

# OFFICE/FLEX BUILDING FOR SALE

2155 S 137TH E AVE, TULSA, OKLAHOMA



Listing Broker

**CBRE**



**EASTGATE  
METROPLEX**  
A SHELBOURNE PROPERTY

## BUILDING DESCRIPTION

# ONE-STORY, LARGE FLOOR PLATE BUILDING FOR SALE

131,521 SF

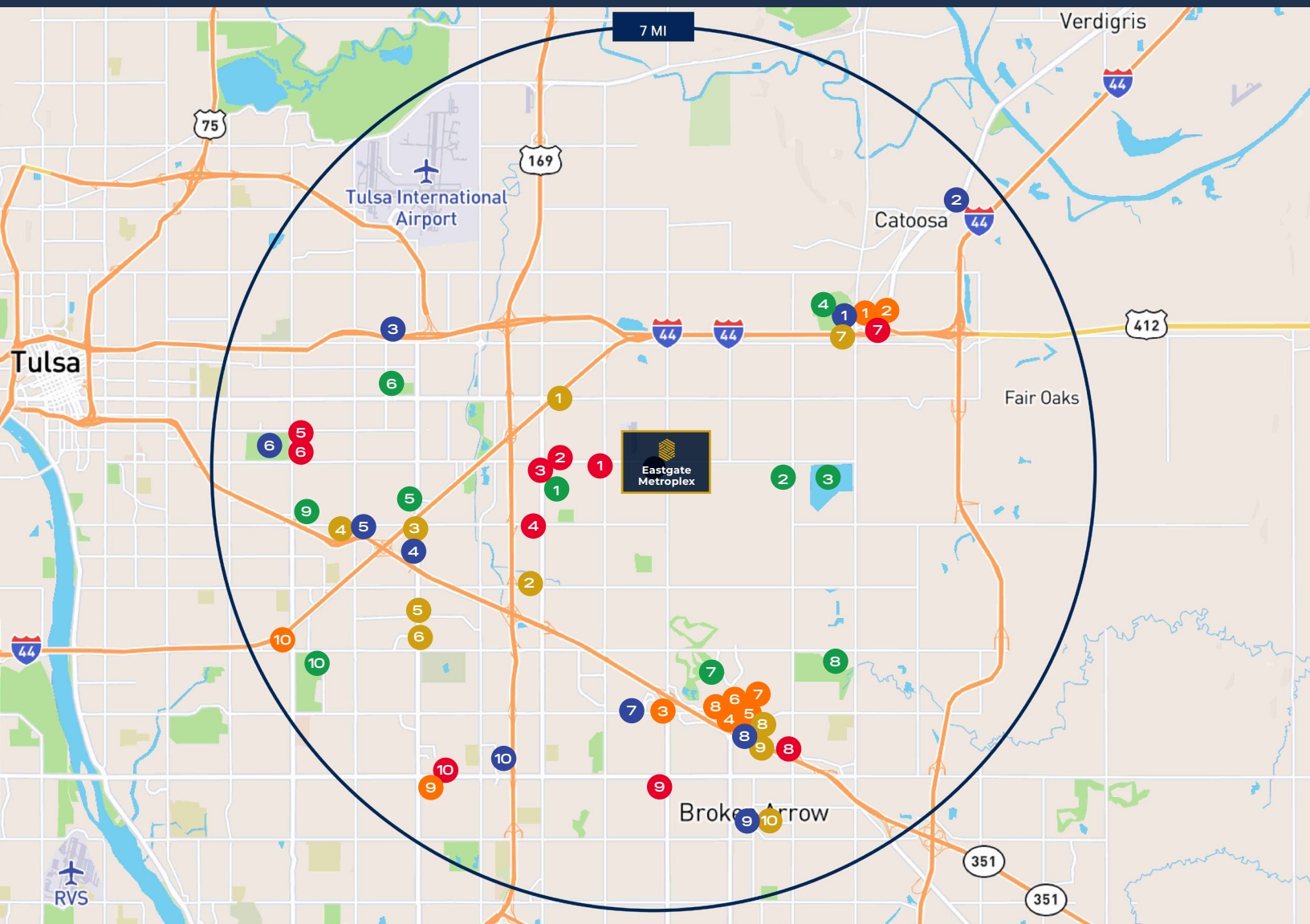


[VIEW GOOGLE MAPS](#)



