



CLASS A OFFICE

1,273 SF - 3,342 SF

FOR LEASE

GRC PARK

GRC I & II

8801 & 8811 S. YALE AVE.

TULSA, OK 74137



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PROPERTY FEATURES

- GRC I & II Class A Office Buildings
- Park Like Campus
- 12 Picturesque Acres
- 3 Story Structured Parking
- Walking Trails
- 175,090 SF Total
- PRIME LOCATION with CONVENIENT ACCESS to

44, 300 CPD Creek Turnpike
17,900 CPD S. Yale Ave.
17,800 CPD E. 91st St.

Walking Distance to a variety of upscale restaurants and services.



GRC Park LLC is superbly situated on 12 park like acres which include a pond and beautiful landscaping. The campus features two Class "A" office buildings and 3 story structured parking, totalling 175,090 SF. In addition to the picturesque setting, GRC Park is located within convenient walking distance to a variety of restaurants and services; noted include CVS, Cycle Bar, Quik Trip, Whole Foods, Starbucks, Keo, QDoba, Yokozuna, and Upper Crust.



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BUILDING AMENITIES

- GRC I includes 5 floors + basement; GRC II includes 4 floors
- Gym with Locker Room/Shower
- Shared Conference Room for Tenants
- Property Improvements on GRC I
- Secure Underground Storage
- Professional Management (On-Site)

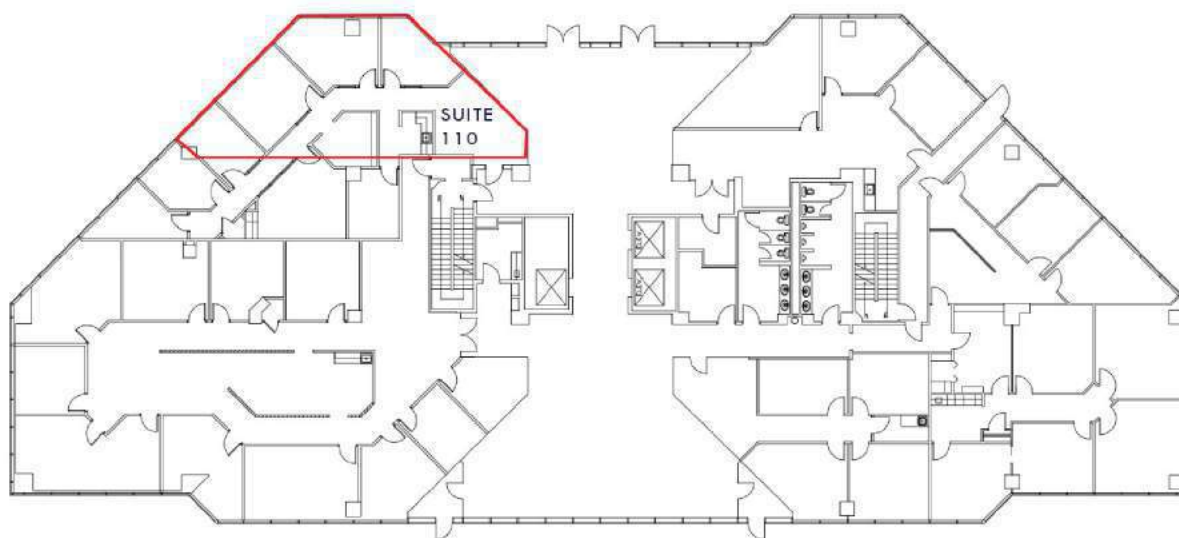


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FLOOR PLANS - 1ST FLOOR GRC I



1,273 SF
SUITE 110

AVAILABLE
FEB. 1, 2022

\$24
FULL SERVICE
GROSS

VIEW SPACE

FOR MORE INFORMATION:

