

GRC PARK

201-8,791 SF
CLASS A OFFICE SPACE
FOR LEASE

GRC I & II
8801 & 8811 S. YALE AVE.
TULSA, OK 74137



PAINE

COMMERCIAL REAL ESTATE

PROPERTY FEATURES

GRC I & II Class A
Office Buildings

UV "RLM Xtreme" Clean Air System

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.

ANCHOR TENANTS

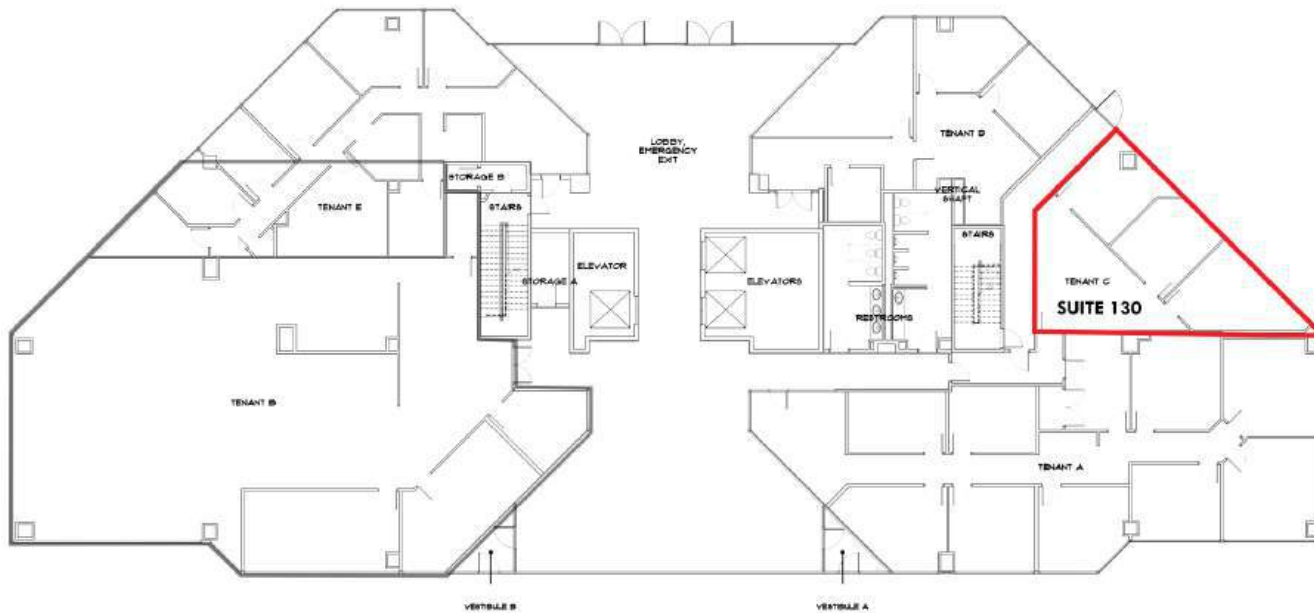
CBIZ, CCK Strategies, Kinder Morgan, Mabrey Bank, Stride Bank, JCJ Architecture, Energy Transfer



FLOOR PLANS - 1ST FLOOR GRC I

1,089 SF | \$27.00 FSG

SUITE 130 AVAILABLE



FOR MORE INFORMATION:

