

FOR **LEASE**

14,700 - 29,400 SF

CLASS A OFFICE

TRANSFORMATION TOWERS

8200 S. UNIT DR. TULSA, OK 74132

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Partner, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
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Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

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BUILDING DETAILS

PROPERTY FEATURES

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

PRICE
Available Upon Request

BUILDING SIZE
196,350 SF

STORIES 6

PARKING GARAGE 690 SPACES

YEAR BUILT 2016

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)

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







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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** FULLY LEASED
- **5- A** FULLY LEASED
- **6- A 14,700 SF** BUILT OUT





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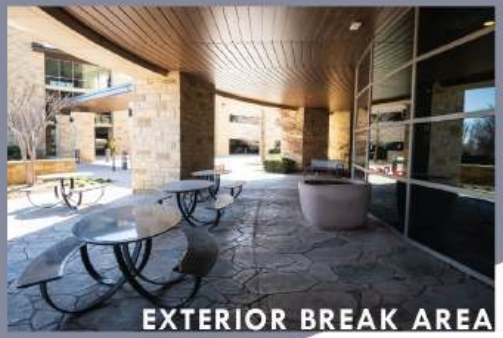
EXTERIOR


ENTRANCE


PARKING GARAGE


FITNESS CENTER WITH LOCKER ROOMS

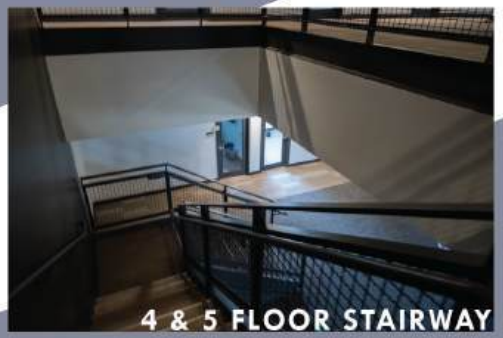

MAIL ROOM


EXTERIOR BREAK AREA


DRIVEWAY


LOBBY WITH SECURITY DESK


SELF PAY MICRO MART


4 & 5 FLOOR STAIRWAY


ELEVATORS


CONFERENCE ROOMS


SHELL SPACE

INTERIOR

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FLOOR 4

NORTH WING - LEASED

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

WEST WING - 14,700 SF

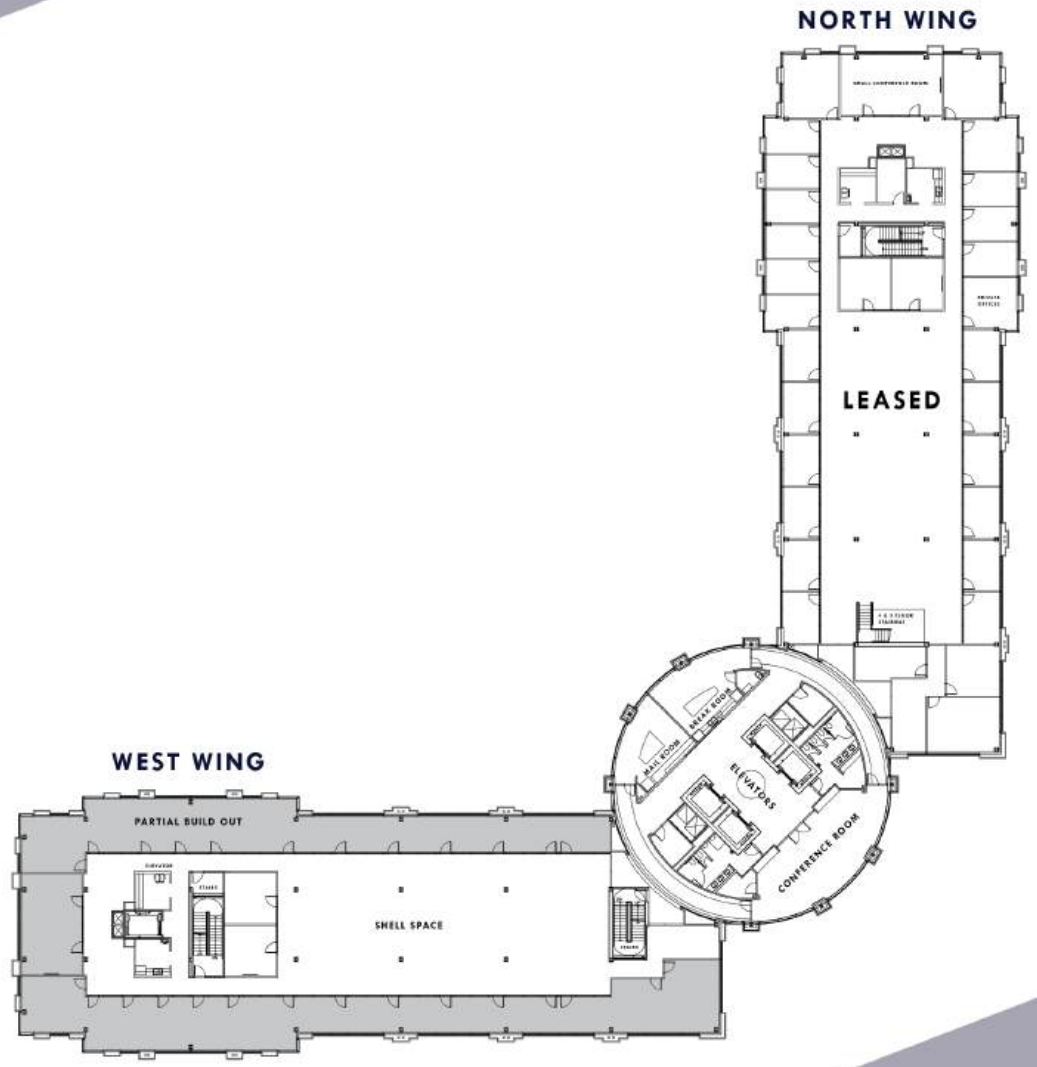
Partial Build Out & Shell Space Available