Positioned within Tulsa's renowned Eastgate Metroplex, this sale opportunity offers ownership of a highly visible large floor plate single story open layout office building located in one of East Tulsa's largest mixed-use business campuses. The property benefits from a stable employment base, excellent access to I-44 and Highway 169, making it ideal for healthcare providers, professional service firms, educational users, government agencies, and corporate occupiers. Situated within a campus that has experienced significant reinvestment and adaptive reuse, the building provides a professional environment, ample parking, and the opportunity for an owner-user to establish a long-term presence while benefiting from Eastgate's diverse tenant mix and regional accessibility.

# AREA MAP



| RESTAURANTS                            | SHOPPING                         | FUN THINGS TO DO                       | PARKS / GOLF                 | HOTELS                                     |
|----------------------------------------|----------------------------------|----------------------------------------|------------------------------|--------------------------------------------|
| 1. Eggcellent & Things Cafe            | 1. ALDI                          | 1. Hard Rock Hotel and Casino Tulsa    | 1. McCullough Park           | 1. Hampton Inn & Suites                    |
| 2. Tikka Kabab                         | 2. Nam-Hai Food Market           | 2. Blue Whale of Catoosa               | 2. Carl Smith Sports Complex | 2. Homewood Suites by Hilton               |
| 3. Bill & Ruth's Restaurant            | 3. Supermercados Morelos Garnett | 3. Admiral Twin Drive-In               | 3. Lynn Lane Reservoir       | 3. Hampton Inn                             |
| 4. Sawasdee Thai Restaurant            | 4. Walmart Neighborhood Market   | 4. Tulsa Tech - Health Sciences Center | 4. Cherokee Hills Golf Club  | 4. La Quinta Inn & Suites by Wyndham Tulsa |
| 5. Nelson's Buffeteria                 | 5. Target                        | 5. AMF Sheridan Lanes                  | 5. Terrance Park & Trial     | 5. Hilton Garden Inn                       |
| 6. Tropical Restaurant & Bar   Thai    | 6. Reasor's                      | 6. Expo Square                         | 6. McClure Park              | 6. Stoney Creek Hotel                      |
| 7. Carvers on 19                       | 7. Walmart Supercenter           | 7. D-Bat Tulsa                         | 7. Battle Creek Golf Club    | 7. TownePlace Suites by Marriott           |
| 8. Los Cabos Mexican Grill and Cantina | 8. Sprouts Farmers Market        | 8. Bass Pro Shops                      | 8. Broken Arrow Golf Course  | 8. Holiday Inn Express & Suites by IHG     |
| 9. Charleston's Restaurant             | 9. Walmart Supercenter           | 9. Pinot's Palette                     | 9. Darlington Park           | 9. Hampton Inn & Suites                    |
| 10. District Burger                    | 10. Woodland Hills Mall          | 10. Dave & Buster's Tulsa              | 10. LaFortune Park           | 10. Holiday Inn Express & Suites by IHG    |

# PROPERTY FEATURES

## BUILDING INFORMATION

- Office/Flex Building (131,521 SF)
  - 22'4" Clear Heights
  - 48' x 24' Column Spacing
- 2 - Diesel Back-up Generators - 500KW & 1009KW
  - HVAC - 15 RTUs - 440 Tons
- 8.51/1000 parking ratio, 709 spaces
  - Approximately 2.5 acres
- Roof replaced in 2022 with 20 year warranty
- Zoning: Commercial General (CG)

## COMPLEX AMENITIES

- Cafe
- OSU General Medical Practice
  - On-Site Daycare
  - Tulsa Transit Bus Stop
- Hair Stylist, Manicures, and Facials (Available by Paul Mitchell)

