

22,000± SF

OFFICE SPACE FOR LEASE

1876

UTICA SQUARE

TULSA, OK 74114



CBRE

EXECUTIVE SUMMARY

This exceptional Class A office space at 1876 Utica Square offers a rare “plug & play” opportunity within the prestigious Utica Square development. Spanning 22,000 usable square feet, the recently built out and fully furnished interior includes high-end furniture, fixtures, and equipment (FF&E), making it ready for immediate occupancy.

The layout features 34 private offices and 60 systems furniture workstations, each equipped with sit/stand desks and chairs. The existing space provides ample capacity for additional offices or workstations. The space features high-end LED lighting fixtures, marble accent walls and acoustic wood ceiling accents. Tenants will also benefit from a prime location that provides convenient access to Utica Square’s diverse array of restaurants and retail establishments.

Unique, fully furnished opportunity, ready for immediate occupancy.

PROPERTY OVERVIEW

RENTABLE SF	±22,000 Usable SF
LEASE RATE	\$32.00/SF + Electric & Parking
OFFICES	34 private offices, fully furnished
SYSTEM FURNITURE	60 sit/stand desks with chairs
AMPLE PARKING	Up to 104 spaces and more can be made available at a ratio of 5.00/1,000 SF. \$20 per space per month.
EASY ACCESS TO MAJOR THOROUGHFARES	Close proximity to Highways 51 & 75



SPACE DESCRIPTION

Premier Utica Square Class A Office Space

Plug-and-Play/Opportunity for Immediate Occupancy:

- › The space is newly Built-out & fully furnished with High-End FF&E
- › 60 systems furniture with sit/stand desks and chairs
- › 34 total offices (6 executive size)
- › 3 conference rooms (Large main room off reception with 12-person table and two internal four-person tables)
- › Ability to add additional offices and systems furniture
- › Breakroom with full appliances, upper & lower cabinets. Seating for 22 (4 - four top tables + six top)
- › Shuffleboard table
- › Large IT/Server room (Dell Server Tower)
- › 650 Amps of electrical power (208/120v 3ph 4 wire)



