

## Executive Center II

7134 S Yale Ave, Tulsa, OK 74136

OIL CAPITAL REAL ESTATE |  
COMMERCIAL REAL ESTATE SERVICES



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## Executive Center II

\$17.50 - \$18.00 /SF/YR

Premier nine (9) story, brick, Class "B" office building with spectacular views in all directions. Very flexible floorplans that work well for open plan or traditional private office environment. We currently have only three (3) suites available; 1,333 SF on the ground floor; 1,895 SF on the 7th floor; and 2,403 SF on the 4th floor. On site amenities include common area conference room, vending, banking services, dental services, local ownership and on-site property management & dedicated engineer. Abundant parking. 24/7 access card security system. Superb corner location in the heart of south Tulsa, on the SW corner of 71st and Yale. Easy access to expressways and arterials. Numerous restaurants, hotels, shopping and banking within a one (1) mile radius of the subject property....



Rental Rate: \$17.50 - \$18.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 106,569 SF

Year Built: 1984

Walk Score ®: 11 (Car-Dependent)

Transit Score ®: 25 (Some Transit)

Rental Rate Mo: \$1.50 /SF/MO

### 1st Floor Ste 105

Space Available	1,333 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Ground floor suite with elevator lobby exposure. The current floor plan consists of large reception/lobby area, two (2) executive sized private offices on the window line. One (1) of the executive offices could easily be split into two (2) medium sized private offices.

1

### 4th Floor Ste 450

Space Available	2,403 SF
Rental Rate	\$17.50 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Large reception, five offices, open work area, private bathroom, file storage area, corner location, great window line.