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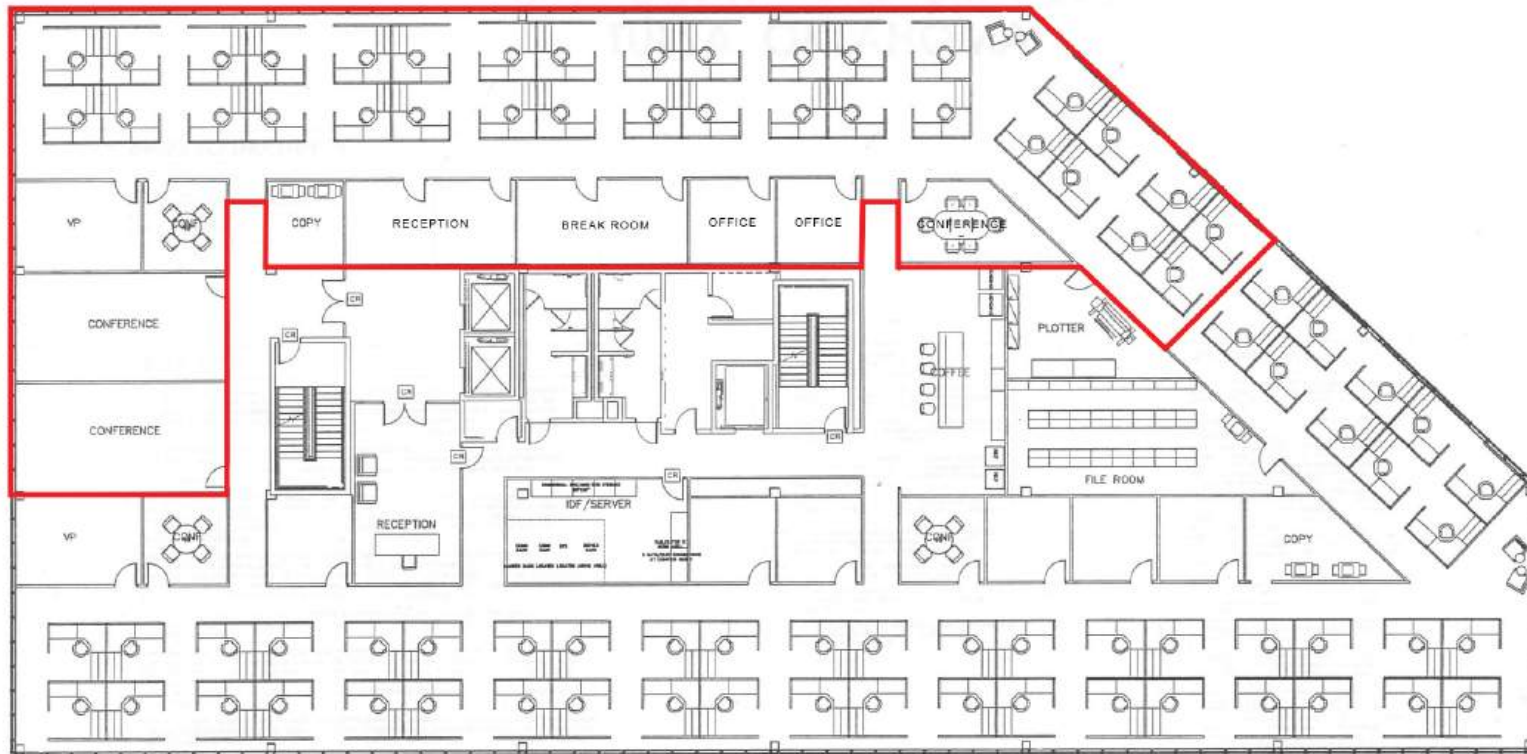
Phillips Breckinridge
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FLOOR PLANS - 2ND FLOOR GRC II

