTH	RIVER PARK SQUARE 6821 S PEORIA AVE TULSA, OK 74136		46,138.00 81.4% 1984	1,875.00 4,625.00 8,600.00	\$6.00 \$6.00 \$1.38
SOUTH	RIVERSIDE MARKET 9521-9675 RIVERSIDE PKWY TULSA, OK 74137	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	164,177.00 94.0% 2004	1,200.00 3,400.00 9,784.00	
SOUTH	SHERIDAN COMMERCIAL CENTER 4307-4319 S SHERIDAN RD TULSA, OK 74145	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	21,990.00 100.0% 1973	0.00 0.00 0.00	\$12.00 \$12.00
SOUTH	SOUTH LEWIS PLAZA 7030 S LEWIS TULSA, OK 74136	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	37,500.00 87.6% 1984	830.00 2,395.00 4,664.00	\$9.00 \$9.00 \$2.40

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SOUTH	SOUTH MEMORIAL PLAZA 10846-10848 S. MEMORIAL DR. TULSA, OK 74133	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	48,288.00 85.8% 2006	2,000.00 2,840.00 6,840.00	\$12.00 \$16.00 \$1.20
SOUTH	SOUTH TOWN MARKET 10000 S. MEMORIAL TULSA, OK 74133	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	248,116.00 88.4% 2009	9,100.00 10,000.00 28,900.00	\$40.00
SOUTH	SQUARE ONE-OFFICE CENTER 66705 E 81ST ST TULSA, OK 74133	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	28,908.00 96.9% 1985	889.00 889.00 889.00	\$13.00 \$13.00 \$0.00
SOUTH	THE MILL SHOPPING CENTER 6973 E 71ST ST TULSA, OK 74133	P&H PROPERTIES LLC / BRANDON MOLL / 918-523-4000 4785 E. 91ST, SUITE 200 TULSA, OK 74137	30,870.00 89.3% 1980	1,516.00 1,794.00 3,310.00	\$10.00 \$12.00 \$2.20
SOUTH	THE PLAZA SHOPPING CENTER 8102-8272 S LEWIS AVE TULSA, OK 74137	SVN / OAK REALTY ADVISORS / SUSAN DAVIS / 918-201-2005 4812 EAST 81ST STREET, STE 301 TULSA, OK 74137	127,106.00 57.6% 1986	1,200.00 8,105.00 53,928.00	\$17.00 \$17.00 \$4.00
SOUTH	THE SHOPS & OFFICES AT BRIDGEPOINTE 1660 E 71ST ST TULSA, OK 74136	CORPORATE REALTY ADVISORS / HANNAH ALTOM / 918-392-1950 / 3150 E. 41ST ST., SUITE 102 TULSA, OK 74105	55,000.00 83.1% 1992	800.00 5,212.00 9,315.00	\$9.00 \$12.00 \$1.85
SOUTH	THE VILAGE AT WOODLAND HILLS 6612-6808 S MEMORIAL TULSA, OK 74133	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	224,487.00 72.8% 1987	1,144.00 25,016.00 61,158.00	\$12.00
SOUTH	TOWN & COUNTRY CENTER 121ST & S MEMORIAL BIXBY, OK 74008	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	91,610.00 100.0% 1974		\$12.00 \$7.00 \$0.74
SOUTH	TRI CENTER 2601-2625 S MEMORIAL TULSA, OK 74145	WIGGIN PROPERTIES, LLC / SHAWN A HALE, CCIM / 918-935-2010 / 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	39,000.00 94.9% 1964	2,000.00 5,400.00 2,000.00	\$9.00 \$9.00 \$0.50
SOUTH	TULSA RETAIL CENTER 9121-9219 E 71ST ST TULSA, OK 74133	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	92,848.00 74.0%	24,178.00 24,178.00 24,178.00	
SOUTH	TUSCANA ON YALE 7060 S. YALE, SUITE 900 TULSA, OK 74136	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	32,000.00 80.2% 2013	2,000.00 4,000.00 6,347.00	\$20.00 \$20.00 \$1.75
SOUTH	UNION PLAZA 9717-10021 E. 71ST ST TULSA, OK 74133	CBRE, INC. / BEN GANZKOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	196,752.00 82.2% 1994	35,000.00 35,000.00	
SOUTH	UNION SQUARE 6105 S MINGO RD TULSA, OK 74133	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	30,220.00 48.3% 1985	906.00 4,828.00 15,632.00	\$10.00 \$11.00 \$1.60
SOUTH	UTICA 71 CENTER 7018 S. UTICA TULSA, OK 74136	WALMAN COMMERCIAL / STEVE WALMAN / 918-481-8888 7060 S. YALE, SUITE 900 TULSA, OK 74136	25,309.00 82.2% 1995	1,500.00 3,000.00 4,500.00	\$8.00 \$12.00
SOUTH	VILLAGE SOUTH 10100 S SHERIDAN RD TULSA, OK 74133	PRECISION EQUITY / ALICIA NOLEN 5100 E. SKELLY SR, STE. 960 TULSA, OK 74135	104,000.00 97.7% 1983	2,437.00 2,437.00 2,437.00	\$14.00 \$14.00 \$3.49
SOUTH	WATERFORD PLAZA 9108 S. SHERIDAN TULSA, OK 74133		28,883.00 89.6% 2007	3,006.00 3,006.00 3,006.00	\$20.00 \$20.00
SOUTHWEST					
SW	MAIN PLACE 6TH & SO MAIN SAPULPA, OK 74066	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	42,000.00 100.0% 1976	0.00 0.00 0.00	\$8.00 \$7.00 \$0.81
SW	RIVERWALK CROSSING 300 RIVERWALK TERRACE JENKS, OK 74037	PAINE & ASSOCIATES / MATT MARDIS / 918-481-5380 8801 S. YALE AVE, STE. 550 TULSA, OK 74137	27,805.00 33.2% 2004	1,401.00 7,140.00 18,576.00	\$18.00 \$20.00
SW	SPARTAN FAMILY CENTER* 151ST & MEMORIAL RD, N/W C BIXBY, OK 74008	SANDMAN PROP SERVICES / BRAD SANDITEN / 918-742-3315 3314 E. 51ST ST, SUITE 200A TULSA, OK 74135	62,410.00 100.0% 1985	0.00 0.00 0.00	\$9.50 \$7.00 \$1.09
SW	TULSA HILS SHOPPING CENTER 7336 S OLYMPIA AVE TULSA, OK 74132	W/S COMMERCIAL / CAITLIN SHORES / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	1,200,000.00 98.9% 2007	1,200.00 8,962.00 13,162.00	\$30.00 \$30.00
SW	VILLAGE ON MAIN 117 S 7TH ST JENKS, OK 74037	W/S COMMERCIAL / LINDSEY WARREN / 918-688-4040 3509 S. PEORIA AVE., STE 500 TULSA, OK 74105	44,193.00 34.8% 2012	2,074.00 3,916.00 28,824.00	\$9.00 \$12.00
WEST					
WEST	CRYSTAL CITY SHOPPING CENTER 4207-4289 SOUTHWEST BLVD TULSA, OK 74131	COLDWELL BANKER SELECT / DAVID ROBERTS 8522 E. 61ST ST. TULSA, OK 74133	110,000.00 52.0% 1954	1,250.00 35,586.00 52,746.00	\$5.75 \$9.00 \$0.69
WEST	TOWN WEST SHOPPING CENTER 6840 W SKELLY DR TULSA, OK 74107	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	162,726.00 70.1% 1979	495.00 29,294.00 48,622.00	\$10.00 \$4.75 \$0.50



