

LEASE RATE
\$15.95
 PER SF / YEAR • FULL SERVICE



5727 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105

BOK PLACE AT SOUTHERN HILLS

FIVE FLOORS AVAILABLE ♦ 1,478 – 16,221 SF ♦ FULL SERVICE ♦ ONSITE ENGINEER

1,478–16,221 SF

SPACE AVAILABLE

Ten suites across five floors

±45,000 SF

CONTIGUOUS

Three contiguous floors

16,221 SF

LARGEST FULL FLOOR

Third floor • also 4th

THE OPPORTUNITY

An eight-story, ±118,879 SF office building on South Lewis Avenue in midtown Tulsa, with quick access to I-44 and a landscaped, surface-parked site. Two of the five available floors are **whole floors** — take 2,510 SF or the better part of 45,000 SF contiguous — and a **conference center seating 50** serves every tenant in the building.

LEASING CONTACTS



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SPACE AVAILABILITY

All suites \$15.95 SF/YR, full service · term negotiable

SUITE	AVAILABLE SF	MAX CONTIGUOUS
FIRST FLOOR		
Suite 100	3,135 SF	3,135 SF
THIRD FLOOR — FULL FLOOR AVAILABLE		
Suite 300	2,990 SF	16,221 SF
Suite 350 Shown as Suite 375 on creekpe.com	13,231 SF	16,221 SF
FOURTH FLOOR — FULL FLOOR AVAILABLE		
Suite 400	2,510 SF	15,889 SF
Suite 420/430 Divisible from 1,600 SF	6,429 SF	15,889 SF
Suite 480 Divisible from 1,500 SF	6,950 SF	15,889 SF
FIFTH FLOOR		
Suite 525	3,630–4,252 SF	11,095 SF
Suite 540 Available with adjacent suite only	1,478 SF	11,095 SF
Suite 550 Divisible	5,365 SF	11,095 SF
SEVENTH FLOOR		
Suite 750	9,767 SF	9,767 SF
TOTAL AVAILABLE UP TO THREE CONTIGUOUS FLOORS		±45,000 SF

BUILDING SPECIFICATIONS

ADDRESS	5727 S. Lewis Ave Tulsa, OK 74105
BUILDING	±118,879 SF · eight stories
YEAR BUILT	1984
TYPICAL FLOOR	±15,800 SF
LEASE TERM	Negotiable
PARKING	±366 surface spaces
LOBBY	Two-story, attended entrance
MEETING	Conference center seats 50 with A/V and kitchen
ACCESS	After-hours card-key
MANAGEMENT	Onsite building engineer
BANKING	Onsite ATM and drive-through
FRONTAGE	South Lewis Avenue

PROPERTY HIGHLIGHTS

- ◆ Full floors available
- ◆ Attached catering kitchen
- ◆ Onsite building engineer
- ◆ Covered drive-through banking
- ◆ Two-story lobby
- ◆ Common-area break room
- ◆ After-hours card-key access
- ◆ ±366 surface parking spaces
- ◆ Conference center · seats 50
- ◆ Lewis Ave elevator exposure
- ◆ Onsite ATM
- ◆ Building signage on Lewis





ACCESS & POSITION		THE SETTING	
SOUTH LEWIS AVENUE	Direct frontage · building signage	SUBMARKET	Southern Hills · midtown Tulsa
I-44	Quick access via Lewis Avenue	SETTING	Landscaped site, mature trees
DOWNTOWN TULSA	North on Lewis Avenue	PARKING	±366 surface spaces, front and rear
MIDTOWN RETAIL & DINING	Along the Lewis corridor	BANKING	Drive-through and ATM on site
SITE ACCESS	Signalized entry · surface lots front and rear	SIGNAGE	Building-top and monument signage

THE NEIGHBORHOOD

Southern Hills Country Club

Midtown Tulsa

S. Lewis Corridor

Restaurants

Banking

Everyday Retail

Hotels

Utica Square

Saint Francis Health System

Oral Roberts University

Southern Hills Country Club and the S. Lewis retail corridor are immediately adjacent to the site. Remaining destinations are elsewhere in midtown Tulsa; distances to be verified.

