

**FOR LEASE**

**14,700 - 29,400 SF**

**CLASS A OFFICE**

**TRANSFORMATION TOWERS**

**8200 S. UNIT DR. TULSA, OK 74132**

**FOR MORE INFORMATION:**

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**PAINE**

# BUILDING DETAILS

## PROPERTY FEATURES

### OFFICE SPACE

14,700 MIN. -  
29,400 MAX. SF

### BUILDING SIZE

196,350 SF

**PARKING GARAGE 690 SPACES**

**YEAR BUILT 2016**

### PRICE

Available Upon Request

### STORIES 6

## PRIME LOCATION

Adjacent to The Shops at Nickel Creek,  
The Walk at Tulsa Hills (7.3 M Visits)

Excellent Access & Visibility via  
HWY 75 (53,000 CPD)  
W. 81st Street 17,100 CPD



## AMENITIES

24/7 SECURITY  
LOBBY + SECURITY DESK  
STORM SHELTER  
LOADING DOCK  
MAIL ROOM  
COVERED PARKING  
ELECTRIC VEHICLE CHARGING  
COMMON AREA KITCHEN/BREAKROOM  
COMMON AREA CONFERENCE ROOMS  
COMMON AREA RESTROOMS  
FITNESS CENTER WITH LOCKER ROOMS  
ELEVATOR + STAIRWAY ACCESS  
SELF PAY MICRO MART  
ON-SITE STORAGE  
(PRICING UPON REQUEST)

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# AVAILABLE SPACE

**14,700** MIN. - **29,400 SF** MAX.

## WEST WING

- 1- B COMMON AREA
- 2- B LEASED
- 3- B LEASED
- 4- B **14,700 SF** PARTIAL BUILD OUT
- 5- B **14,700 SF** SHELL SPACE
- 6- B **14,700 SF** SHELL SPACE

## NORTH WING

- 1- A COMMON AREA
- 2- A FULLY LEASED
- 3- A FULLY LEASED
- 4- A **14,700 SF** BUILT OUT
- 5- A **14,700 SF** BUILT OUT
- 6- A **14,700 SF** BUILT OUT



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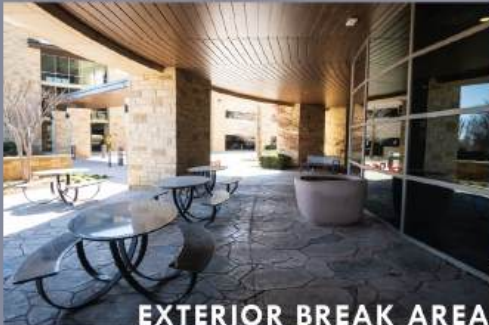
# EXTERIOR



ENTRANCE



PARKING GARAGE



EXTERIOR BREAK AREA



DRIVEWAY



4 & 5 FLOOR STAIRWAY



ELEVATORS



FITNESS CENTER WITH  
LOCKER ROOMS



MAIL ROOM



LOBBY WITH SECURITY DESK



SELF-PAY MICRO MART



CONFERENCE ROOMS



SHELL SPACE

# INTERIOR

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# FLOOR 4

## NORTH WING - 14,700 SF

Built-Out  
27 Private Offices  
Open Office Space  
Small Conference Room  
5th Floor Stairway Access