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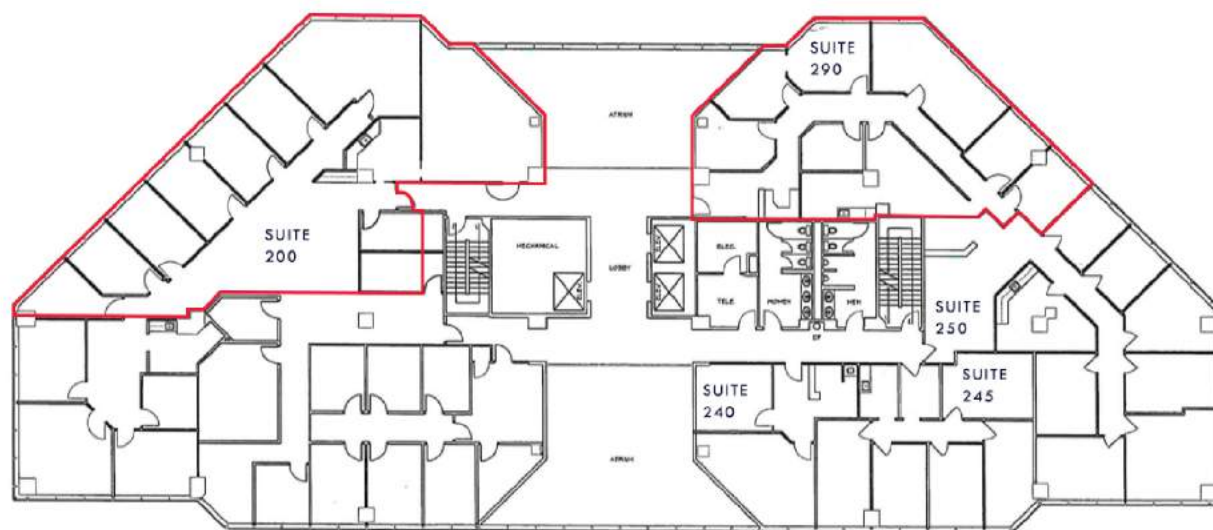


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FLOOR PLANS - 2ND FLOOR GRC I



3,342 SF
SUITE 200

2,251 SF
SUITE 290

AVAILABLE
JAN. 2022

\$24
FULL SERVICE
GROSS

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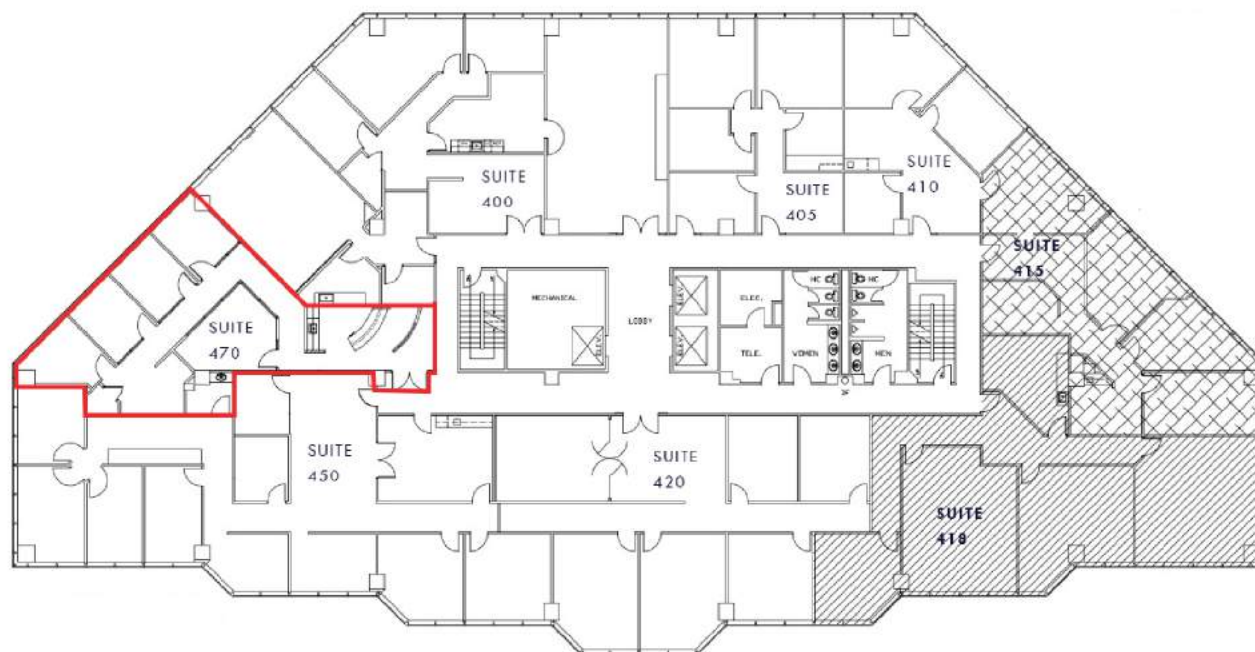


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FLOOR PLANS - 4TH FLOOR GRC I