FOR MORE INFORMATION



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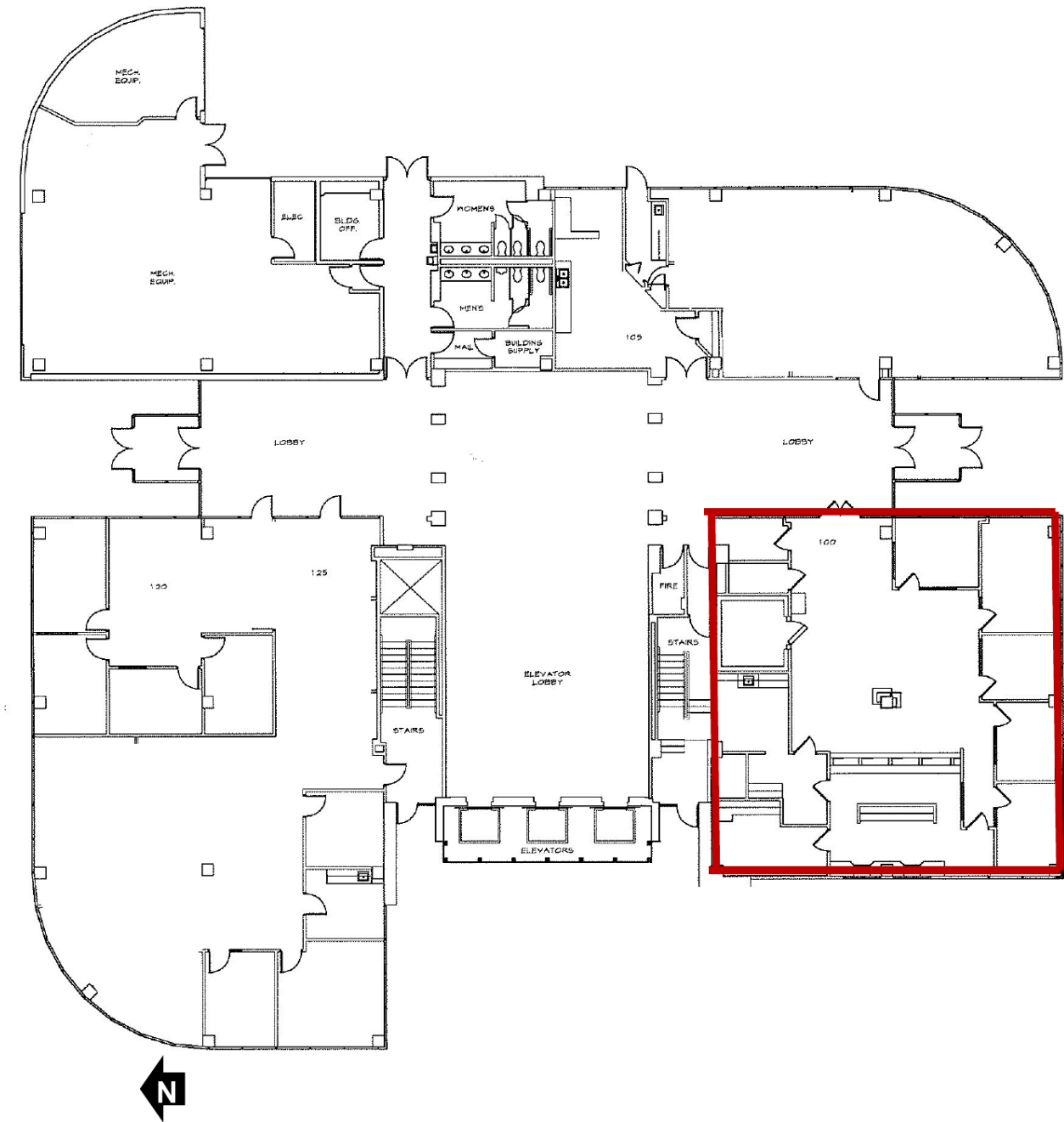
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FIRST FLOOR

SUITE 100 • 3,135 SF AVAILABLE

\$15.95 SF/YR
FULL SERVICE

Suite 100
3,135 SF
Available



Suite 100
Available
3,135 SF

Plan shown for reference only • not to scale • north as indicated • areas approximate and subject to verification.