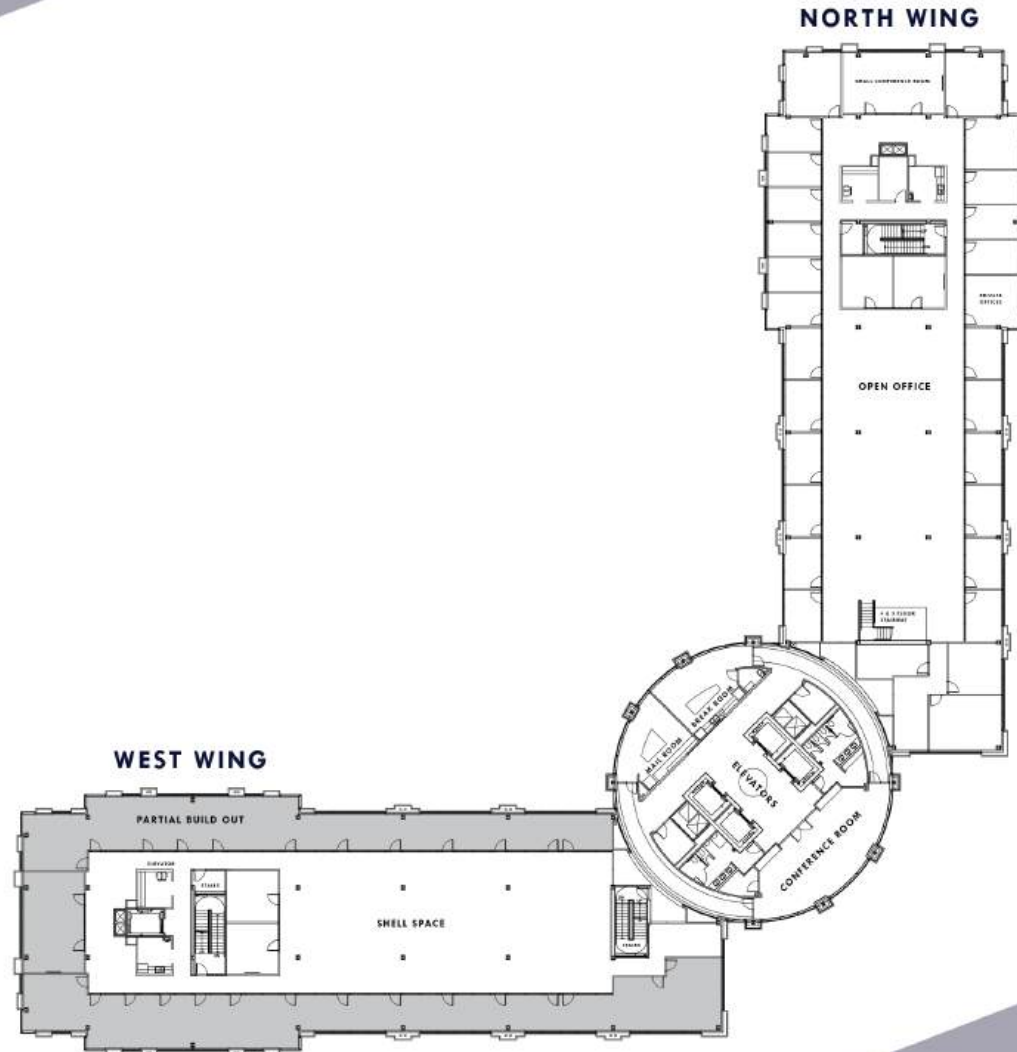
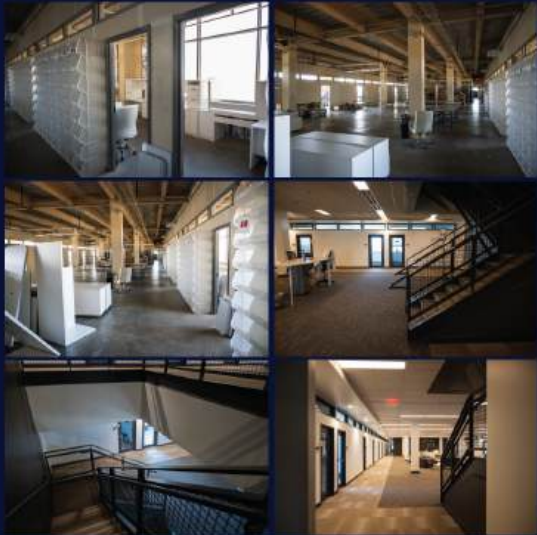
## WEST WING - 14,700 SF

Partial Build Out & Shell Space

## AMENITIES

Common Area Conference Room  
Common Area Restrooms  
Elevator and Stairway Access

## PHOTOS



FLOOR FOUR

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# FLOOR 5

## NORTH WING - 14,700 SF

- Built-Out
- 33 Private Offices
- Open Office Space
- Small Conference Room
- 4th Floor Stairway Access