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TULSA Trends '25

KEEPING PACE WITH TOMORROW'S MARKETS.



COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
OKLAHOMA CHAPTER

2024 DEALS OF THE YEAR

OFFICE LEASE OF THE YEAR NGL Energy Partners <i>CBRE</i> <i>Property Advisors</i> Bob Pielsticker Matt Reese Dylan Seibert	RETAIL LEASE OF THE YEAR Planet Fitness - Owasso <i>Paine & Associates</i> Matt Mardis Garrett Mahaney Brian Paine	MULTIFAMILY SALE OF THE YEAR The Place at Quail Hollow <i>CBRE</i> Brian Donahue Landen Peeler William Forrest Brad Walker Lebryant Crew
OFFICE SALE OF THE YEAR State Farm Corp - City of Tulsa <i>Legacy Commercial</i> <i>Property Advisors</i> Lisa Grandes David Looney Bill Beichler	RETAIL SALE OF THE YEAR Plaza Shopping Center <i>SVN Oak Realty Advisors</i> Susan Davis Raymond Lord Kristi Lord	SUMMIT AWARD Rick Guild
INDUSTRIAL LEASE OF THE YEAR Helmerich & Payne <i>Newmark Robinson Park</i> Collier Imgrund <i>McGraw Commercial Properties</i> Warren Stewart Neil Dailey Calvin Burghoff	LAND LEASE OF THE YEAR NorSun USA <i>Tulsa Airport Improvement Trust</i> Daniel Regan	REDEVELOPMENT OF THE YEAR Centennial Plaza <i>Legacy Commercial</i> <i>Property Advisors</i> Ben Ganzkow Sam Mitchell <i>CBRE</i> Dwayne Flynn Ryan Schaefer
INDUSTRIAL SALE OF THE YEAR St. Francis Hospital Industrial <i>CBRE</i> David Glasgow Matt Klimisch Alex Powell Kurt Giller	LAND SALE OF THE YEAR 13th Utica—Chick-Fil-A <i>McGraw Commercial Properties</i> Dick Alaback <i>NAI Sullivan Group</i> David Hartnack	SCOTT A. SANDITEN MEMBER OF THE YEAR Jody Vivion, <i>Flintco</i>

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Mark your calendars for May 2, 2026.
The Oklahoma Chapter of NAIOP will name its 2025 deals of the year with a celebration at the Mayo Hotel.



INDUSTRIAL MARKET RESILIENCE AND EVOLUTION

Tulsa has emerged as one of the most dynamic industrial real estate markets in the central US. Over the last decade local leaders have worked to diversify the region's economic base beyond energy, and recent announcements—including a \$4 billion aluminum smelter, billion-dollar clean-energy plants, and multiple data-center campuses—signaling a new chapter for Northeast Oklahoma.



BY DAVID LOONEY, CCIM
LEGACY COMMERCIAL PROPERTY ADVISORS

2025 INDUSTRIAL MARKET RECAP

After a record-setting 2022 and strong 2023, Tulsa's industrial market continued to show resiliency in 2024 despite national economic uncertainty. Key announcements were NorSun Solar Wafer Facility, Stardust Power Lithium Refinery, and Crusoe Energy Systems Facility. Momentum from 2024 carried into 2025. Vacancies remained in the low-3%'s, net absorption was positive, and annual rent growth held around 1.5%. Warehouse/Distribution rents averaged \$7.00 psf by mid-year, with manufacturing rents around \$4.30 psf, and flex/service rents around \$7.55 psf. South Central and Northeast submarkets accounted for most of the positive absorption.

Leasing activity in 1H25 was characterized by a mix of new deals and renewals. Tenants remained focused on functional, well-located properties with adequate power and clear heights. Notable new leases include:

- Equitas' lease of 393,089-sf to Crusoe Energy at Greenhill Logistics Center
- Newmark and CBRE completed a 453,486-sf lease at Tulasi.

At mid-2025 the most of construction pipeline remained less than 100,000 sf; however, the same developer for the new 600,000-sf bottling facility at Greenhill is also planning 2-building, 800,000-sf spec complex adjacent to it.

NOTABLE 2025 ANNOUNCEMENTS

The first half of 2025 brought announcements that dwarf even 2024's landmark deals:

- Emirates Global Aluminum – In May 2025, Emirates Global Aluminum (EGA) announced a \$4 billion aluminum production facility, first in US in 45 years, at the Port of Inola on 350 acres. The plant will create 1,000 direct jobs plus 1,800 indirect jobs during construction.

TULSA'S INDUSTRIAL MARKET CONTINUED TO SHOW RESILIENCY IN 2024 DESPITE NATIONAL ECONOMIC UNCERTAINTY

- Data-Center Investments – Project Clydesdale is a \$3 billion, 506 acres project near 76th St. North and Sheridan Rd. with a projected 200-300 high paying jobs. Project Anthem, believed to be Meta, is a \$800 million 340-acre campus near 11th Street and Creek Turnpike with employment of 50 workers.
- CBC Global Ammunition – In May 2025, CBC announced plans to build a four factory, \$300 million ammunition campus with 350 jobs on 550 acres at MidAmerica Industrial Park.

FORECASTED DEMAND AND SUPPLY DYNAMICS

On the supply side, the pipeline remains minimal. With few speculative projects breaking ground, vacancy is likely to stay in the low-3%'s through 2025 and into 2026. Developers face challenges securing pad-ready sites with sufficient power, water and sewer. Land assemblage and permitting can take 12-24 months, meaning that new supply delivered in 2027 and beyond will be determined by decisions made today.