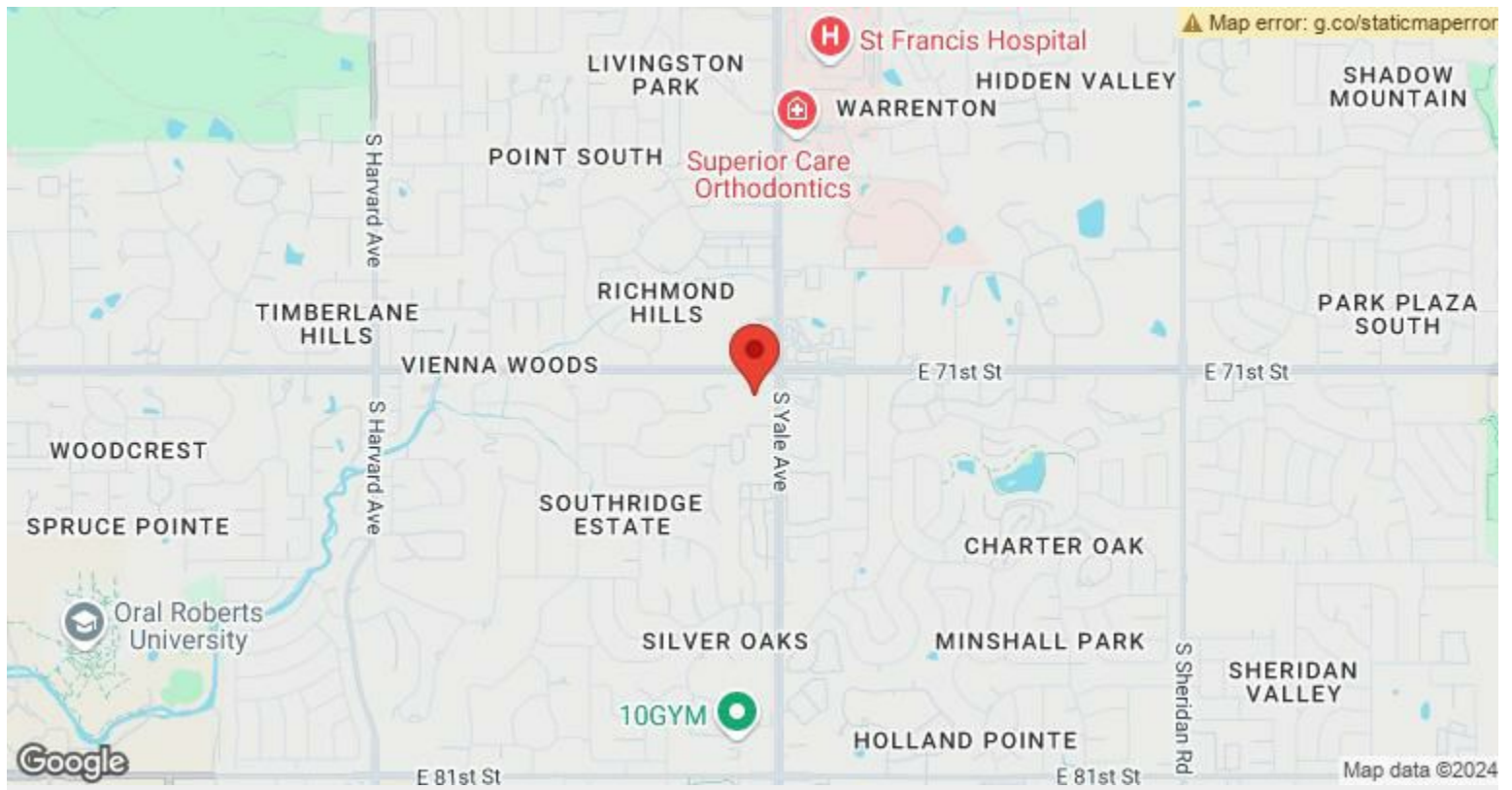
2

### 7th Floor Ste 730

Space Available	1,895 SF
Rental Rate	\$17.50 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Open plan with two (2) private offices on the window line. Suite can be built "to suit", including additional offices on the window line, reception, conference, etc.

3



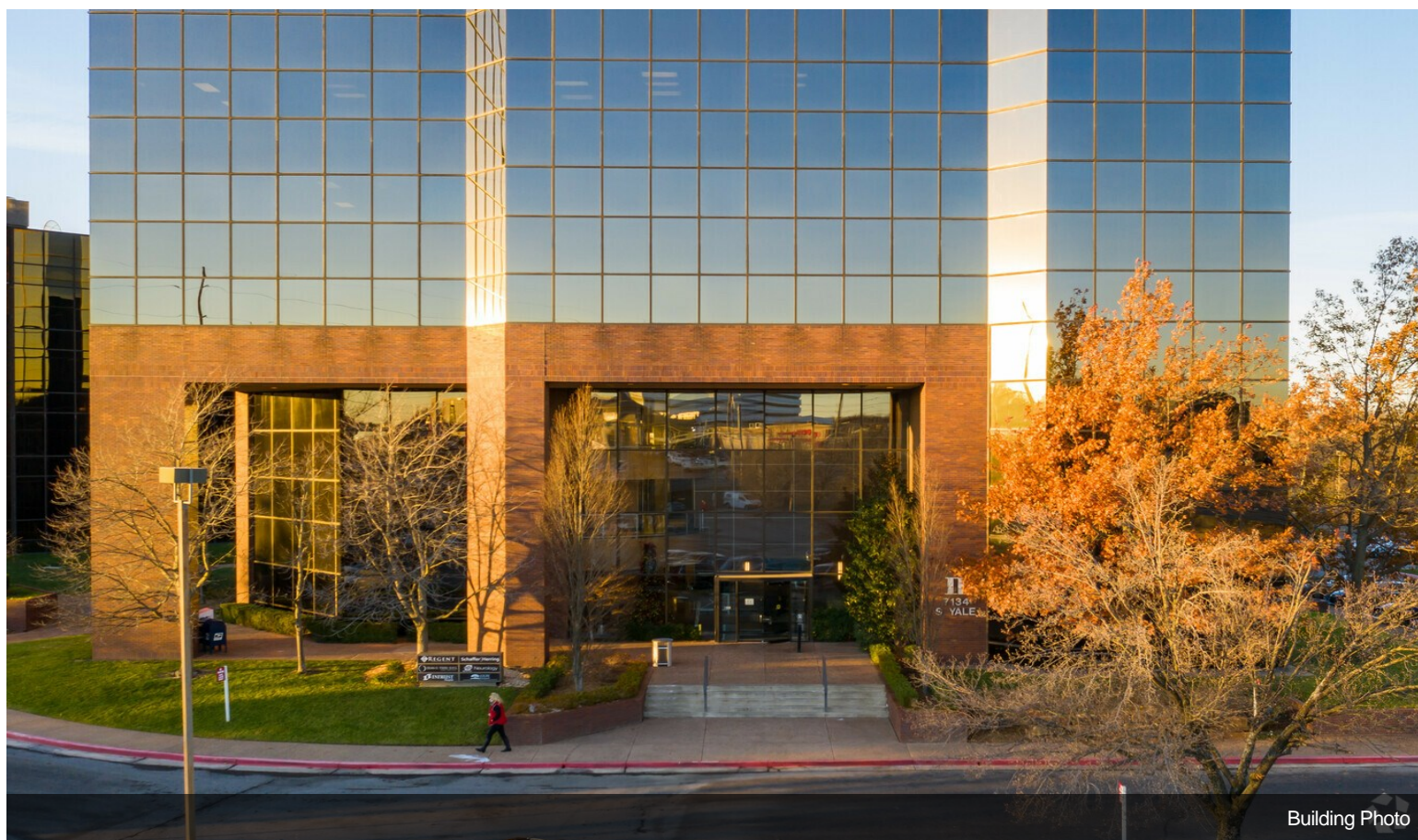
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# Property Photos