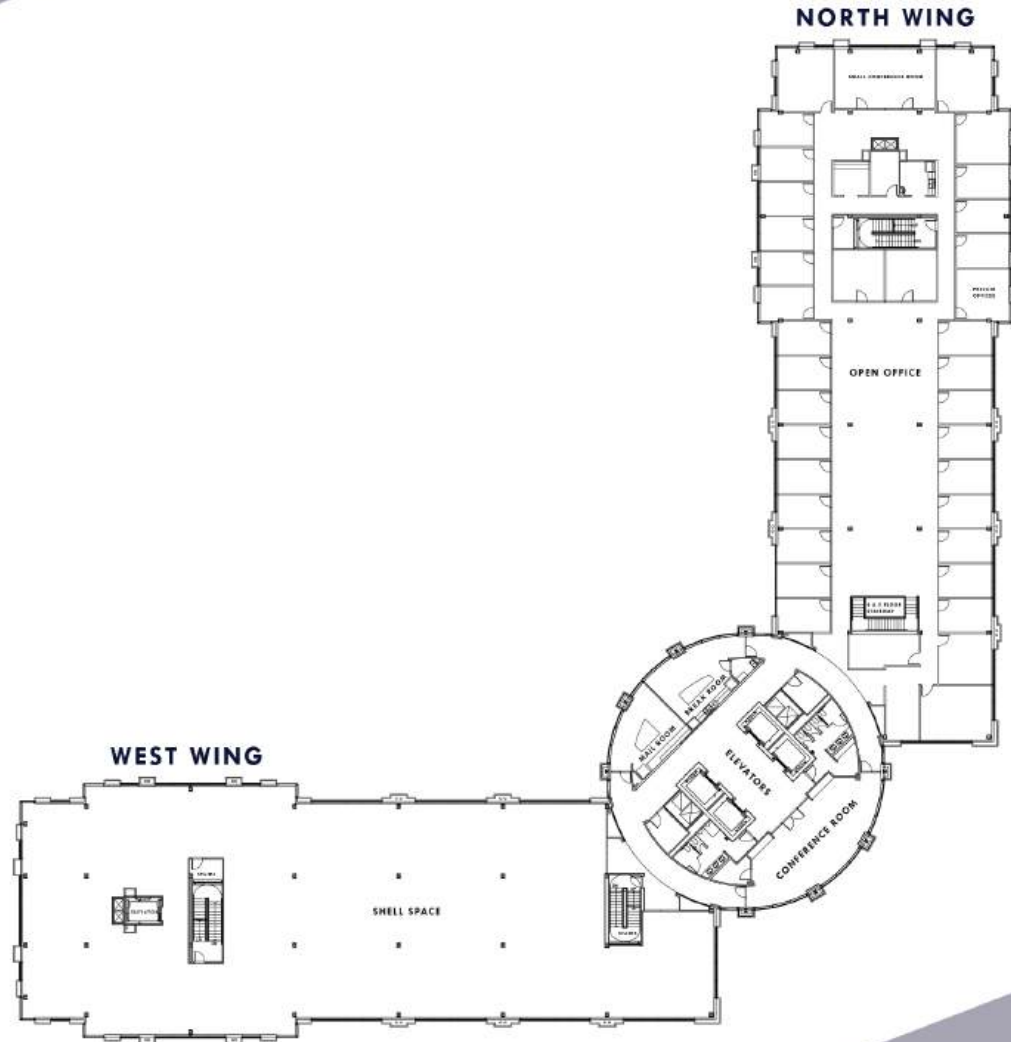
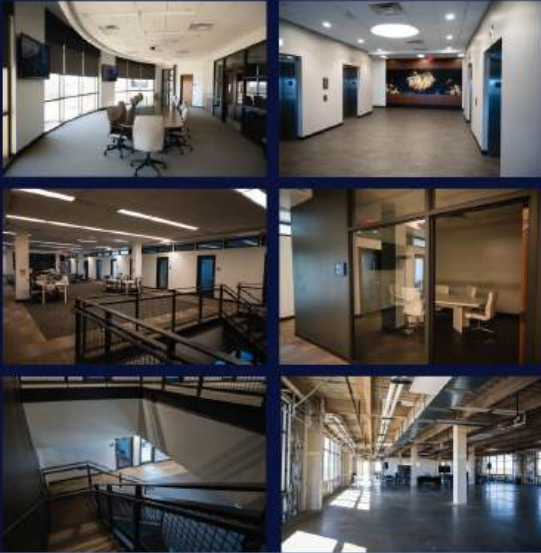
## WEST WING - 14,700 SF

- Shell Space

### AMENITIES

- Common Area Mail Room
- Common Area Break Room
- Common Area Conference Room
- Common Area Restrooms
- Elevator and Stairway Access