**KEY TAKEAWAYS**

1. Tight Vacancy and Rising Rents – Tulsa's industrial vacancy remained under 3-4 % through 2025 YTD. Limited supply and steady demand continue to put upward pressure on rents.
2. Power-Hungry Users Drive Demand – The announced aluminum smelter, lithium refinery and clean-energy manufacturing plants will require large amounts of power and water. Data centers will also be major consumers.
3. Site Readiness Is a Competitive Advantage – With few speculative projects under construction, pad-ready sites with utilities and zoning in place will command premiums.
4. Migration from Other Markets – Companies relocating from Phoenix, New Jersey, Seattle, Los Angeles, Dallas and New York view Tulsa

as an affordable, centrally located alternative. This trend broadens the demand base beyond local tenants.

5. Opportunity Zones Fuel Inclusive Growth – The OZ 2.0 program offers stable incentives, especially for rural tracts. With 18 zones already in Tulsa and a new map on the horizon, developers can combine federal tax benefits with state and local incentives to unlock underutilized sites.

CONCLUSION

Tulsa's industrial market is at a pivotal moment. Record-low vacancy, modest but rising rents, and a scarcity of speculative development have created a landlord-friendly environment. Large-scale manufacturing projects are poised to reshape the region's industrial base and supply-chain dynamics. Meanwhile, proposed data centers will bring capital investment and tax.

TULSA HAS EMERGED AS ONE OF THE MOST DYNAMIC INDUSTRIAL REAL ESTATE MARKETS IN THE CENTRAL US

The passage of the One Big Beautiful Bill Act and the advent of Opportunity Zone 2.0 provide a stable, long-term investment in distressed and rural areas.

The next few years will test the market's capacity to accommodate growth while preserving the qualities that make Tulsa attractive—affordability, accessibility and a collaborative business climate. With strategic planning and investment, Tulsa's industrial sector can continue its transformation from a regional market into a key US logistics and manufacturing gateway. **TCP**



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	PROJECT NAME ADDRESS CITY / STATE / ZIP	LEASING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) OCCUPANCY RENT RATE	CONT. SPACE TOTAL AVAIL. SPRINKLERED	LOADING DOORS CLEAR HEIGHT RAILS SERVICE
BROKEN ARROW					
BA	2101 N. BEECH 2101 N BEECH BROKEN ARROW, OK 74012	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	41,250.00 80.0% \$7.50	8,266.00 8,266.00 YES	14' DRIVE IN DOORS 16' NO
BA	2600 WEST ALBANY 2600 W ALBANY BROKEN ARROW, OK 74012	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	46,492.00 100.0% \$8.75	0.00 0.00 YES	DOCK 22' NO
BA	6100 CENTER 2205 N WILLOW BROKEN ARROW, OK 74012	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	32,096.00 100.0% \$7.50	0.00 0.00 NO	DRIVE IN & DOCK DOOR 18' NO
BA	CENTERGATE BUSINESS PARK 13445 E. 59TH ST. TULSA, OK 74134	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	380,000.00 100.0% \$4.50	0.00 0.00	DOCK HIGH / DRIVE IN 22' NO
BA	COMMERCE CROSSING 3825 W ALBANY BROKEN ARROW, OK 74012	CBRE, INC. / MATT KLIMISCH / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	45,000.00 100.0%	0.00 0.00 YES	DOCK HIGH/DRIVE IN 24' NO
BA	METRO PARK EAST I 13700 E 61ST ST TULSA, OK 74146	EQUITAS REALTY ADVISORS / MARCO PLACENCIA / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	60,000.00 100.0% \$6.50	0.00 0.00 YES	GRADE A DOCK 24' NO
BA	METRO PARK EAST II 13655 E 61ST ST TULSA, OK 74146	EQUITAS REALTY ADVISORS / MARCO PLACENCIA / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	60,000.00 100.0% \$6.50	0.00 0.00 YES	GRADE & DOCK 24' NO
BA	REDBUD BUSINESS PARK 502-608 N REDBUD BROKEN ARROW, OK 74012	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	80,400.00 100.0% \$5.01	0.00 0.00 YES	12 X 12 14' NO
EAST					
EAST	12535 E. 52ND STREET WAREHOUSE 12535 E 52ND ST TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	82,290.00 100.0% \$0.00	0.00 0.00 YES	9 24' NO
EAST	51ST STREET TULSA BUSINESS PARK 11626 E 51ST ST TULSA, OK 74146	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	40,000.00 90.6% \$7.50	2,500.00 3,750.00 YES	14' DRIVE IN DOORS 16' NO
EAST	BUSINESS COMMONS TECH CENTER 12206 East 51st Street 		 • Located in Metro Park, one of Tulsa's nicest industrial parks • E. 51st Street footage near the Broken Arrow Expressway • Attractive Design • Convenient drive-in loading • Flex/R&D space located in the heart of the medical services corridor Contact: Bob Meyer or Jason M. Kennon Case & Associates Properties, Inc. 918-492-1983		
EAST	 BUSINESS COMMONS TECH CENTER 12206 E 51ST ST TULSA, OK 74146	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	37,041.00 88.4% \$8.00	4,200.00 4,300.00 NO	GRADE LEVEL OVERHEAD 12' - 13' NO
EAST	CENTERGATE BUSINESS PARK 5935 S. 129TH E. AVE TULSA, OK 74134	CBRE, INC. / MATT KLIMISCH / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	61,000.00 36.4% \$7.75	38,804.00 38,804.00	DOCK HIGH / DRIVE IN 30'
EAST	CENTERGATE BUSINESS PARK 5616 S. 129TH E. AVE. TULSA, OK 74134	CBRE, INC. / MATT KLIMISCH / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	556,000.00 100.0% \$5.50	0.00 0.00 YES	DOCK HIGH / DRIVE IN 30' NO
EAST	CENTERGATE BUSINESS PARK 5825 S. 129TH E. AVE. TULSA, OK 74134	CBRE, INC. / MATT KLIMISCH / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	37,938.00 50.6% \$12.00	18,750.00 18,750.00 YES	DOCK HIGH / DRIVE IN 24' NO
EAST	CENTERGATE BUSINESS PARK 13033 E. 59TH ST. TULSA, OK 74134	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	113,120.00 100.0%	0.00 0.00 YES	DOCK HIGH & DRIVE IN 30' NO
EAST	CENTERGATE BUSINESS PARK 13120 E. 59TH ST. TULSA, OK 74134	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	106,000.00 100.0%	0.00 0.00 YES	DOCK HIGH & DRIVE IN 30' NO
EAST	CENTERGATE BUSINESS PARK 13510 E. 59TH ST. TULSA, OK 74134	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	60,594.00 100.0%	0.00 0.00 YES	DOCK HIGH & DRIVE IN 30' NO
EAST	CENTERGATE BUSINESS PARK 5665 S. 129TH E. AVE TULSA, OK 74134	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	88,000.00 51.0% \$8.95	43,094.00 43,094.00 YES	DOCK HIGH / DRIVE IN 30'