AMENITIES

Common Area Conference Room
Common Area Restrooms
Elevator and Stairway Access

PHOTOS





FLOOR FOUR

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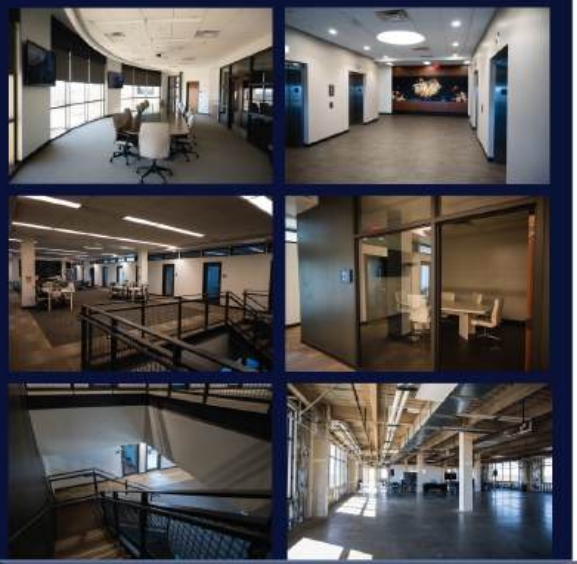
FLOOR 5

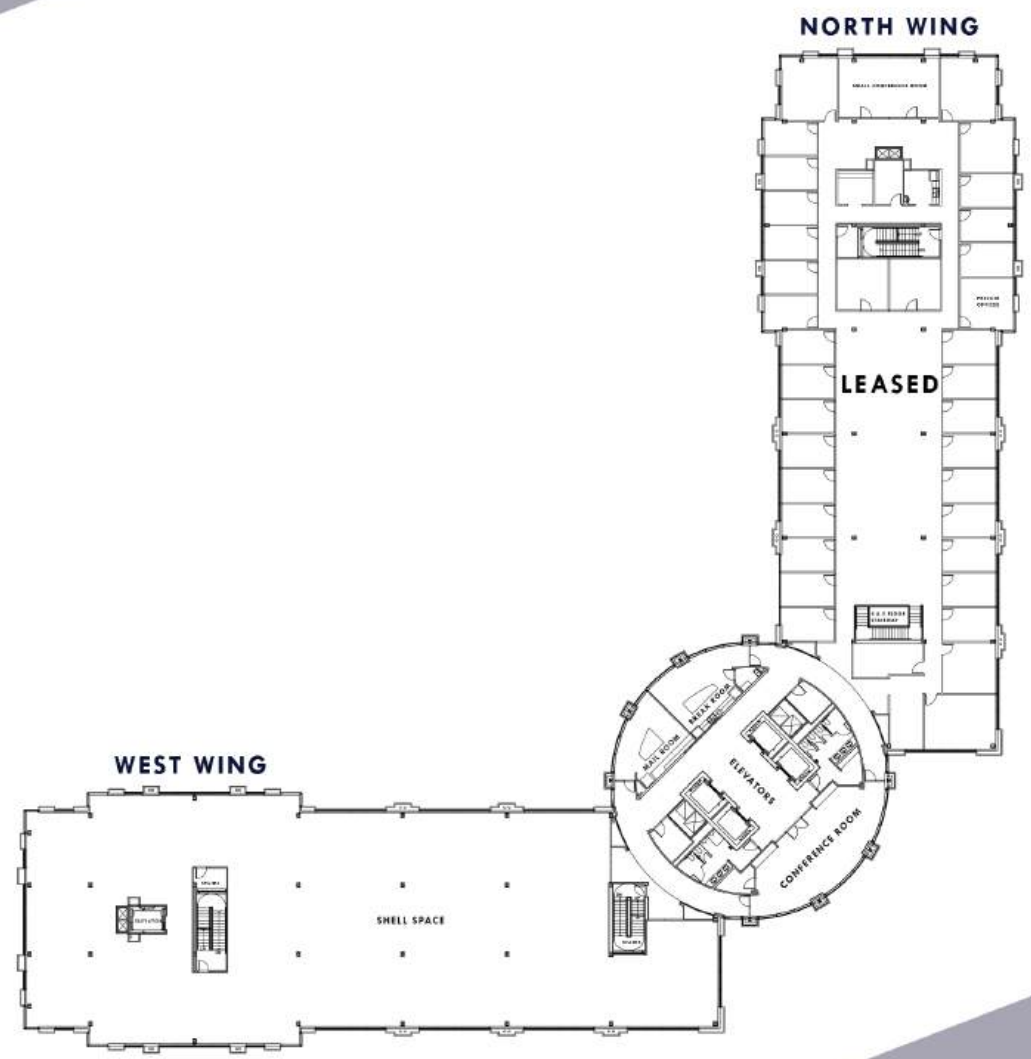
NORTH WING - LEASED
Built-Out, 33 Private Offices, Open Office Space, Small Conference Room, 4th Floor Stairway Access