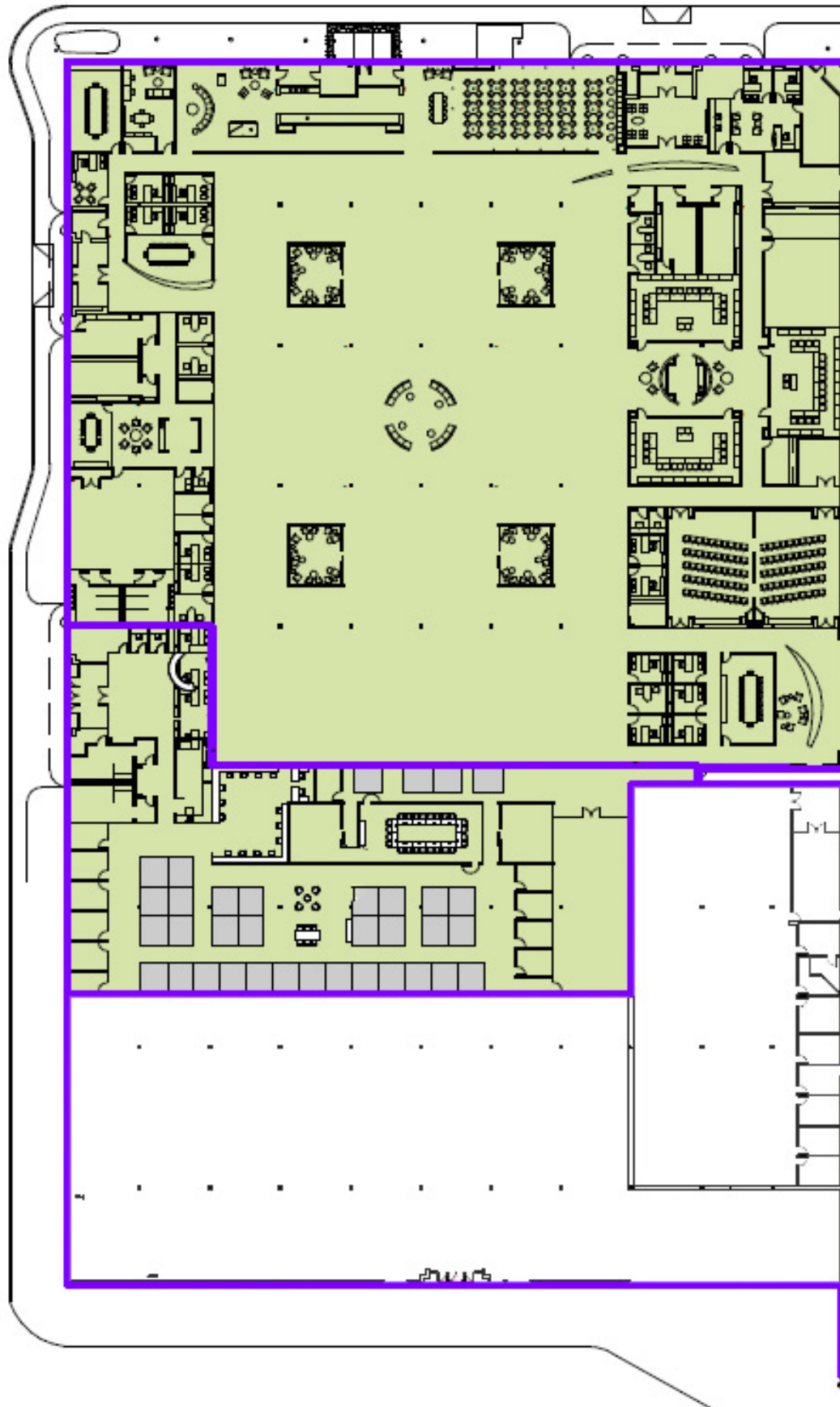
# SITE PLAN



# FLOOR PLANS

## Upper Level

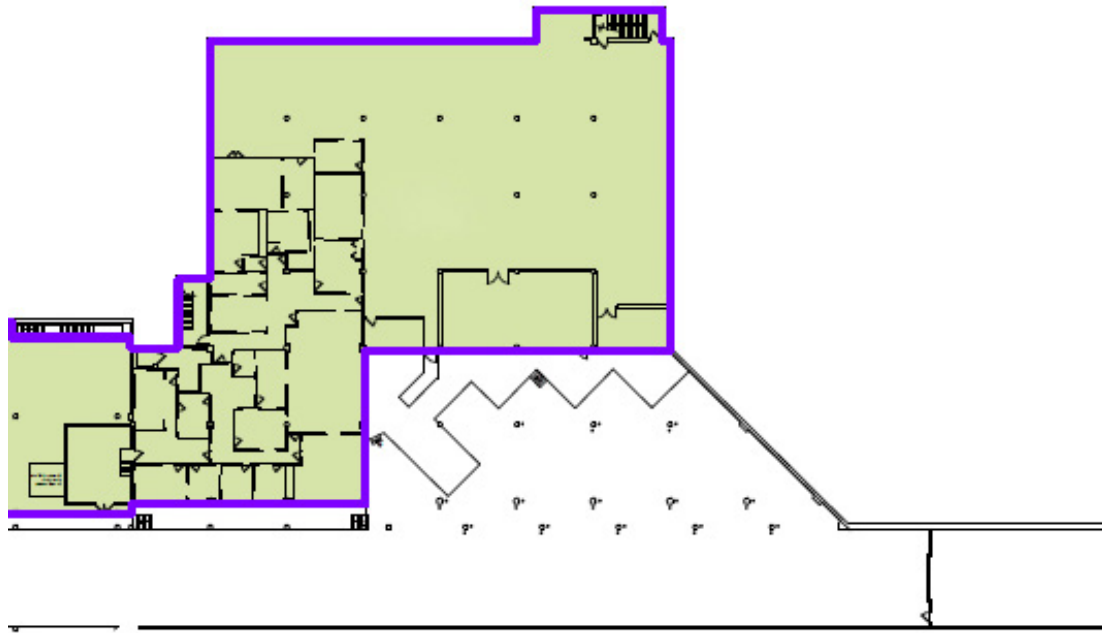
108,632 SF



## FLOOR PLANS

## Lower Level

22,889 SF



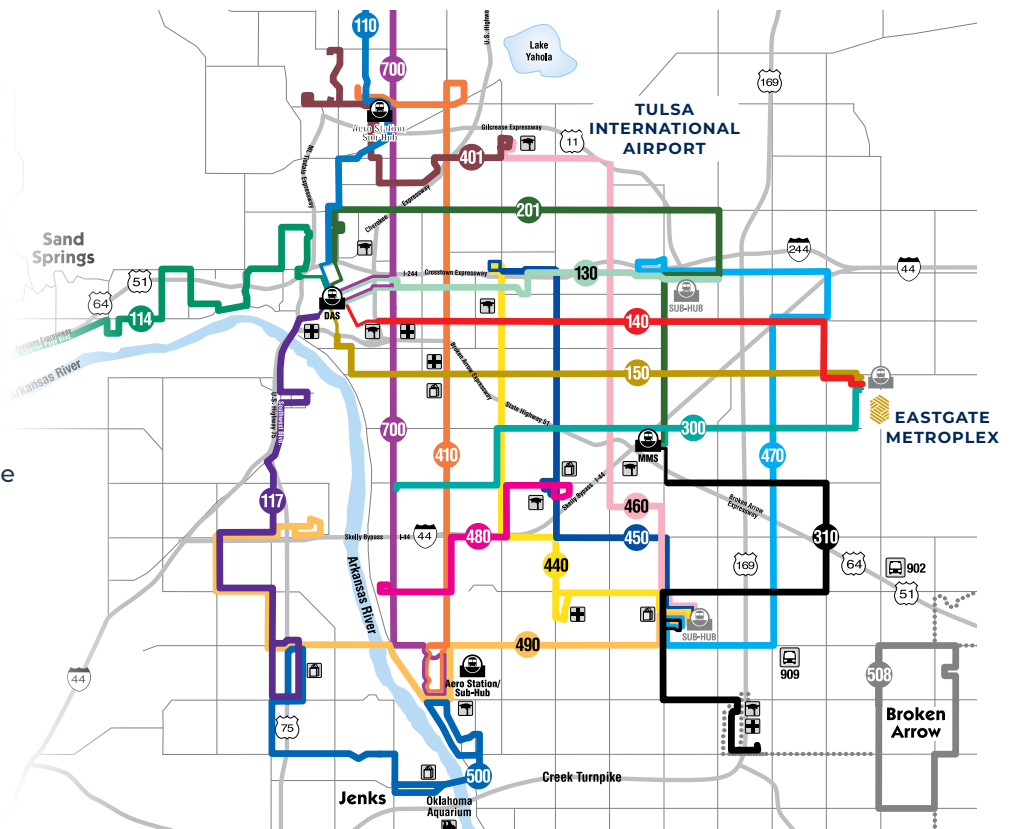
## Area Employers



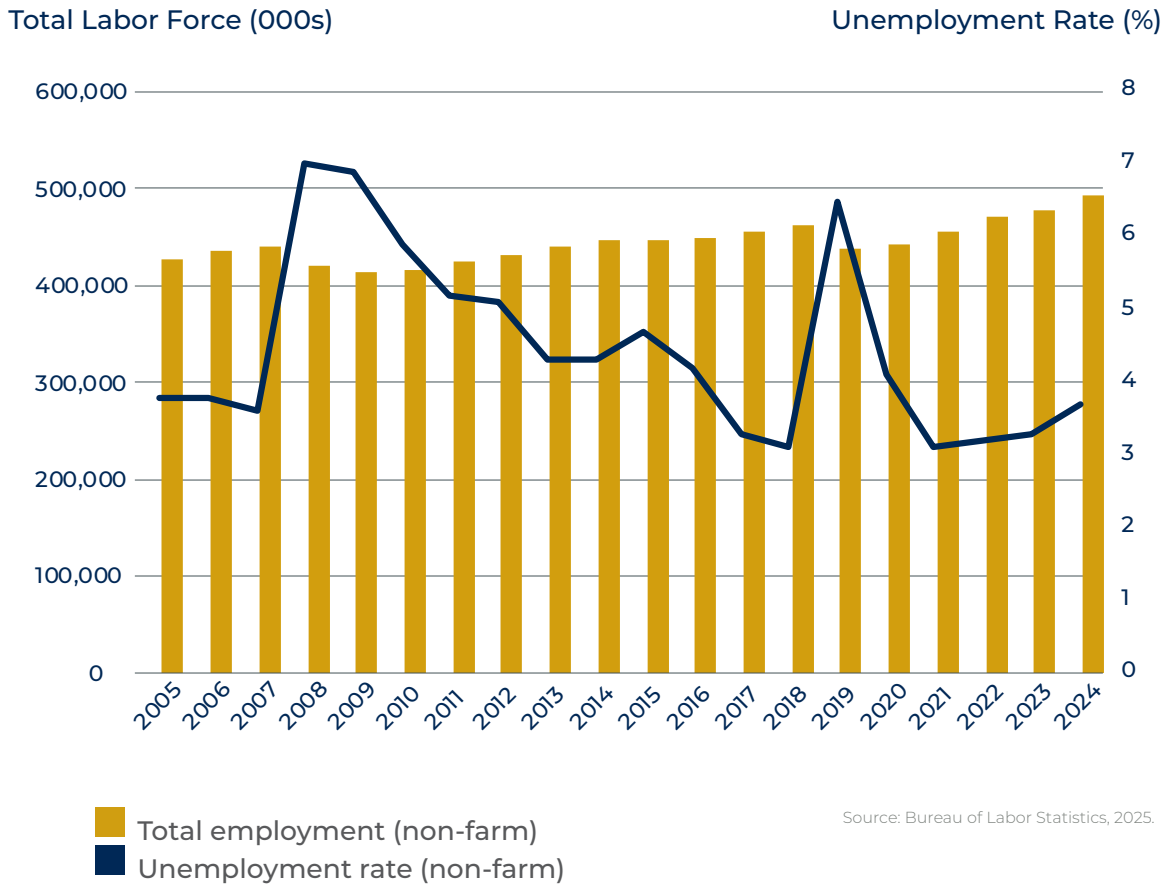
## Public Transportation

The property is easily accessible by multiple bus routes that stretch across the city.

The bus stop is immediately in front of the complex, making the commute to work seamless.



## Tulsa labor force & unemployment



493,000

Total employment  
(Non-farm — Tulsa)

3.7%

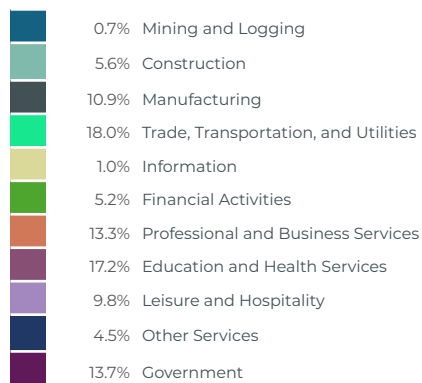
Unemployment rate  
(Non-Farm — Tulsa)

4.4%

Unemployment rate  
(Non-Farm — US)

# WHY TULSA?

## Tulsa economy



Source: Bureau of Labor Statistics, 2025.