	PROJECT NAME ADDRESS CITY / STATE / ZIP	LEASING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) OCCUPANCY RENT RATE	CONT. SPACE TOTAL AVAIL. SPRINKLERED	LOADING DOORS CLEAR HEIGHT RAIL SERVICE
EAST	FREEPORT TRADE CENTER 3148-58-68 South 108th East Avenue 		 • Excellent Highway Access nearby and visibility to Hwy 169 • Attractive Design • Modern Clear Heights • Ample Loading Areas • Dock High, Van/Truck High, Drive-in ramp Access • Large Concrete Truck Court Contact: Bob Meyer or Jason M. Kennon Case & Associates Properties, Inc. 918-492-1983		
EAST	 FREEPORT TRADE CENTER 3148-58-68 S 108TH E AVE TULSA, OK 74146	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	185,732.00 89.2% \$10.00	6,000.00 20,000.00 YES	DOCK HIGH, VAN HIGH, GRADE LEVEL 18', 15.5', 14.5' NO
EAST	GARNETT BUSINESS PARK 5460-5550 S GARNETT RD TULSA, OK 74146	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	182,000.00 100.0% \$5.25	0.00 0.00 YES	3 25' NO
EAST	GRAEBEL WAREHOUSE 12535 E 52ND ST TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	82,781.00 100.0%	0.00 0.00 YES	(4)10'X10' DH W/ LEVELERS, (2)8'X10' DH, (2)12'X14'DI, (1)14'X14'DI 24' / NO RAIL
EAST	HAMILTON PLACE 5350-5370 S 129TH E AVE TULSA, OK 74134	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	47,995.00 81.0% \$8.50	9,120.00 9,120.00 YES	DRIVE-IN AND DOCK 14.9' NO
EAST	MARK I BUSINESS CENTER 12616 - 12626 E 60TH ST TULSA, OK 74146	CBRE, INC. / MATT KLIMISCH / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	50,230.00 100.0%	0.00 0.00 YES	DRIVE IN 19' NO
EAST	METRO PARK 5915 S 118TH E AVE TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	40,000.00 100.0%	0.00 0.00 YES	DOCK & GRADE 25' NO
EAST	METRO PARK I 5233 S 122ND E AVE TULSA, OK 74146	EQUITAS REALTY ADVISORS / MARCO PLACENCIA / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	48,000.00 100.0% \$7.00	0.00 0.00 YES	DOCK & GRADE 24' NO
EAST	METRO WAREHOUSE 5616-5634 S 122ND E AVE TULSA, OK 74146	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	73,475.00 95.9% \$6.50	1,500.00 3,000.00 PARTIAL	DRIVE IN 16'
EAST	NEWBURY PARK 122 5666 S 122 E AVE., STE A2 TULSA, OK 74146	WORKSHOPS 18, LLC / DAVID RUNNELS / 918-812-9988 5666 S 122 E AVE., STE A2 TULSA, OK 74146	134,000.00 70.9% \$7.00	4,000.00 39,000.00 YES	12'X14' OHD 20' & 24' NO
EAST	SOUTHEAST TECH CENTER 5411 South 125th East Avenue 		 • Located in Metro Park, one of Tulsa's nicest industrial parks • Attractive Design with convenient drive-in loading • Easy access with E. 55th St. frontage, one block west of S. 129th E. Ave. • Ample loading areas Contact: Bob Meyer or Jason M. Kennon Case & Associates Properties, Inc. 918-492-1983		
EAST	 SOUTHEAST TECH CENTER 5411 S 125TH E AVE TULSA, OK 74146	CASE & ASSOCIATES / JASON KENNON / 918-492-1983 4200 E. SKELLY DRIVE, SUITE 800 TULSA, OK 74135	31,506.00 90.5% \$8.00	3,000.00 3,000.00 NO	GRADE LEVEL 14' NO
EAST	SOUTHPLACE TRADE CENTER 8700 E 41ST TULSA, OK 74145	DAVE RICH COMPANY REALTORS / BILL RICH / 918-744-5474 6506 S. LEWIS AVE, STE. 108 TULSA, OK 74136	25,000.00 71.2% \$6.00	3,600.00 7,200.00 NO	NONE 10' NO
EAST	SPACE CENTER EAST 11915-12027 E 51ST ST TULSA, OK 74146	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	202,500.00 100.0% \$5.25	0.00 0.00 YES	GRADE LEVEL & DOCK HIGH 18' NO
EAST	TANDEM BUSINESS PARK 12101-12221 E 51ST TULSA, OK 74146	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	88,084.00 87.1% \$7.50	4,633.00 11,361.00 YES	GRADE LEVEL 14' NO
EAST	TRIANGLE INDUSTRIAL PARK 5829-5899 S GARNETT RD TULSA, OK 74146	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	160,890.00 79.5% \$7.00	13,162.00 33,000.00 NO	MULTIPLE 16' - 22' NO
EAST	WILSHIRE SQUARE 11002-11022 E. 51ST ST. TULSA, OK 74146	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	33,070.00 91.8% \$10.95	2,700.00 2,700.00 YES	DRIVE-IN DOORS 14' NO
MIDTOWN					
MIDTOWN	3818 S. 79TH E. AVE 3818 S. 79TH E. AVE TULSA, OK 74145	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	25,871.00 100.0% \$6.50	0.00 0.00 YES	1 12'-16' NO
MIDTOWN	56TH STREET WAREHOUSES 11105-11119 E 56TH ST TULSA, OK 74146	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	43,200.00 89.6% \$8.00	3,000.00 4,500.00 YES	DRIVE IN 14' NO