WEST WING - 14,700 SF
Shell Space Available

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

PHOTOS





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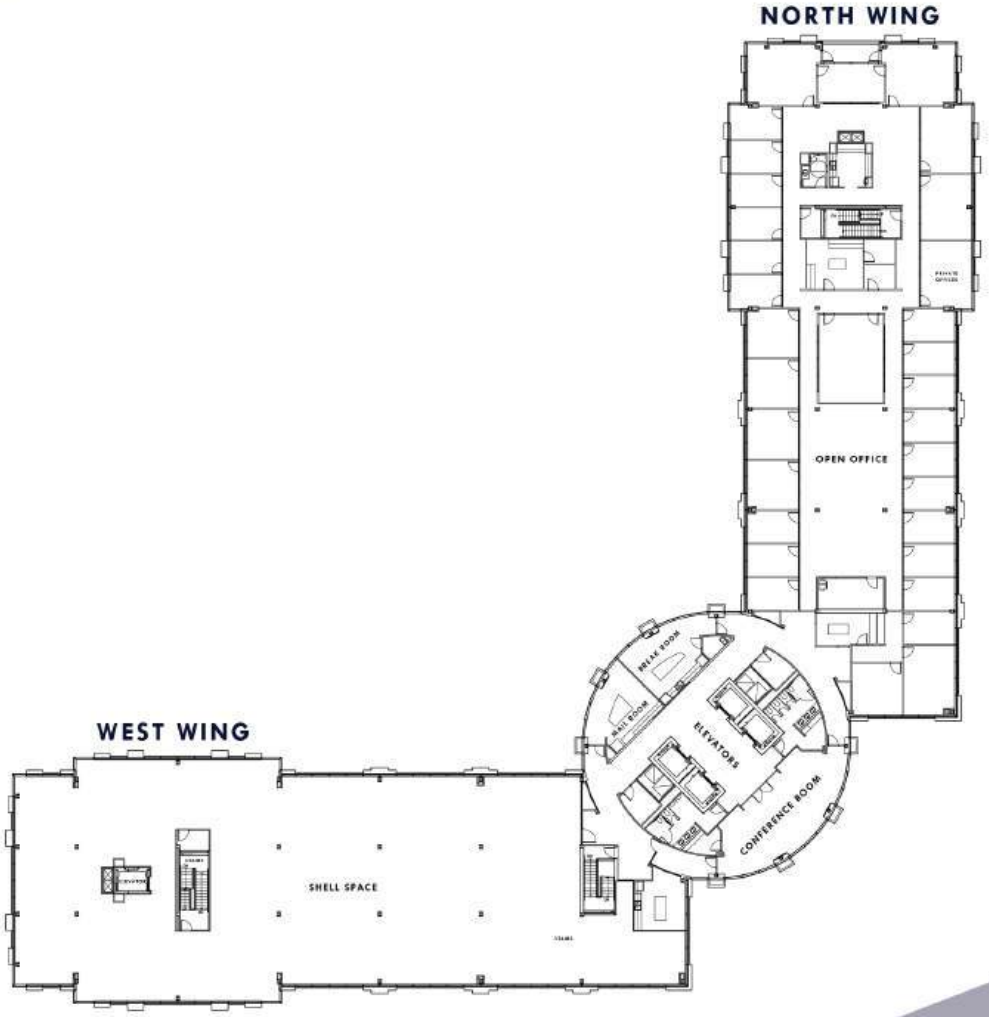
FLOOR 6