**\$70.9B**  
Current GDP

**5.0%**  
Est. 2025 GDP growth

**61<sup>st</sup>**  
in the U.S. for GDP value

Source: Oxford Economics, 2025.

## Fortune 500 Companies in Tulsa

Alaska Air Group  
American Airlines Group  
Avis Budget Group  
Boeing  
Capital One Financial  
CBRE Group  
CenterPoint Energy  
Charles Schwab  
Chipotle Mexican Grill  
Cintas  
Costco Wholesale  
Delta Airlines  
Dick's Sporting Goods  
Enterprise Products Partners  
Estée Lauder  
FannieMae  
Hewlett Packard Enterprise  
Humana  
Johnson & Johnson  
Jones Financial  
Land O'Lakes  
Lockheed Martin  
Lululemon Athletica  
Macy's  
MetLife  
Mondelez International  
New York Life Insurance  
Oracle  
PepsiCo  
Progressive  
Stanley Black & Decker  
State Farm Insurance  
Southwest Airlines  
Travelers  
Ulta Beauty  
United Airlines Holdings  
UnitedHealth Group  
Verizon Communications  
Whirlpool

Source: Oklahoma Dept. of Commerce, 2025.

# WHY TULSA?



## AEROSPACE, DEFENSE, SPACE & UAS AVIATION (UNMANNED AIRCRAFT SYSTEMS)

**700+**

acres of shovel-ready land  
available for development at  
Tulsa International Airport

**\$11.7B**

total economic contribution from the  
aviation and aerospace industry

**46,233 employees**

in aerospace sectors across  
250+ businesses in Tulsa

**6**

UAS companies operating in  
Tulsa and additional frequent  
tester companies

**\$11B+**

the Tulsa region's impact represents  
roughly 25% of the state's total  
aerospace economic activity

### The Tulsa Space Test Center

will attract further investment  
& growth to the region and establish  
a Tulsa Space Park that will drive  
future space innovation

Source: Tulsa's Future, Tulsa Regional Chamber,  
Oklahoma Dept. of Commerce



## TECH INDUSTRY

### One of 31 Tech Hubs

selected by the U.S. Department of  
Commerce's Economic Development  
Administrative as part of a  
\$51 million investment