	PROJECT NAME ADDRESS CITY / STATE / ZIP	LEASING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) OCCUPANCY RENT RATE	CONT. SPACE TOTAL AVAIL. SPRINKLERED	LOADING DOORS CLEAR HEIGHT RAIL SERVICE
MIDTOWN	7700 E. 38TH ST 7700 E. 38TH ST TULSA, OK 74145	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	38,896.00 0.0% \$6.00	38,896.00 YES	GRADE-LEVEL 13' NO
MIDTOWN	7704 E. 38TH ST. 7704 E. 38TH ST. TULSA, OK 74145	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	40,000.00 100.0% \$6.50	0.00 0.00 YES	2 13'-24' NO
MIDTOWN	7727 E. 41ST STREET 7727 E. 41ST STREET TULSA, OK 74145	CBRE, INC. / JAMES HILL, JR. / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	35,200.00 0.0% \$4.50	35,200.00	1 LOADING DOOR 12'
MIDTOWN	70TH WAREHOUSE 4118 S 70TH E AVE TULSA, OK 74145	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	37,104.00 100.0% \$6.00	0.00 0.00 YES	DOCK HIGH / DRIVE IN 18' NO
MIDTOWN	8200 TRADE CENTER 8204 - 8292 E. 41ST TULSA, OK 74145	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	93,150.00 100.0% \$8.50	0.00 0.00	10X10 16' NO
MIDTOWN	ALSUMA DESIGN CENTER 9901-9915 E. 51ST ST TULSA, OK 74146	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	28,700.00 100.0% \$11.00	0.00 0.00 PARTIAL	1 16-20' NO
MIDTOWN	BRANIFF MART 5401 S SHERIDAN RD TULSA, OK 74145	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	33,600.00 100.0% \$11.00	0.00 0.00 NO	12' X 10' OVERHEAD 13' NO
MIDTOWN	EXPRESSWAY DISTRIBUTION CENTER 3621-3751 S. 73RD E. AVE. TULSA, OK 74145	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	248,163.00 96.6% \$5.50	8,338.00 8,338.00 YES	(9) 8'X10' DH DOORS; (5) DRIVE IN DOORS 18' / NO RAIL
MIDTOWN	MAXIM CENTER 4717-4733 S MEMORIAL TULSA, OK 74145	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	40,800.00 76.1% \$8.00	7,721.00 9,758.00 YES	DOCK HIGH & GRADE LEVEL 14' NO
MIDTOWN	MAXIM PLACE 6701-6715 E 41ST ST TULSA, OK 74145	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	33,750.00 18.9% \$8.00	21,954.00 27,384.00 YES	GRADE LEVEL 14' NO
MIDTOWN	MINGO VALLEY TRADE CENTER 10203-10207 E. 61ST ST. TULSA, OK 74146	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	62,069.00 100.0% \$10.50	0.00 0.00 YES	1 14' NO
MIDTOWN	NEWBURY PARK 46 6549 E 46TH ST TULSA, OK 74145	WORKSHOPS 18, LLC / DAVID RUNNELS / 918-812-9988 5666 S 122 E AVE., STE A2 TULSA, OK 74146	37,500.00 93.3% \$6.00	2,500.00 2,500.00 YES	12X14" OHD 20' NO
MIDTOWN	NEWBURY PARK 70 4444 S 70TH E AVE TULSA, OK 74145	WORKSHOPS 18, LLC / DAVID RUNNELS / 918-812-9988 5666 S 122 E AVE., STE A2 TULSA, OK 74146	95,905.00 63.5% \$7.00	10,000.00 35,000.00 YES	GRADE LEVEL DOCK HIGH 24' NO
MIDTOWN	REGENCY CENTER 5024 S MINGO RD TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	28,800.00 100.0% \$0.00	0.00 0.00 YES	5 24' NO
MIDTOWN	SHANNON SQUARE 9433, 9515, 9525 E 51ST TULSA, OK 74145	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	99,192.00 92.8% \$9.95	0.00 7,160.00 NO	YES 12' NO
MIDTOWN	SPACE CENTER 7001-7287 E 38TH ST TULSA, OK 74145	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	495,000.00 100.0% \$5.00	0.00 0.00 YES	GRADE LEVEL & DOCK HIGH 18'-20' YES
MIDTOWN	SUNBELT PLAZA 4343 S MEMORIAL TULSA, OK 74133		62,550.00 76.0% \$9.50	9,595.00 14,995.00	
MIDTOWN	TULSA BUSINESS PARK 7202-7378 E 38TH ST TULSA, OK 74145	PRICE EDWARDS & COMPANY / JOSH LOVE / 918-394-1000 7633 E. 63RD PL., STE. 400 TULSA, OK 74133	206,400.00 67.7% \$6.00	17,200.00 66,740.00 NO	GRADE LEVEL & DOCK HIGH 18' NO
MIDTOWN	TULSA DISTRIBUTION CENTER 4477 S 70TH E AVE TULSA, OK 74145	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	426,044.00 100.0% \$3.75		DOCK HIGH / DRIVE IN VARIES YES
MIDTOWN	TULSA INNOVATION CENTER 43RD MINGO TULSA, OK 74146	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	110,000.00 45.5% \$8.00	24,500.00 60,000.00	13' NO
NORTH					
NORTH	3515 DAWSON ROAD 3515 DAWSON ROAD TULSA, OK 74115	CBRE, INC. / JAMES HILL, JR. / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	134,475.00 0.0% \$6.50	134,475.00 NO	15 DRIVE-IN DOORS, 31 OVERHEAD DOORS NO
NORTH	550-556 N. MEMORIAL 550-556 N. MEMORIAL TULSA, OK 74115	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	62,036.00 77.7% \$7.50	13,855.00 13,855.00 NO	10'X12' 14' NO
NORTH	AIR FORCE PLANT NO.3 BUILDING 6 & 7 TULSA, OK 74115	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	86,016.00 0.0% \$2.75	86,016.00 86,016.00 YES	NO 12'-14' NO