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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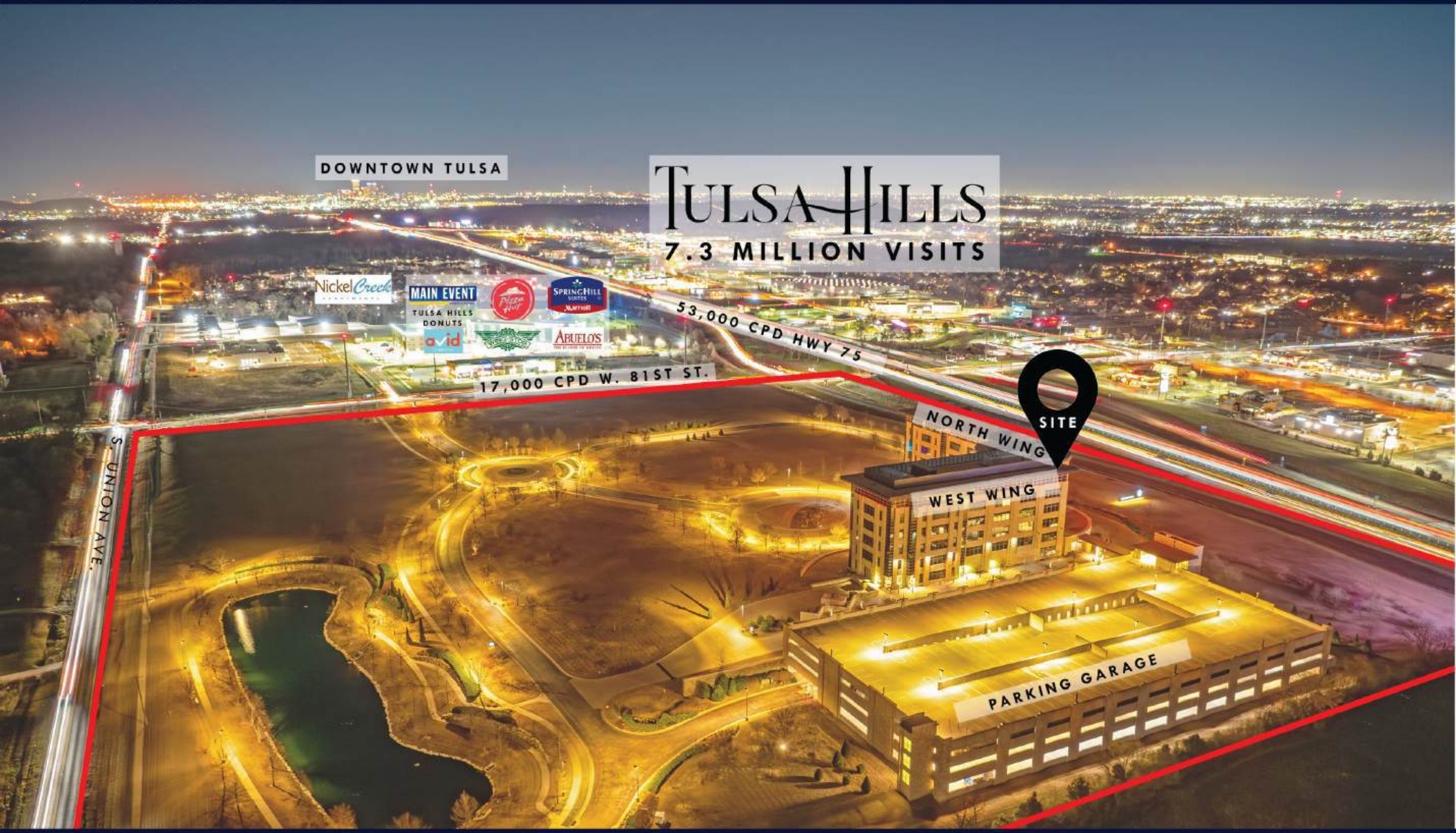
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AERIAL



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