PROPERTY HIGHLIGHTS



LOCATED AT
UTICA SQUARE



CLASS A
OFFICE



OFFICE
RENOVATED



ON-SITE
PARKING



22,000± USF



34 OFFICES AND
60 WORKSTATIONS



SIGNAGE



ACCESS TO MAJOR
THOROUGHFARES

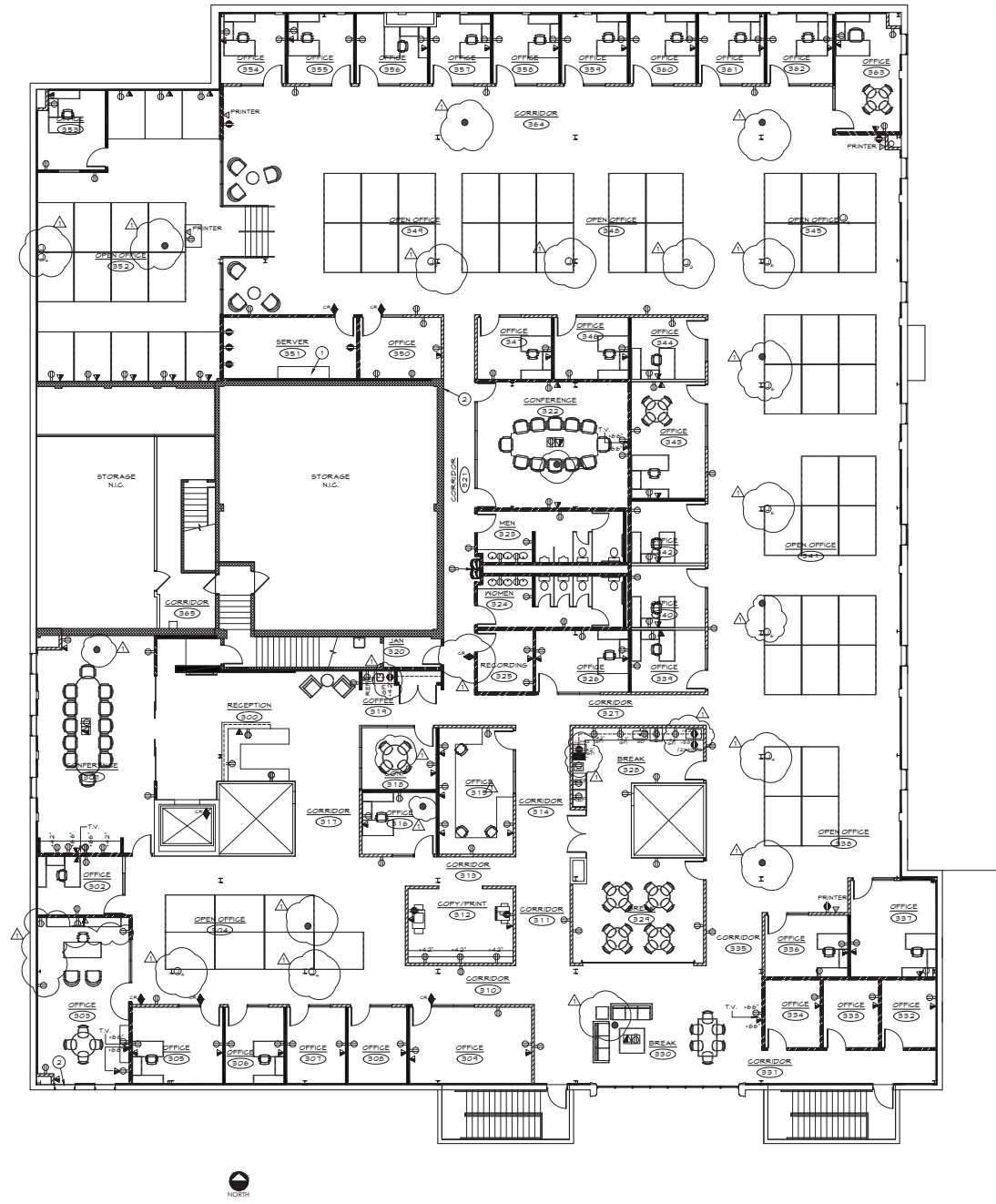
NEARBY AMENITIES

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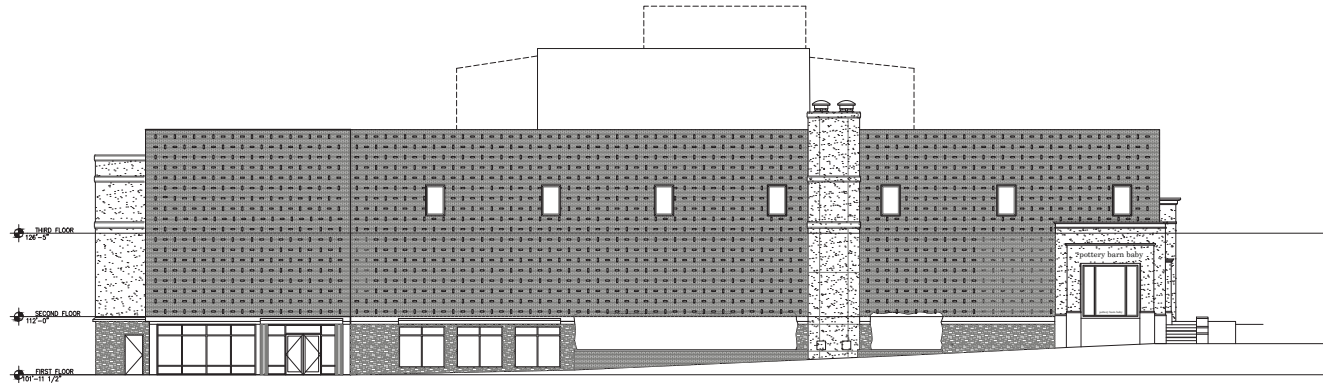