	PROJECT NAME ADDRESS CITY / STATE / ZIP	LEASING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) OCCUPANCY RENT RATE	CONT. SPACE TOTAL AVAIL. SPRINKLERED	LOADING DOORS CLEAR HEIGHT RAIL SERVICE
NORTH	BRANIFF PARK WEST 10502 - 10626 E PINE ST TULSA, OK 74116	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	261,692.00 82.2% \$6.50	28,492.00 46,583.00 YES	DOCK DOORS & DI 21' NO
NORTH	CROSSWIND BUSINESS CENTER 2702 N. SHERIDAN TULSA, OK 74115	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	29,300.00 15.4% \$7.20	13,300.00 24,800.00 NO	10X12' 16' NO
NORTH	LAUFEN PLANT / CHEROKEE INDUSTRIAL PARK / 4940-4952 E 66TH ST. N TULSA, OK 74117	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	330,000.00 100.0% \$7.20	0.00 0.00 NO	DRIVE-IN DOORS 19' NO
NORTH	MINGO AREA PARK II 1660 N. MINGO RD TULSA, OK 74115	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	45,000.00 100.0% \$7.50	0.00 0.00 YES	DRIVE IN/ DOCK 20' NO
NORTH	NORTHSTAR INDUSTRIAL PARK 21055 E. ADMIRAL PL. TULSA, OK 74015	LEGACY CP ADVISORS / DAVID LOONEY / 918-438-9999 1717 S. BOULDER AVE., STE. 106 TULSA, OK 74119	41,500.00 78.3% \$10.50	9,000.00 9,000.00	YES 24' NO
NORTH	PINE STREET INDUSTRIAL PARK 1408 N 105TH E AVE TULSA, OK 74116	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	150,330.00 90.4% \$10.95	14,447.00 NO	OH & DOCK DOORS 16' NO
NORTH	TFP AIRPORT DISTRIBUTION CENTER 8831 E PINE TULSA, OK 74115	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	120,000.00 100.0% \$5.50	0.00 0.00 YES	8 25' NO
NORTHEAST					
NE	124 N. GARNETT 124 N. GARNETT TULSA, OK 74116	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	26,650.00 100.0% \$8.00	0.00 0.00	14' X 14' 16'
NE	126 N. GARNETT 126 N. GARNETT TULSA, OK 74116	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	25,000.00 85.0% \$7.50	3,750.00 3,750.00	14' X 14' 18'
NE	AIRPORT INDUSTRIAL PARK I 11501 - 11541 E PINE ST TULSA, OK 74146	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	155,000.00 100.0% \$5.75	0.00 0.00 YES	DOCK HIGH & DRIVE IN 25' NO
NE	BP EXCHANGE 10828 E NEWTON ST TULSA, OK 74116	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	173,400.00 98.5% \$6.25	2,550.00 2,550.00 NO	GRADE LEVEL 12' - 14' NO
NE	BP EXCHANGE II 1102 N. GARNETT TULSA, OK 74116	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	40,000.00 100.0% \$6.50	0.00 YES	4 26' NO
NE	BP EXCHANGE INDUSTRIAL PARK 10837 E. MARSHALL TULSA, OK 74116	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	163,200.00 100.0% \$5.75	0.00 0.00	GRADE LEVEL 12'-14' NO
NE	BRANIFF PARK EAST 1339-1381 N 108TH E AVE TULSA, OK 74116	EQUITAS REALTY ADVISORS / MONTY BERRY, CCIM / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	67,660.00 100.0% \$6.25	0.00 0.00 NO	GRADE LEVEL/DOCK HIGH 12' - 14' NO
NE	CROSTOWN BUSINESS CENTER 9797-10161 E ADMIRAL PL TULSA, OK 74116	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	380,000.00 97.1% \$3.75	11,086.00 11,086.00 YES	DOCK HIGH / DRIVE IN 18' NO
NE	GREEN VALLEY CENTER 11333 E PINE ST TULSA, OK 74116	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	392,229.00 100.0% \$4.95	0.00 0.00 YES	OHD & DOCK DOORS 34' NO
NE	INTERCHANGE BUSINESS PARK 10835 E INDEPENDENCE TULSA, OK 74116	CBRE, INC. / MATT KLIMISCH / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	106,387.00 100.0% \$5.50	0.00 0.00 YES	DOCK HIGH & DRIVE IN 18' NO
NE	NEWBURY PARK ADMIRAL 16615 E. ADMIRAL PL. TULSA, OK 74116	WORKSHOPS 18, LLC / DAVID RUNNELS / 918-812-9988 5666 S 122 E AVE., STE A2 TULSA, OK 74146	35,000.00 14.3% \$7.00	10,000.00 30,000.00 YES	12' X 14' 24' NO
NORTHWEST					
NW	6020 W. 55TH ST. 6020 W. 55TH ST TULSA, OK 74107	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	41,608.00 50.0% \$11.00	10,402.00 20,804.00 NO	OH & DRIVE-IN DOORS 18' NO
NW	8635 W 21ST 8635 W 21ST SAND SPRINGS, OK 74063	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	119,521.00 79.9% \$5.95	23,998.00 23,998.00 YES	DRIVE-IN AND DOCK 18' NO
NW	OXFORD SQUARE 10011-10015 E 51ST ST TULSA, OK 74146	CBRE, INC. / DWAYNE FLYNN / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	21,410.00 31.2% \$9.78	14,725.00 14,735.00 YES	OH & DRIVE-IN DOORS 18' NO