8,791 SF | \$28.50 FSG

SUITE 200 AVAILABLE



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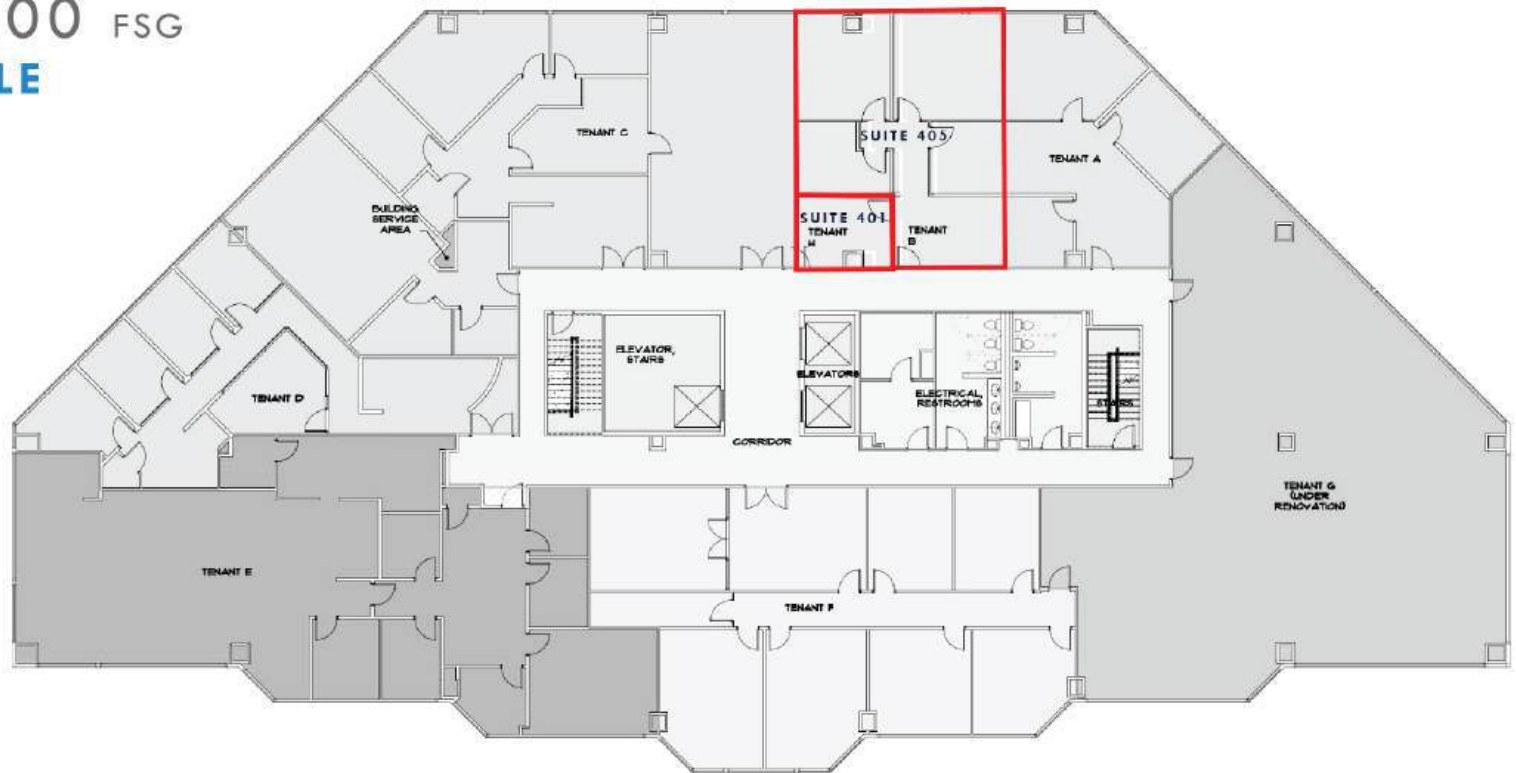
FLOOR PLANS - 4TH FLOOR GRC I