[CLICK HERE TO VIEW 3D TOUR](#)

FLOOR PLAN

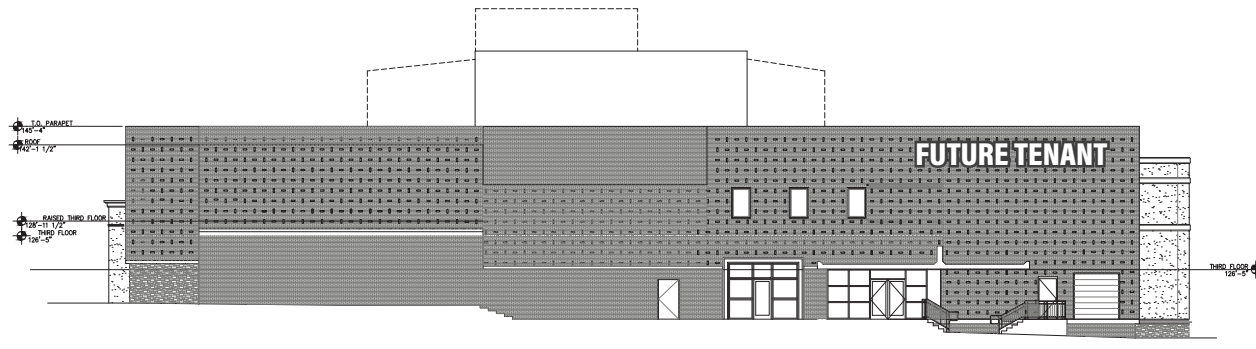


ELEVATION PLAN



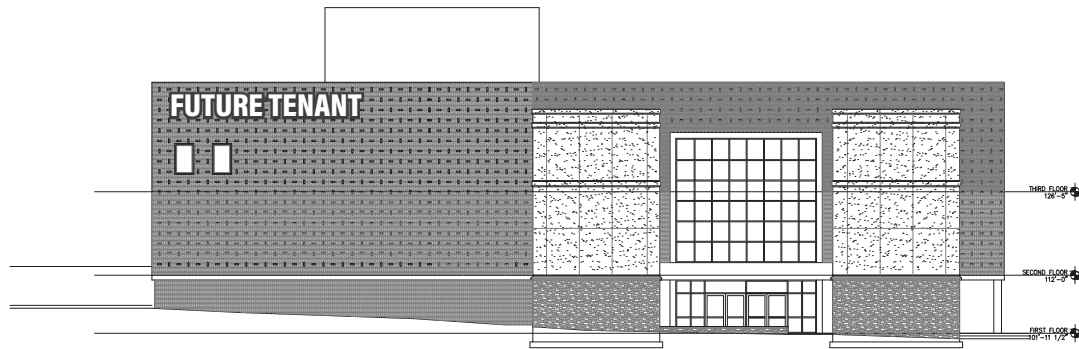
**A EXTERIOR ELEVATION
EAST FACE**

SCALE 1/8"=1'-0"