	PROJECT NAME ADDRESS CITY / STATE / ZIP	LEASING CO. / AGENT / PHONE ADDRESS CITY / STATE / ZIP	SIZE (RSF) OCCUPANCY RENT RATE	CONT. SPACE TOTAL AVAIL. SPRINKLERED	LOADING DOORS CLEAR HEIGHT RAIL SERVICE
OWASSO					
OWASSO	CIMMARON SQUARE 403 W 2ND AVE OWASSO, OK 74055	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	23,530.00 83.0% \$7.50	2,000.00 4,000.00 NO	10'X12' 16.5 NO
OWASSO	OWASSO INDUSTRIAL PARK II 530-550 S. CEDAR OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	46,200.00 100.0% \$9.00	0.00 0.00 NO	DRIVE IN 16' NO
OWASSO	OWASSO INDUSTRIAL PARK 202-310 E. 5TH AVE. OWASSO, OK 74055	OWASSO LAND TRUST / BOB PARKER / 918-605-5865 12150 E. 96TH ST. N., STE 200 OWASSO, OK 74055	96,410.00 100.0% \$9.00	NO	DRIVE IN 16' NO
SOUTH					
SOUTH	10405 E 55TH PL 10405 E 55TH PL TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	236,689.00 100.0%	0.00 0.00 YES	NO
SOUTH	12727 E 61ST ST 12727 E 61ST ST TULSA, OK 74146	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	32,600.00 59.0% \$12.00	13,370.00 13,370.00 YES	DRIVE IN & DOCK HIGH 24' NO
SOUTH	5171 SO. MINGO ROAD 5171 S MINGO RD TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	31,450.00 100.0%	0.00 0.00 YES	LOADING DOCK / DOORS 28' CLEAR NO
SOUTH	52ND STREET WAREHOUSE 10000-10050 E 52ND ST TULSA, OK 74146	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	96,480.00 100.0% \$4.85	0.00 0.00 YES	DOCK HIGH 20' NO
SOUTH	7181 MINGO CENTER 7181 S MINGO RD TULSA, OK 74133	EQUITAS REALTY ADVISORS / MARCO PLACENCIA / 918-280-9900 / 5100 E. SKELLY DRIVE, SUITE 1030 TULSA, OK 74135	37,400.00 100.0% \$8.00	0.00 0.00 YES	GRADE 14' NO
SOUTH	FORD PARTS DISTRIBUTION CENTER 10007 E 61ST TULSA, OK 74146	TWENTY-FIRST PROPERTIES, INC. / PAUL WILSON 2121 S. COLUMBIA, SUITE 650 TULSA, OK 74114	80,000.00 100.0% \$0.00	0.00 0.00 YES	YES 24' NO
SOUTH	MARKET PLACE AT POINTE SOUTH 8303-8311 E 111TH ST BIXBY, OK 74008	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	106,900.00 100.0% \$7.25	0.00 0.00	DRIVE IN 16-18' NO
SOUTH	MARKET PLACE WEST I 9410 E 51ST ST TULSA, OK 74146		27,600.00 72.5% \$11.30	7,601.00 7,601.00 NO	GRADE LEVEL 14' NO
SOUTH	MARKET POINTE SOUTH 111TH ST & MEMORIAL BIXBY, OK 74008	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	106,900.00 100.0% \$6.50	0.00 0.00 NO	DRIVE IN OVERHEAD DOORS 17'-21' NO
SOUTH	MEMORIAL TRADE CENTER 7709 E 42ND PL TULSA, OK 74145	MCGRAW COMMERCIAL PROPERTIES / NEIL DAILEY / 918-550-4455 / 4105 S. ROCKFORD AVE TULSA, OK 74105	64,362.00 100.0% \$7.00	1,020.00	DRIVE IN 16'
SOUTH	METRO PARK EAST II 13555 E 61ST ST TULSA, OK 74012	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	100,000.00 100.0% \$4.25	0.00 0.00 YES	DOCK HIGH & DRIVE IN 30' NO
SOUTH	METRO PARK EAST III 13505-13555 E 61ST ST BROKEN ARROW, OK 74012	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	100,000.00 100.0%	0.00 0.00 YES	DOCK HIGH/DRIVE IN 30' NO
SOUTH	METRO PARK EAST IV 13105 E 61ST ST TULSA, OK 74012	CBRE, INC. / DAVID GLASGOW / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	57,450.00 100.0% \$6.75	0.00 0.00 YES	DOCK HIGH & DRIVE IN 24' NO
SOUTH	SKYLAND SOUTH 5130-5161 S 94TH E AVE TULSA, OK 74145	BAUER & ASSOCIATES / DOUG BAUER / 918-665-1210 6846 S. CANTON AVE., SUITE 100 TULSA, OK 74136	65,095.00 96.2% \$6.50	2,500.00 2,500.00 NO	YES 16' NO
WEST					
WEST	11842 S. 33RD W AVE 11842 S. 33RD W AVE SAPULPA, OK 74066	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	25,000.00 60.0% \$5.25	10,000.00 10,000.00 10'X12'	NO 21' NO
WEST	710 S. ADAMS RD 710 S. ADAMS RD SAPULPA, OK 74066	WIGGIN PROPERTIES, LLC / SHAWNA HALE, CCIM 5100 E. SKELLY DR, STE 230 TULSA, OK 74135	25,740.00 0.0% \$5.50	25,740.00 25,740.00 NO	10'X12' 19' NO
WEST	WESTSIDE DISTRIBUTION 4433 W. 49TH ST TULSA, OK 74107	CBRE, INC. / JAMES HILL, JR. / 918-665-3830 521 EAST 2ND STREET, SUITE 701 TULSA, OK 74120	491,584.00 79.9% \$4.50	99,000.00 99,000.00	MULTIPLE DOCK DOORS 21'-28' NO

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 Cyntergy 918-877-6000 320 S. Boston Ave. Tulsa, OK 74103 cyntergyaec.com Page 27	 Newmark/Goldenrod 918-492-3400 6100 S. Yale Ave., Ste. 390 Tulsa, OK 74136 newmarklsb.com Inside Front Cover, 30, 31, 32, 36	 One Williams Center 918-607-4677 101 E. 2nd Street Tulsa, OK 74103 williams.com Page 28



TULSA'S GROWING ECONOMY

Tulsa continues to showcase strong fundamentals due to a healthy local economy, manageable supply outlook, and a heightened interest rate environment that drives rental demand. With a population of just over one million residents in the general MSA and a GDP value of \$62 Billion, Tulsa's dynamic economy is fueled by transportation, aerospace, logistics and energy industries.

BY BRIAN DONAHUE, LANDEN PEELER
& WILLIAM FORREST



BRIAN DONAHUE
CCIM, CBRE



LANDEN PEELER
CBRE



WILLIAM FORREST
CBRE



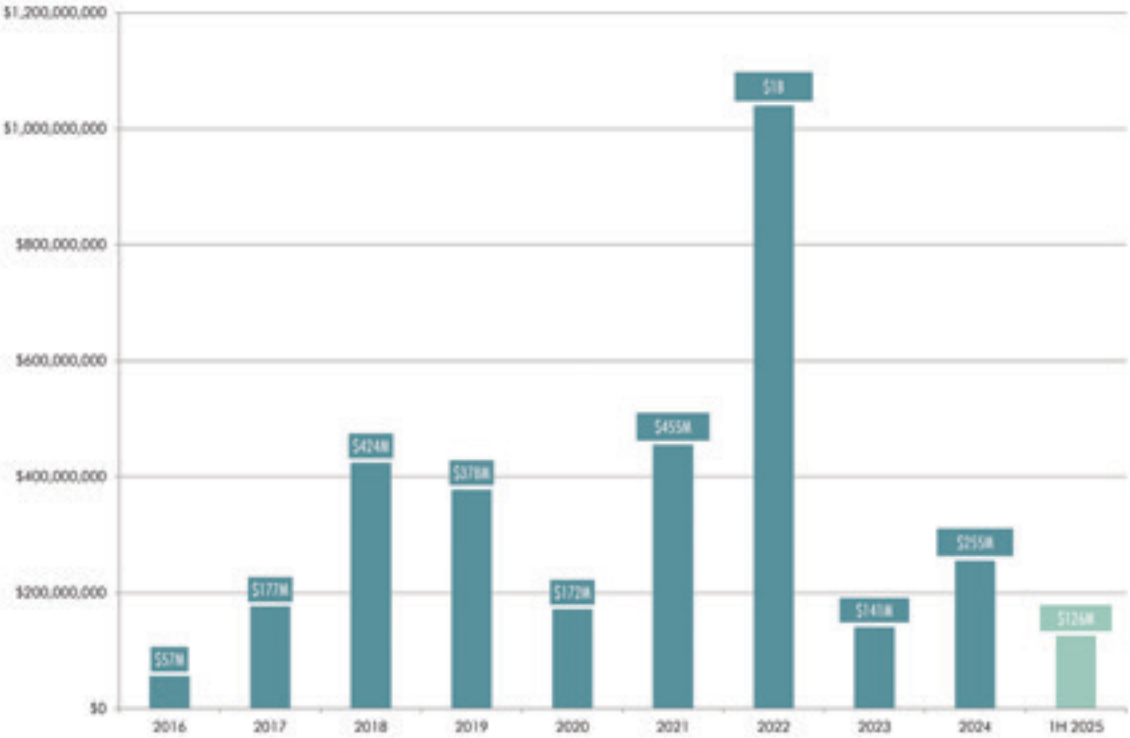
With recent corporate announcements like the \$4 billion Emirates Global Aluminum plant and the \$300 million CBC Global Ammunition facility, Tulsa continues to benefit from the rapid growth of the manufacturing industry in NE Oklahoma. The Tulsa MSA added 12,000 new jobs through 2024, a 2.5% increase that outpaced the national average of 1.3%. At the same time, Tulsa’s unemployment rate sits at 3.3%, beating the US national average of 4.4%. (June 2025). Tulsa has