THIRD FLOOR

FULL FLOOR AVAILABLE • 16,221 SF

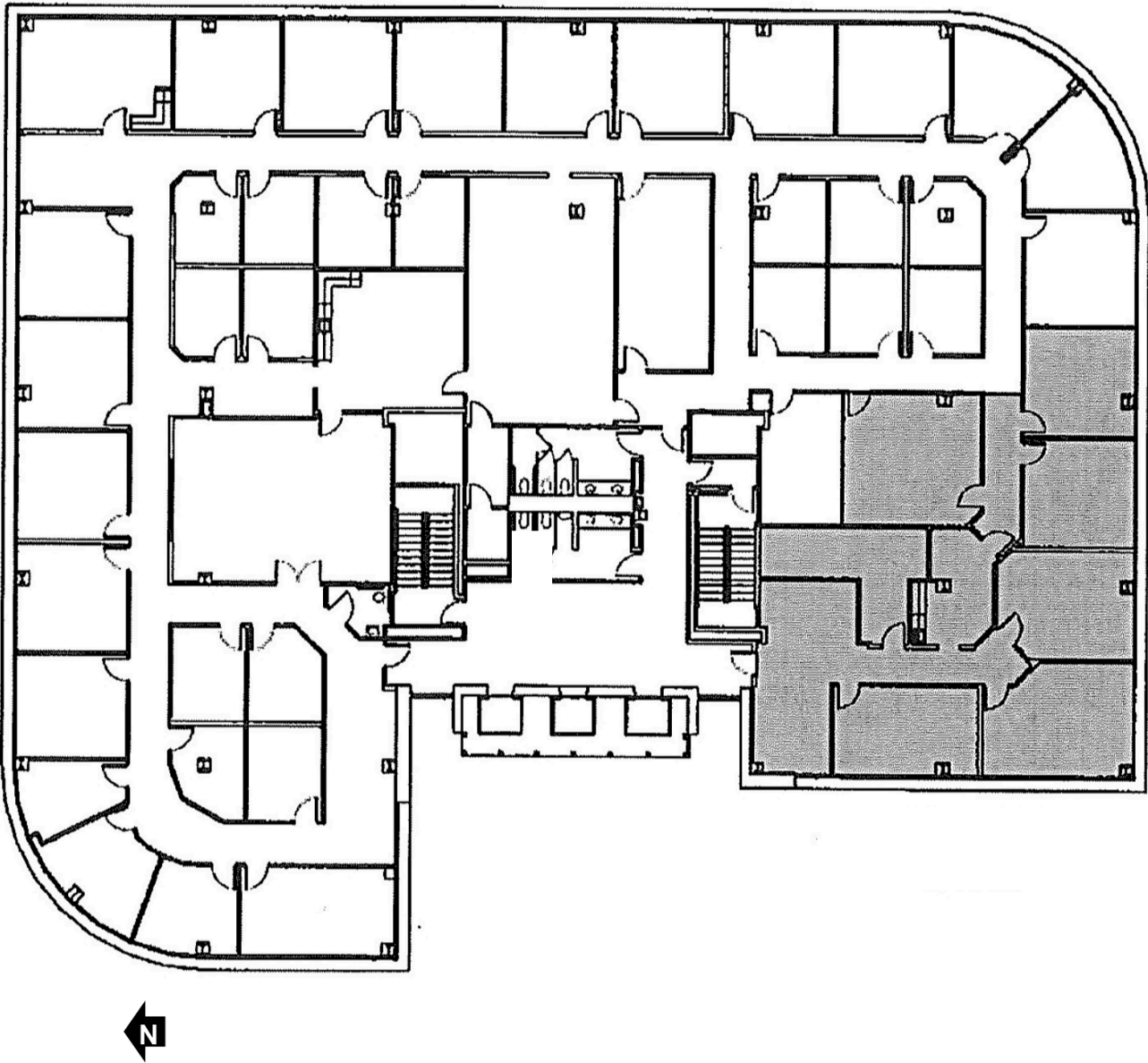
\$15.95 SF/YR

FULL SERVICE

Suite 300 2,990 RSF Available	Suite 350 13,231 RSF Available	Full Floor 16,221 SF Maximum contiguous
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Suite 350

