

PLUG AND PLAY SPACE AVAILABLE FOR SUBLEASE

Boulder Towers

1437

SOUTH BOULDER AVE,
SUITE 1030, TULSA, OK 74119

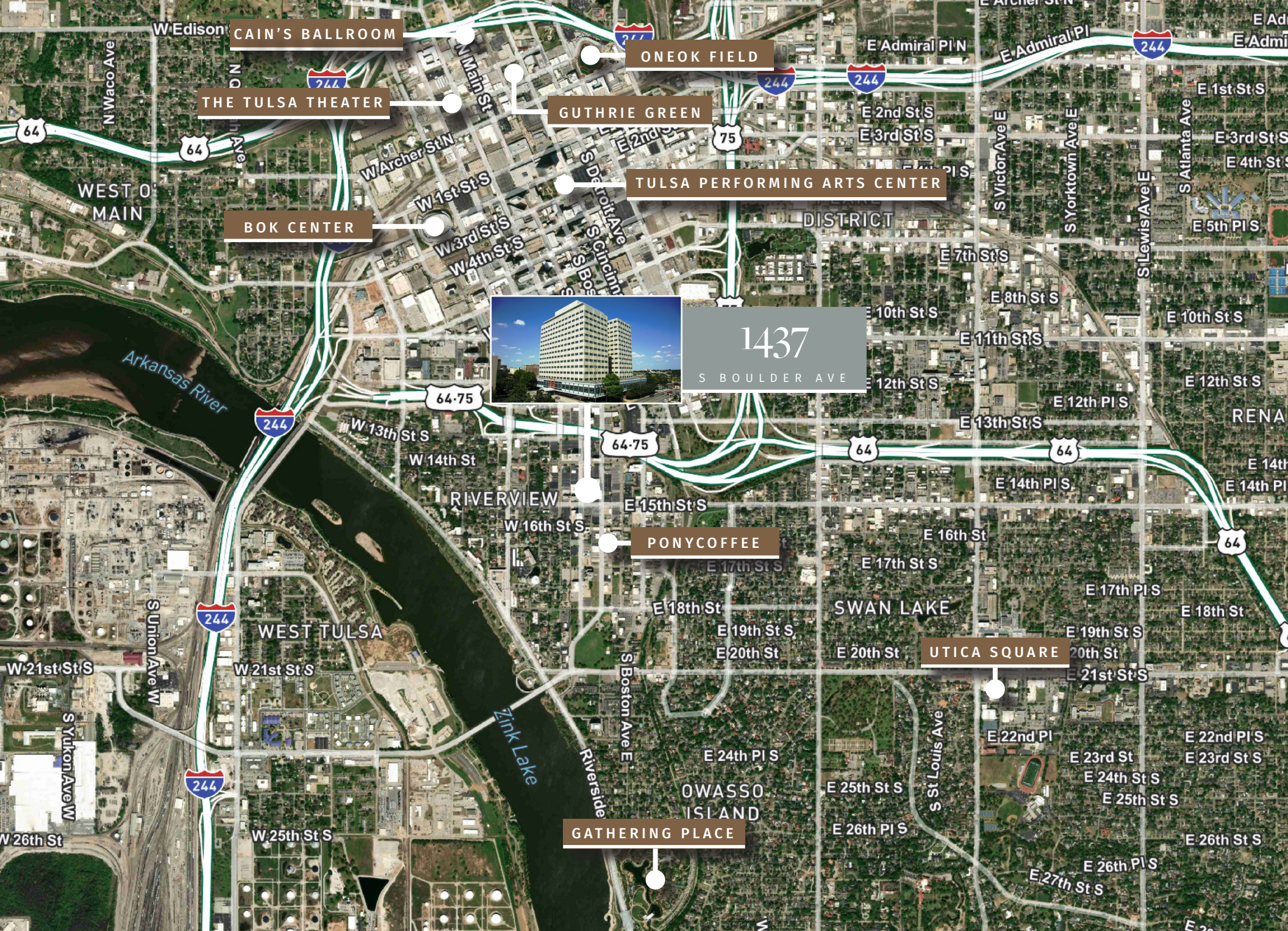


CBRE

Property Description

Boulder Towers features a distinctive twin-tower layout, consisting of two 15-story high-rise buildings: the East Tower and West Tower. Both structures stand at 253 feet, making them the tallest twin towers in the state. The original West Tower was completed in 1960, with the East Tower added in 1980, creating the unified complex seen today. Beyond the individual office floors, the overall layout includes amenities such as covered executive parking, a conference center, on-site banking, and a fitness center with locker rooms. Extensive renovations have ensured a modern and adaptable interior layout for its diverse office spaces.





CAIN'S BALLROOM

ONEOK FIELD

THE TULSA THEATER

GUTHRIE GREEN

TULSA PERFORMING ARTS CENTER

BOK CENTER

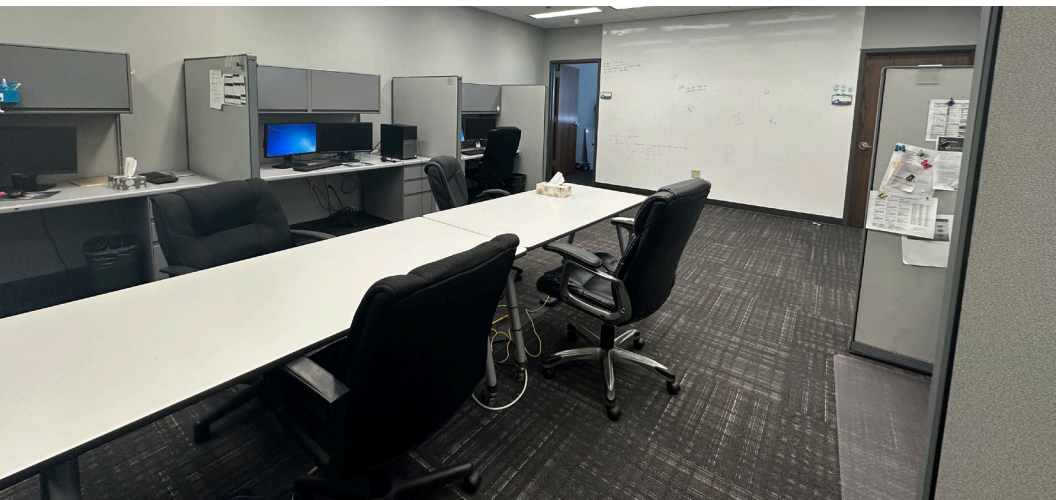


1437
S BOULDER AVE

PONYCOFFEE

UTICA SQUARE

GATHERING PLACE



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	11,712	70,349	172,768
2030 Population - Projection	12,367	72,392	176,144
HOUSEHOLD INCOME			
Average Household Income	\$110,853	\$110,817	\$90,524

IDL TRAFFIC COUNTS

Highway 75	40,400 VPD
E 15th St	6,100 VPD
S Boulder Ave	3,800 VPD



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Natalie Burke
Associate
+1 918 850 6348
natalie.burke@cbre.com

Leslie Kirkpatrick Cornell, MBA
Senior Associate
+1 918 557 2231
leslie.kirkpatrick@cbre.com

Carrie Claiborne
Senior Associate
+1 918 906 0224
carrie.claiborne@cbre.com



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