201 SF | \$27.00 FSG

SUITE 401 AVAILABLE

1,451 SF | \$27.00 FSG

SUITE 405 AVAILABLE



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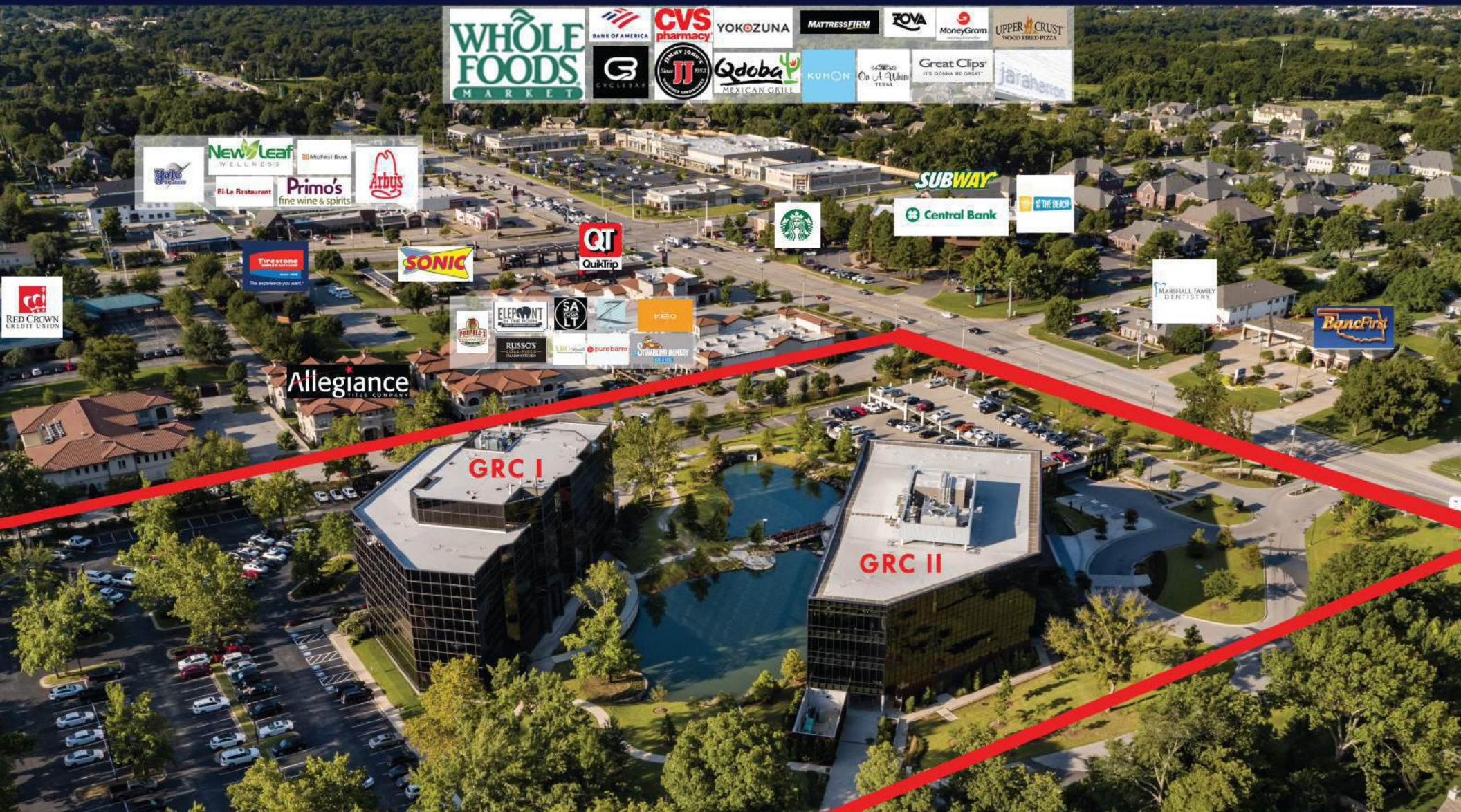
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BUILDING AMENITIES

- GRC I includes 5 floors + basement; GRC II includes 4 floors
- Gym with Locker Room/Shower
- Shared Conference Room for Tenants
- GRC I Renovated 2021
- Secure Underground Storage
- Mother's Room

AERIAL



TRADE AREA:

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



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