**56,000**

new future-proof jobs created locally  
within emerging tech industries

**\$15M**

committed by state legislature to  
enhance and bolster tech initiatives

Source: Tulsa Regional Chamber



## ENERGY

**1,000+**

energy-related companies call  
the Tulsa region home

**Nearly \$15B**

total annual economic impact of the  
energy sector to Tulsa's economy

**\$361M**

of sales tax is supported by activity  
in Tulsa's oil and gas industry

**67,000+ employees**

in the energy industry; representing  
1.6% of all U.S. energy jobs

**\$0.55** of additional GDP added  
to the local economy for every \$1 of  
production

Source: Tulsa Regional Chamber



## TRANSPORTATION, LOGISTICS & PORTS

**\$300M**

Tulsa Ports annual economic impact

**\$1.7B**

total annual economic impact of the  
logistics sector to Tulsa's economy

**\$77.7M**

in annual tax revenue for the  
City of Tulsa from the logistics  
industry

**\$150,000**

monthly tonnage at Tulsa Ports

**70+**

companies located at the port

Source: Oklahoma Dept. of Commerce



## TOURISM

**10M**

annual visitors to Tulsa

**50**

film/tv project assists in Tulsa  
during the fiscal year

**\$1.4B**

annual economic impact  
from visitor spending

**218,138**

booked definite room nights during  
fiscal year July 2024-June 2025

**16,053 Jobs**

supported by Tulsa's visitor economy

Source: Tulsa Regional Chamber



## BUSINESS RETENTION & EXPANSION

**444**

companies were engaged by the  
business retention and expansion  
team

**16**

local company expansions

**2,639**

jobs generated as reported  
by Tulsa's Future

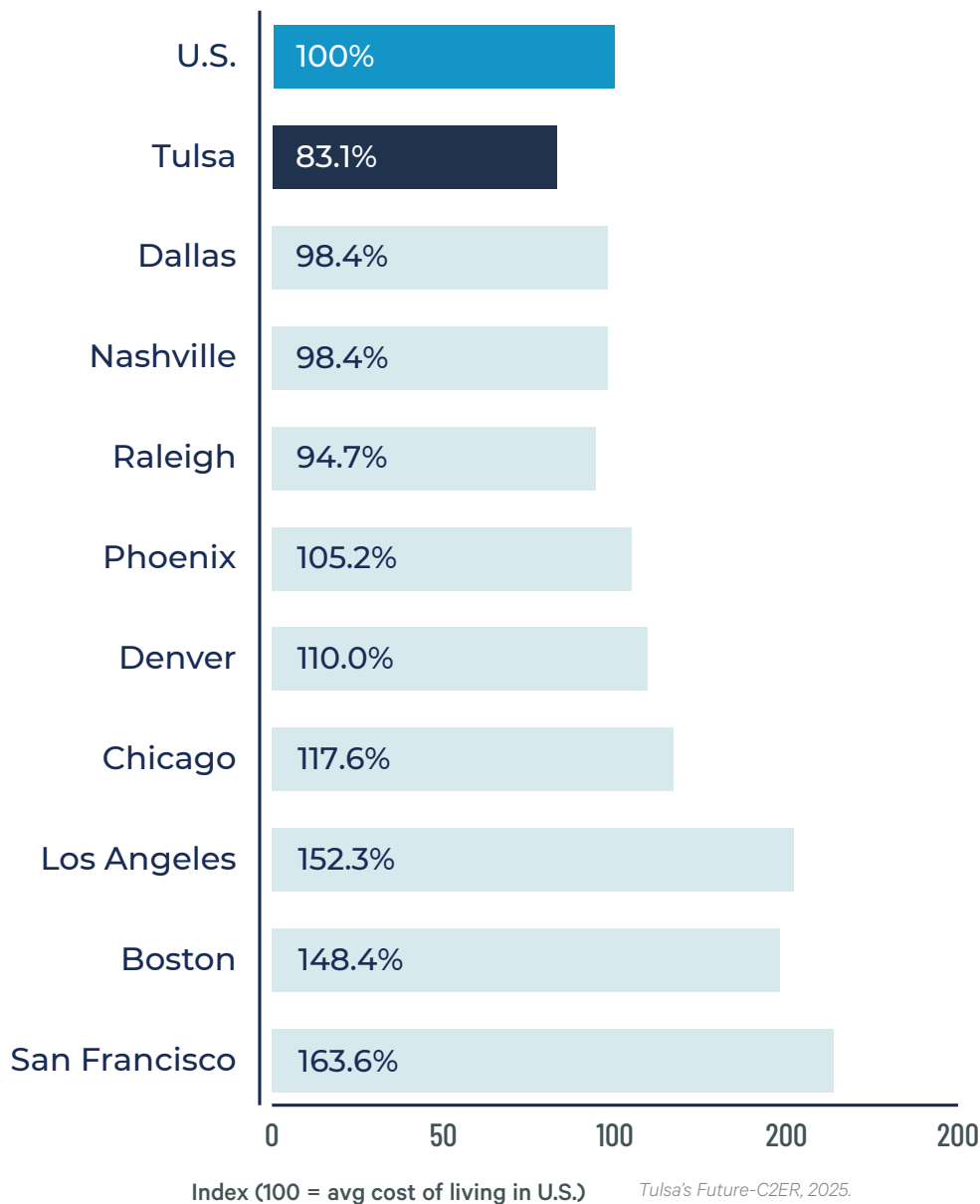
**\$7.3B**

capital investment generated  
as reported by Tulsa's Future

Source: Tulsa's Future, Tulsa Regional Chamber.

## Cost of living

Compared to other major metros with bustling business epicenters, Tulsa is well known for offering affordable living, with living costs below the national average.