seen over \$1.5B of funding injected into various economic development projects within the last decade, providing the city with world-class amenities, national ranking parks, and modern infrastructure. The cost of living in Tulsa is 12% below the national average, making it no surprise that the domestic in-migration data continues to remain favorable due to out-of-state residents flocking to Tulsa’s affordability, opportunity and quality of life.

MARKET CONDITIONS REMAIN FAVORABLE

Transactions

Annual Metro Transaction Volume



After a record transactions in 2022 (\$1.04B), activity greatly diminished in 2023 (\$141M) but began to show signs of life in 2024 (\$255M) despite uncertain capital markets. The mentality of waiting on rate cuts and abiding by the phrase “survive until 2025” echoed throughout the multifamily community in the back-half of 2024 causing muted activity. Investors have generally come to the conclusion that treasuries could remain near current levels for quite some time. Today’s multi-

family debt environment is characterized by a dual dynamic: while interest rates remain elevated compared to recent years creating a “maturity wall” for many borrowers, there has been a noticeable shift in lender behavior with narrowing spreads and rate buy-down options as banks, life companies, agencies, and other debt avenues look to allocate capital into the market. Lenders have become increasingly creative in their underwriting, demonstrating flexibility with Debt Service Cover-

age Ratio (DSCR) requirements and amortization schedules, offering longer interest-only periods or amortizations to help borrowers navigate the current high-rate landscape and facilitate refinancings or new acquisitions, especially for strong sponsors and well-underwritten deals. The first half of 2025 has shown optimistic buyer sentiment, but transactional volume is muted due to limited product on

the market. Most year-to-date transactions have been in the traditional, “value-add” space, primarily 1960s-1980s vintage assets in Midtown and Central Tulsa. These include Red River, Royal Arms, Harper’s Lodge, Brookside Gardens and Fairway Apartments. Notable class-A property sales include Villas at Bailey Ranch in Owasso and West 530 in Pryor.

Tulsa Summary

	SEQUENTIAL				MONTH	ANNUAL						
	3Q24	4Q24	1Q25	2Q25	Jun-25	2022	2023	2024	2025	2026F	2027F	2028F
Effective Rent Per Unit	\$1006	\$1011	\$1015	\$1023	\$1031	\$978	\$985	\$1011	\$1044	\$1068	\$1087	\$1105
Per Sq Ft	\$120	\$120	\$121	\$121	\$122	\$110	\$114	\$119	\$123	\$126	\$129	\$131
Effective Rent Growth - Annually	3.3%	3%	2.6%	2.5%	3.2%	11.0%	3.6%	3.7%	3.3%	2.3%	1.8%	1.7%
Occupancy Rate	94.2%	94.5%	95.0%	95.9%	95.9%	96.3%	94.6%	94.2%	95.5%	95.6%	95.7%	95.7%



Tulsa multifamily fundamentals continue to outperform national averages, with year-over-year rent growth at 2.52% (US average 2.05%) and occupancy at 96% (US average 95%) per Real-Page. With an average effective rent of \$1031,

Tulsa’s rent remains 45% below the national multifamily average of \$1869, ranking it as one of the most affordable rental markets in the United States. Affordability allows a vast majority of assets to qualify under what Fannie Mae and

The average income level of Tulsa residents is 11 percent above the national average, while the cost of living in Tulsa is four percent below the national average.

Freddie Mac consider “mission driven” product. Supply and demand remains steady, with roughly 1400 market rate units delivered within the last 12 months and 1300 units currently under construction in the Tulsa MSA. Development is primarily focused between two product types: Suburban, class-A garden-style product and downtown urban product. Suburban deliveries in the last year include Casa Del Mar (240 units), Villas at Cypress Crossing (374 units) in Owasso, and Trails at Aspen Creek (365 units) in Broken Arrow.

PROPERTY NAME	ADDRESS	UNITS	COMPLETION DATE
Heritage Grove	14201 E 111th Street Broken Arrow	182	2H25
Iconik Bixby	8116 E 151st Street Bixby	150	2H25
West 7th Apartments	17 W 7th Street Downtown Tulsa	117	2H25
The Beacon	406 S Boulder Avenue Downtown Tulsa	81	2026
Western Supply	424 N Boulder Avenue Downtown Tulsa	320	2026
Aspen Meadows	1300 N Aspen Avenue Broken Arrow	282	2026
Berkshire at Aspen Ridge	5700 S Aspen Avenue Broken Arrow	168	2027
TOTAL UNITS UNDER CONSTRUCTION		1300	

TULSA’S DYNAMIC
ECONOMY IS
FUELED BY
TRANSPORTATION,
AEROSPACE,
LOGISTICS
AND ENERGY
INDUSTRIES.

Downtown Tulsa continues to see revitalization, with high-end, new product like the recently delivered mixed-use development Santa Fe Square (184 units) and almost completed Western Supply (320 units.) Some developers are finding success using the Tulsa skyline for adaptive reuse with historical assets like the ARCO Building (72 units), Exchange at Sinclair Building (66 units), Beacon Building (81 units) and West 7th Apartments (117 units). The market remains well-balanced for construction levels in the near term.

OUTLOOK

Despite economic headwinds, investor sentiment remains very positive for the future. Strong historical and projected multifamily fundamentals compounded with Tulsa’s steady growth keeps new capital searching for the next opportunity. Loan maturities and buyers finding a sense of stability in the capital markets will help drive transactional activity in the remainder of 2025 and into next year. searching for the next opportunity. Loan maturities and buyers finding a sense of stability in the capital markets will help drive transactional activity in the remainder of 2025 and into next year. **TCP**



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