### PHOTOS



FLOOR FIVE

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# FLOOR 6

## NORTH WING - 14,700 SF

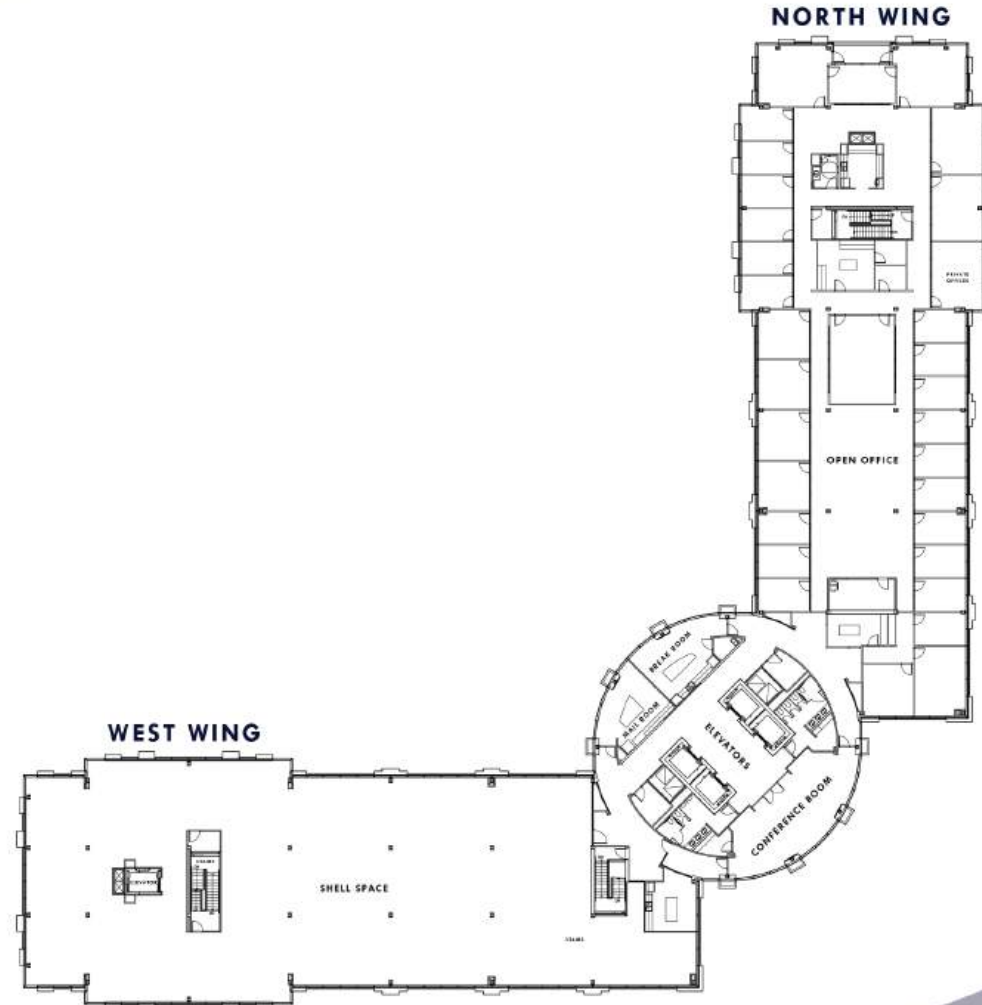
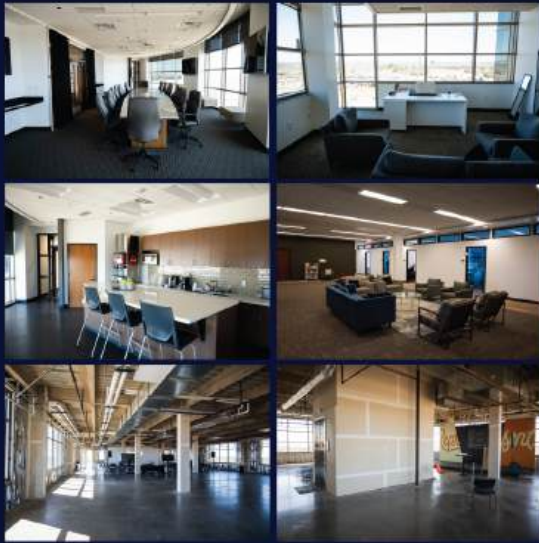
Built-Out  
30 Private Offices  
Open Office Space

## WEST WING - 14,700 SF

Shell Space

### AMENITIES

Common Area Mail Room  
Common Area Break Room  
Common Area Conference Room  
Common Area Restrooms  
Elevator and Stairway Access



FLOOR SIX

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# AERIAL

DOWNTOWN TULSA

## TULSA HILLS 7.3 MILLION VISITS

Nickel Creek

MAIN EVENT

TULSA HILLS  
DONUTS  
avid

Pizza Hut

SPRING HILL  
SUITES  
Marriott

ABUELO'S

53,000 CPD HWY 75

17,000 CPD W. 81ST ST.



SITE

NORTH WING

WEST WING

PARKING GARAGE

S. UNION AVE.

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