# WHY TULSA?

## PARKS & REC



### **6,553 acres**

of maintained parkland in Tulsa

### **135 parks**

in the City of Tulsa

### **57 miles**

of walking trails, two skate parks, three dog parks, and five public swimming pools

### **227 sports fields**

99 playgrounds, 94 tennis courts, 8 outdoor pickleball courts, 13 water playgrounds, 18 splash pads, 96 picnic shelters, 4 golf courses and 8 disc golf courses

Source: Parks, Culture and Recreation, City of Tulsa, 2025.

## SPORTS



### **Tulsa Oilers**

### **FC Tulsa**

### **Tulsa Drillers**

### **University of Tulsa Golden Hurricane**

### **2025 Tulsa Shootout**

hosted at SageNet Center

### **Chili Bowl Nationals 2025**

at Tulsa Expo Raceway  
SageNet Center

Source: Parks, Culture and Recreation, City of Tulsa, 2025.

## FESTIVALS



### **Tulsa State Fair**

spanning 11 days after Labor Day; features live music, rides, expos and more

### **Winterfest**

features a 9,000 SQ. FT. ice skating rink and the state's tallest Christmas tree

### **Tulsa Zeeco Oktoberfest**

Named a Top Five Oktoberfest & "Best Festival" with over 200 taps of German and local bieren and 140,000 SF of tents, stages and more

### **Festival Americas**

located in Downtown Guthrie Green is Oklahoma's premier Hispanic and Latinx cultural festival

### **300**

festivals & events and 32 fairs in Tulsa in 2025

Source: Travel Oklahoma, 2025.  
Source: Visit Tulsa, 2025.

## FOOD & DRINK



### **16+**

local breweries

### **100+**

food trucks

### **39+**

local wineries

### **4**

James Beard nominated chefs & restaurants in the 2025 award cycle & 8 nominated in the upcoming 2026 cycle

### **12+**

must-visit restaurants in Tulsa named by The Adventurist Magazine

### **\$1.72**

contributed to the state economy for every dollar spent in Oklahoma restaurants

Source: The Adventurist Magazine, 2025.  
Source: National Restaurant Association, 2025.

## Tulsa Ratings & Rankings

Top 10 Places to Visit in 2026  
(Wall Street Journal, 2026)

Top 100 Best Places to Live  
(Livability.com, 2025)

Top 5 Large Manufacturing Hubs in the US  
(Business Facilities, 2025)

Top 10 Fastest growing Cities for New Grads  
(LinkedIn News, 2025)

#30 Best Cities to Buy a House  
(Niche 2024)

#32 Cities With the Lowest Cost of Living  
(Niche, 2024)

#64 Best Cities to Raise a Family  
(Niche, 2024)

#37 Least Stressed Cities in America  
(Best Places, 2024)

#42 Best Cities to Retire in America  
(Niche, 2024)

#46 Most Diverse City in America  
(Niche, 2024)

#15 Best Places to Live and Work as a Filmmaker  
(MovieMaker Magazine, 2025)



## Oklahoma Ratings & Rankings

#2 State Where Retirement Savings Last Longest  
(Business Insider, 2024)

#5 Ranked States for Oil Production  
(Newsweek, 2024)

#12 Hardest Working States in America  
(WalletHub, 2024)

#3 Most Underrated State in the U.S.  
(FinanceBuzz, 2023)

#4 Least Expensive State to Live In  
(Forbes, 2023)

#4 States with Lowest Median Home Price  
(World Population Review, April 2022)

#9 Friendliest State in America  
(World Population Review, 2022)

#11 Best States for Manufacturing  
(Site Selection Group, December 2022)

#12 States for Most Military Families  
(U.S. Census, March 2022)

#21 Most Diverse State in America  
(Wallethub, 2022)

#10 Lowest Tax Burden State in the U.S.  
(U.S. Census, February 2021)

#11 Best States to Start a Business  
(WalletHub, July 2021)

#22 Best States for Jobs  
(WalletHub, June 2021)

#25 Most Fun States in America  
(WalletHub, June 2021)



## Listing Brokers

# CBRE



**Leslie Kirkpatrick Cornell, MBA**  
*Senior Associate*

T: 918.557.2231  
leslie.kirkpatrick@cbre.com



**Carrie Claiborne**  
*Senior Associate*

T: 918.906.0224  
carrie.claiborne@cbre.com



**Natalie Burke**  
*Associate*

T: 918.850.6348  
natalie.burke@cbre.com

