

# Premier Class A+ Office Space in the Heart of Downtown Tulsa

## Unmatched Visibility, Walkability, & Historic Character

Located at one of the most premier corners in Oklahoma—Detroit & Archer—this Class A+ office property offers **unparalleled visibility and walkability** in downtown Tulsa. Straddling the vibrant Tulsa Arts District and historic Greenwood District, it places tenants just steps from **the city's best restaurants, entertainment venues, museums, and ONEOK Field**. The location ensures not only an incredible work environment but also **prime exposure for businesses**, making it an address that attracts top talent and builds brand presence.

## Award-Winning Design & Modernized Infrastructure

Twice voted as one of **Tulsa's coolest office spaces**, this property offers a rare blend of **industrial character and state-of-the-art amenities**. It carries a rich history while boasting a full-scale **modern retrofit completed in 2022**. Key features include:

- ☑ **A+ Finishes & Smart Tech Integration** – A perfect balance of industrial aesthetics and cutting-edge functionality.
- ☑ **Completely Upgraded Infrastructure** – New mechanical, electrical, HVAC, and energy-efficient systems.
- ☑ **Flexible, High-Performance Workspaces** – A variety of private meeting rooms, large conference spaces, and a versatile open forum for gatherings.
- ☑ **Ground-Level Office Access** – A rare and highly desirable feature for ease of entry and convenience.

## Strong Tenant Stability & Market-Defining Opportunity

This property stands apart from other Class A+ office buildings with its character, history, and best-in-market location. It's an **iconic space that blends heritage with innovation**, making it the ultimate office environment for companies looking to inspire teams and impress clients.

**Rarely does an opportunity like this come to market—where location, visibility, and workplace experience align so seamlessly.** Don't miss the chance to secure one of Tulsa's most prestigious office spaces.

✉ **For inquiries, leasing details, or to schedule a tour, contact Jordan K. James, CCIM, JKJ Realty Company, 918-495-1550.**

# Prime Investment Opportunity: Trophy Asset at Detroit & Archer

Positioned at the high-visibility intersection of Detroit and Archer—a premier commercial corner in Oklahoma—this Class A+ office investment offers exceptional value with proven tenant appeal. This strategic acquisition sits at the coveted junction between Tulsa's Arts and Greenwood Districts, representing a rare opportunity to own a landmark property in one of Oklahoma's most rapidly appreciating submarkets.

The asset features stable cash flow, anchored by a long-term tenant maintaining occupancy for over seven years, demonstrating the property's sustained market desirability. A comprehensive 2022 renovation ensures minimal near-term capital expenditure requirements, with all systems (mechanical, electrical, HVAC) and premium finishes recently modernized to Class A+ standards.

What distinguishes this investment from competing office assets is its irreplaceable character and historical significance. The property combines authentic industrial architecture with cutting-edge technological infrastructure—a differentiator that has twice earned recognition as "Tulsa's Coolest Office Space" and commands premium rental rates.

The property's ground-floor accessibility—rare in this market—combined with its range of meeting spaces from executive conference rooms to open forum areas provides exceptional versatility for tenant needs. These features have proven essential for tenant retention and minimizing vacancy periods.

For investors seeking both stable returns and appreciation potential, this trophy asset provides a unique foothold in Tulsa's most walkable business district, surrounded by the city's premier amenities including restaurants, entertainment venues, and cultural institutions—factors increasingly driving leasing decisions in today's competitive office market.

This acquisition opportunity represents an ideal balance of established performance and future upside in an irreplaceable location.

# Exterior Photos





# Atento Photos



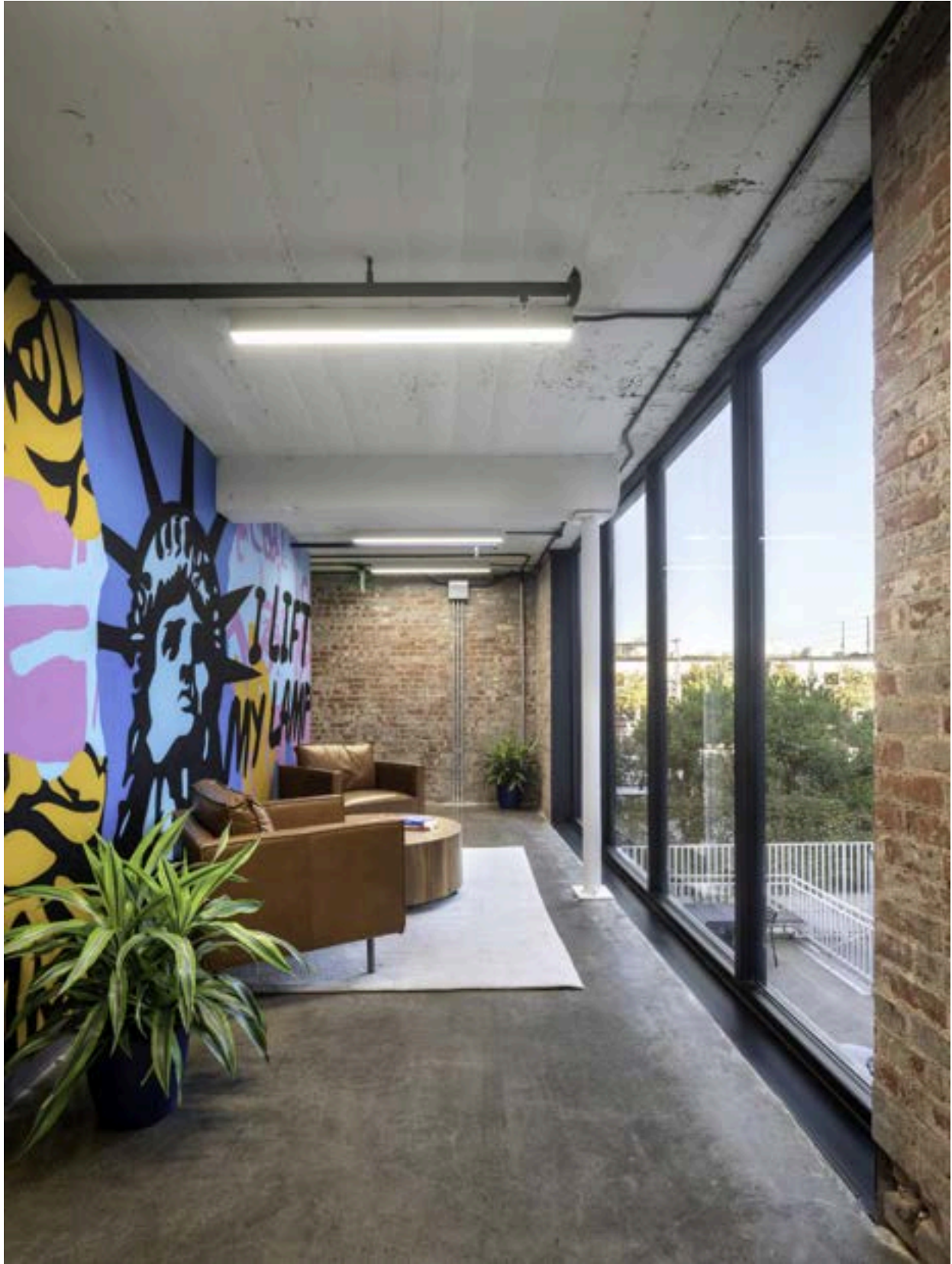












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