13,231 RSF



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FOURTH FLOOR

FULL FLOOR AVAILABLE • 15,889 SF

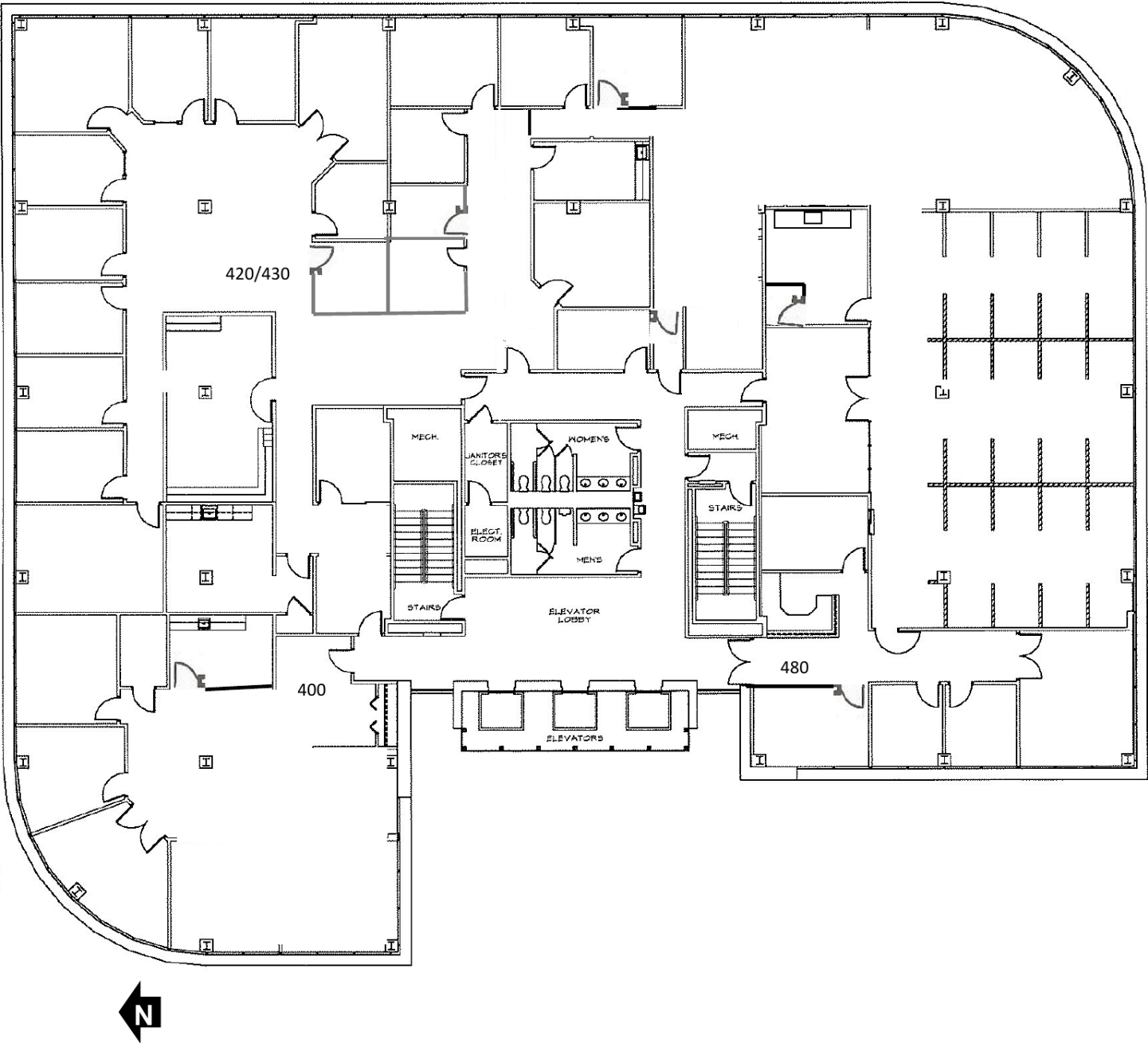
\$15.95 SF/YR
FULL SERVICE

Suite 400
2,510 SF
Available

Suite 420/430
6,429 SF
Divisible from 1,600 SF

Suite 480
6,950 SF
Divisible from 1,500 SF

Full Floor
15,889 SF
Maximum contiguous



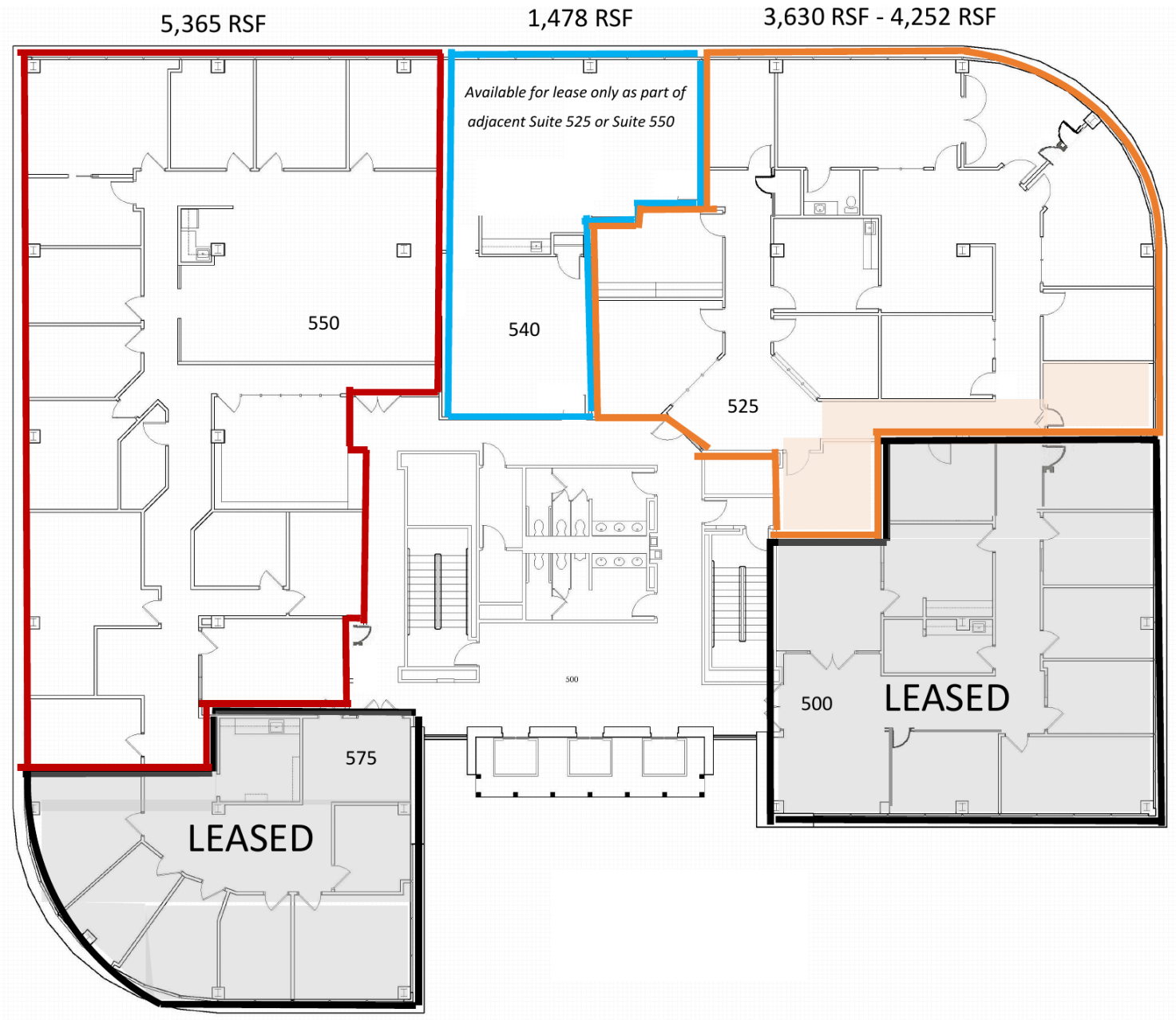
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FIFTH FLOOR

11,095 SF CONTIGUOUS AVAILABLE

\$15.95 SF/YR
FULL SERVICE

Suite 525 3,630 – 4,252 RSF Available	Suite 540 1,478 RSF With adjacent suite only	Suite 550 5,365 RSF Divisible	Contiguous 11,095 SF Suites 525 + 540 + 550
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SEVENTH FLOOR