**B EXTERIOR ELEVATION
WEST FACE**

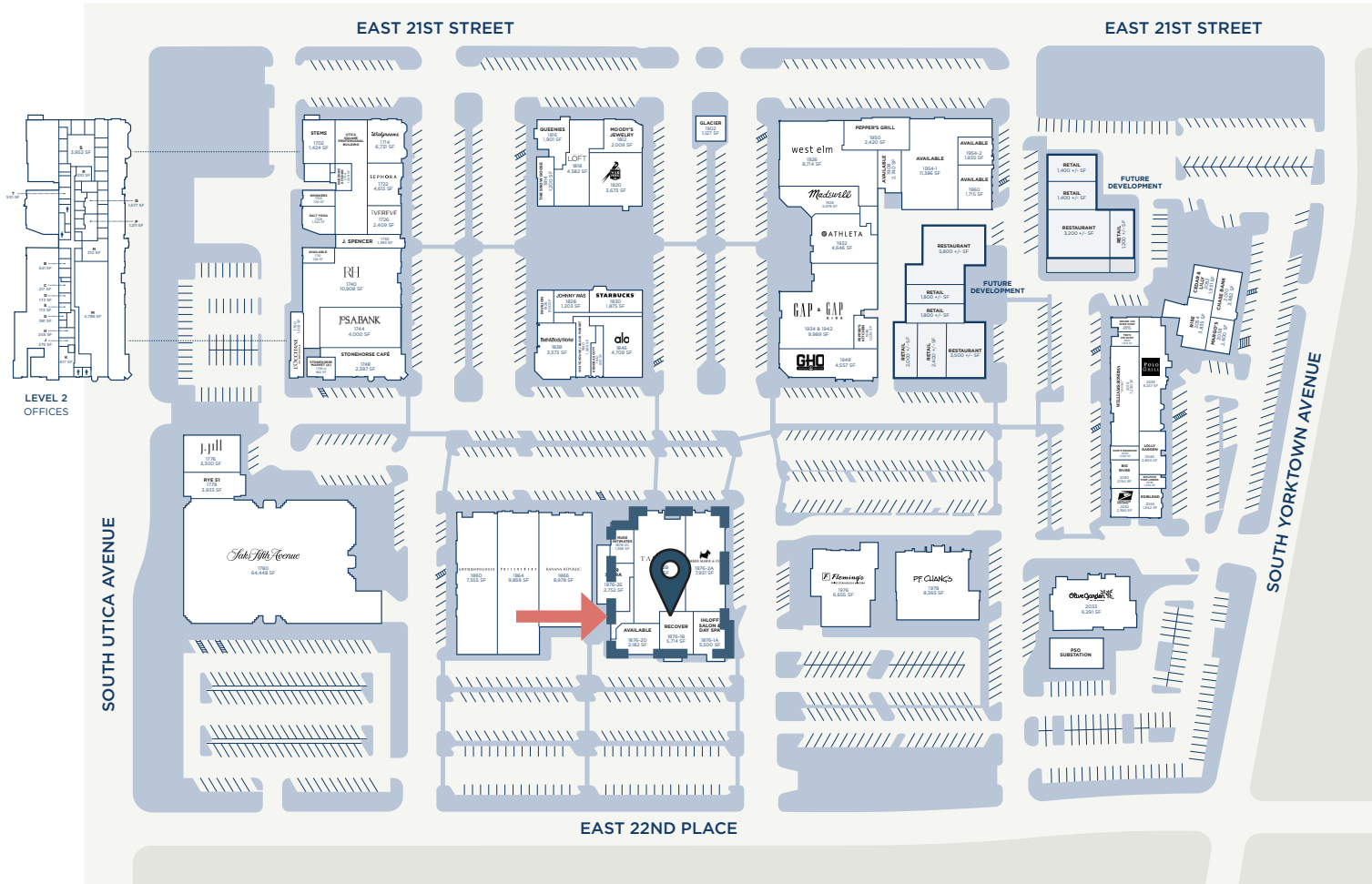
SCALE 1/8"=1'-0"



**C EXTERIOR ELEVATION
SOUTH FACE**

SCALE 1/8"=1'-0"