1,562 SF
SUITE 470

\$24
FULL SERVICE
GROSS

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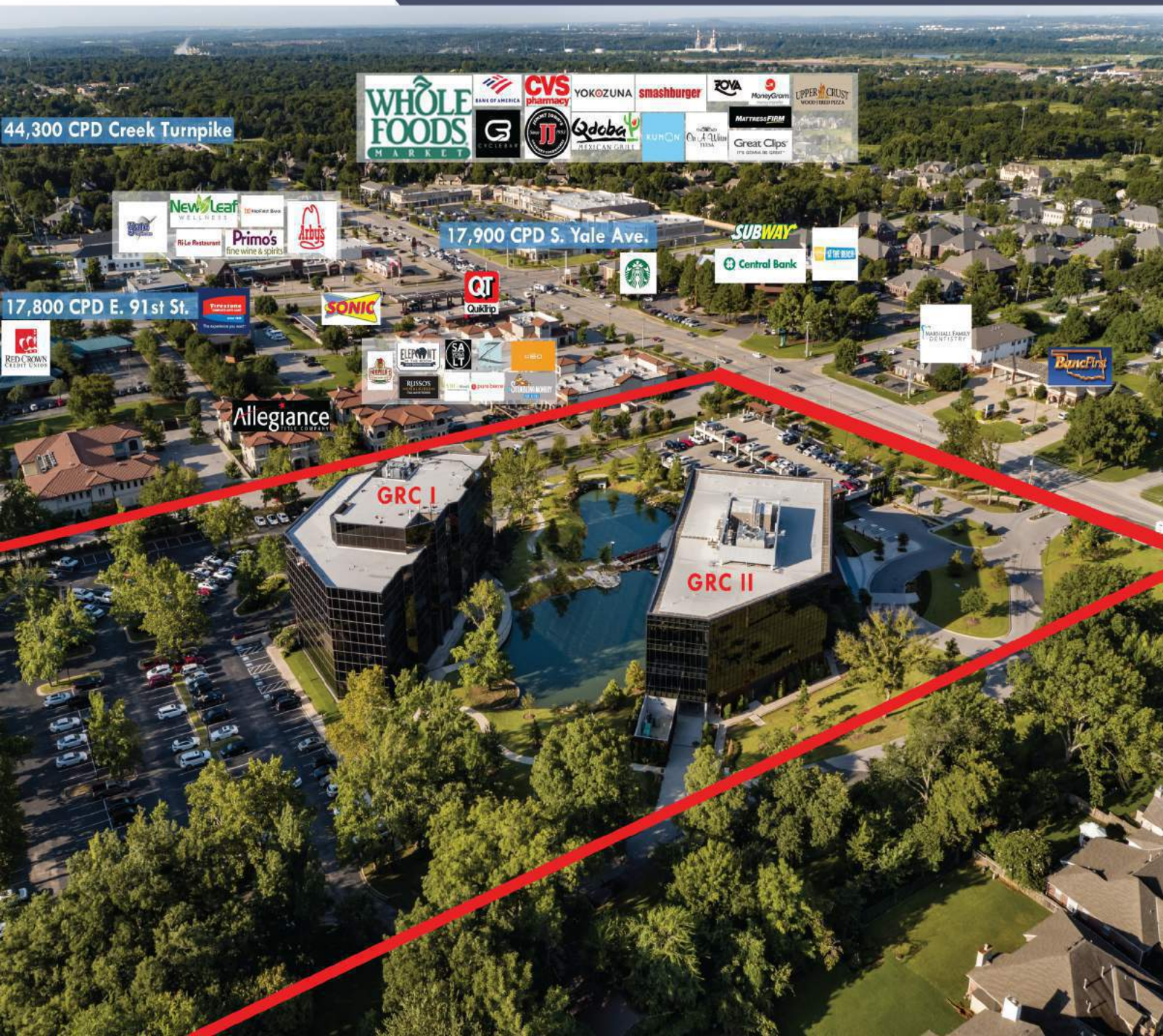


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AERIAL



TRADE AREA:

CVS | WHOLE FOODS | QUIK
TRIP | STARBUCKS | SUBWAY |
GREAT CLIPS | ARBYS | JIMMY
JOHNS | QDOBA | SONIC |
SMASHBURGER | YOKOZUNA |
KEO | RUSSO'S | UPPER CRUST |
STUMBLING MONKEY | RI-LE
RESTAURANT | PRIMO'S |
PUOPOLO'S ITALIAN ICE &
CREAMERY | BANC FIRST |
CENTRAL BANK | MID FIRST
BANK | BANK OF AMERICA |
RED CROWN CREDIT UNION |
MONEY GRAM | PURE BARRE |
CYCLE BAR | Z STUDIO | ARC
NAILS | ELEPHANT IN THE
ROOM | SALT YOGA | NEWLEAF
WELLNESS | AT THE BEACH | ON
A WHIM | MATTRESS FIRM |
ZOYA | KUMON | MARSHALL
FAMILY DENTISTRY | YALE
CLEANERS | FIRESTONE AUTO |



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