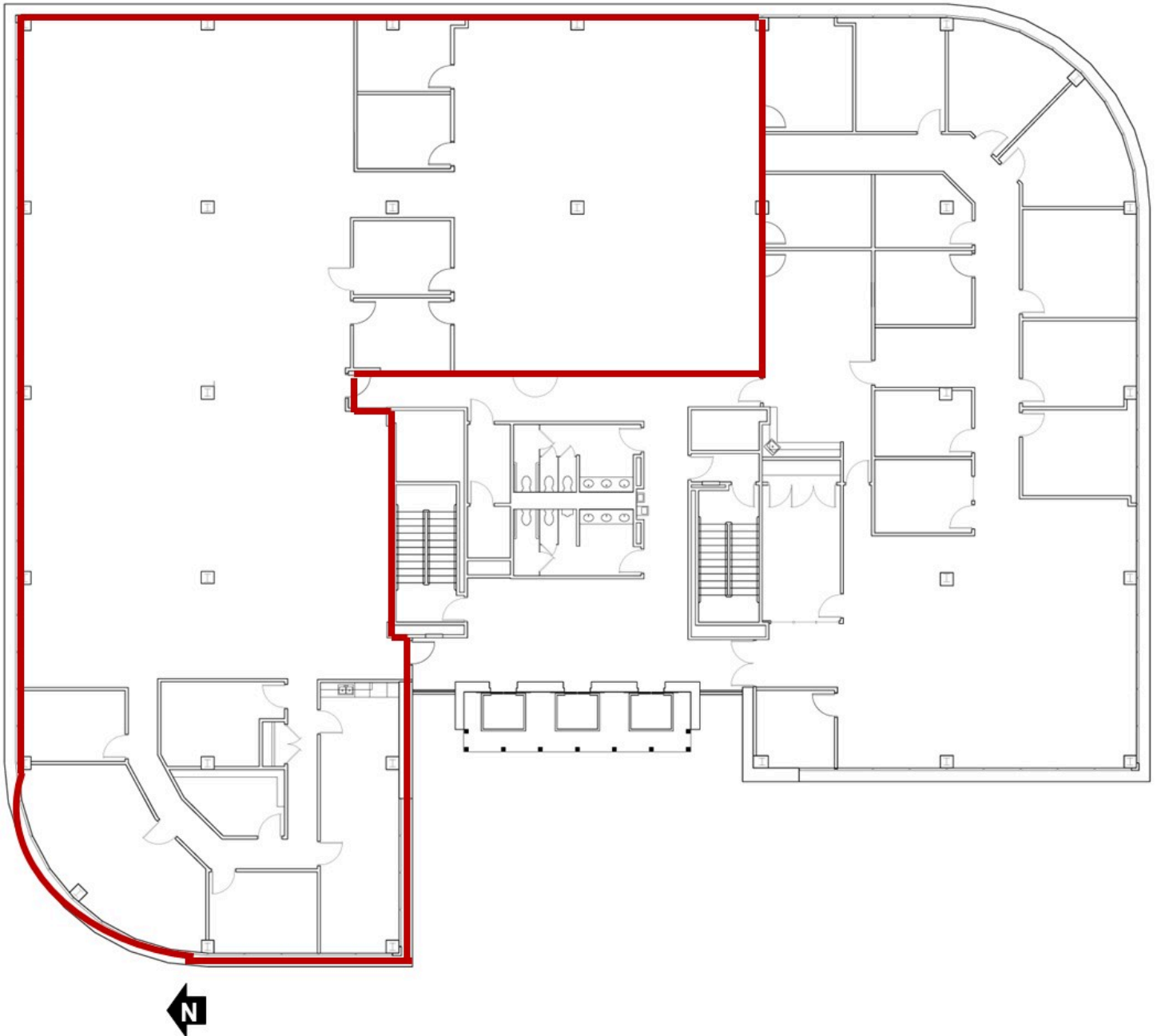
SUITE 750 • 9,767 SF AVAILABLE

\$15.95 SF/YR
FULL SERVICE

Suite 750

9,767 SF

Available



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