UTICA SQUARE SITE PLAN



NEW RETAIL DEVELOPMENT

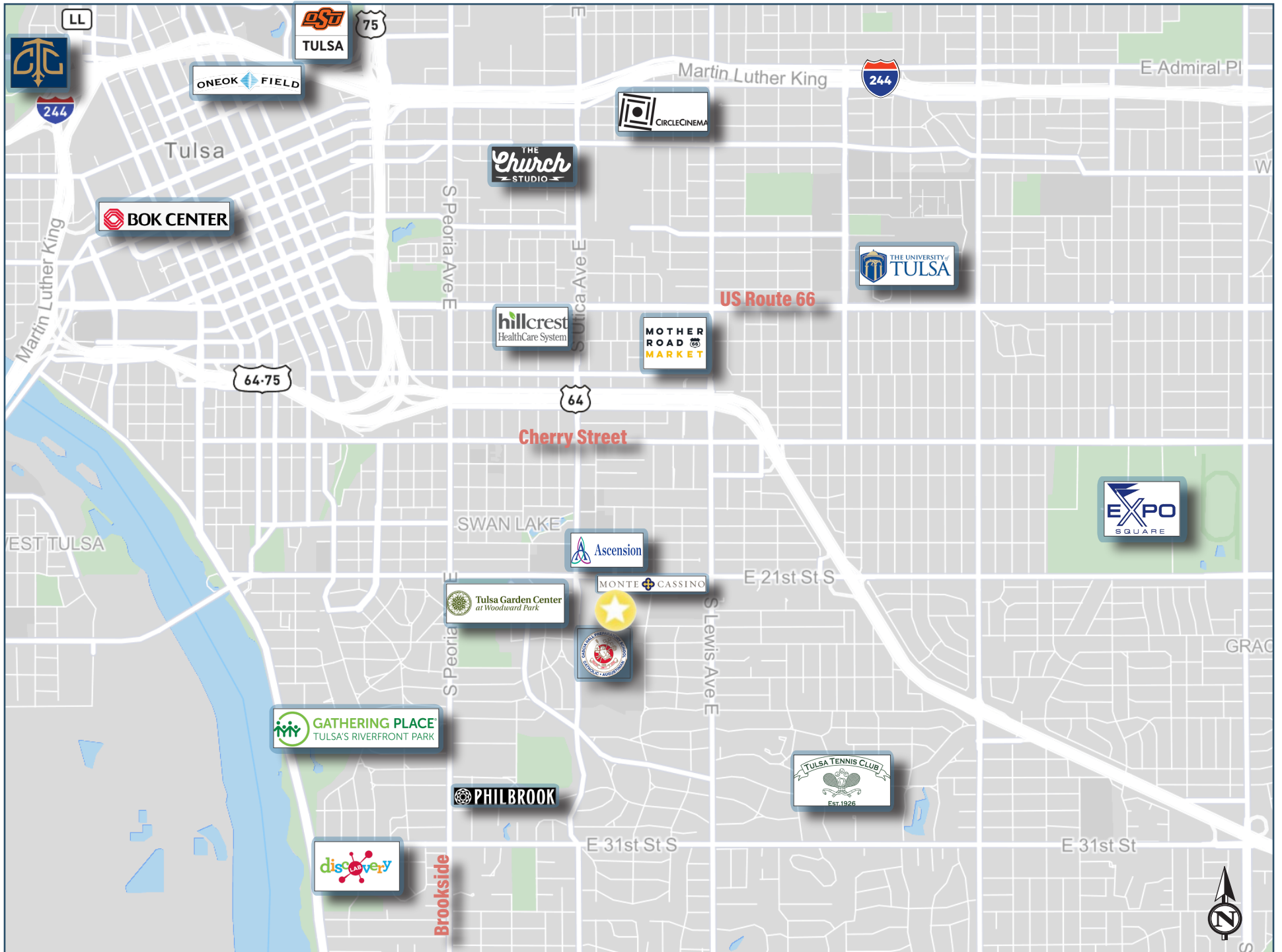


UTICA SQUARE

Nestled among the best demographics in Tulsa and situated in an unmatched midtown location in the city's most desirable urban-suburban corridor, Utica Square has been an iconic landmark for more than 70 years.

As the most-trafficked shopping center in Oklahoma, Utica Square boasts a charming garden atmosphere, a curated calendar of community events, and the city's premier retail experience, drawing customers regionally from across the state and northwestern Arkansas.







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