Building Photo

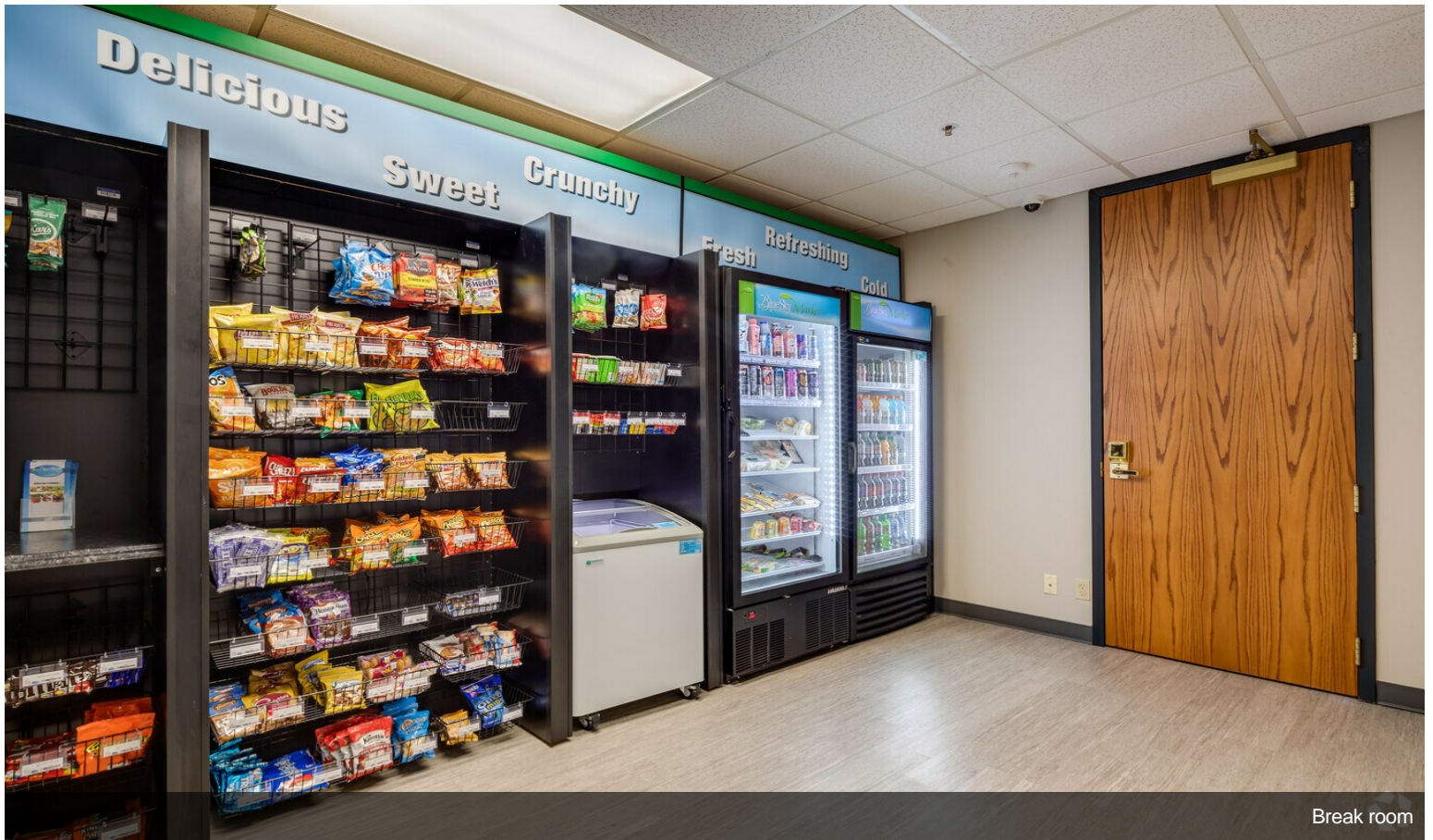


Building Photo

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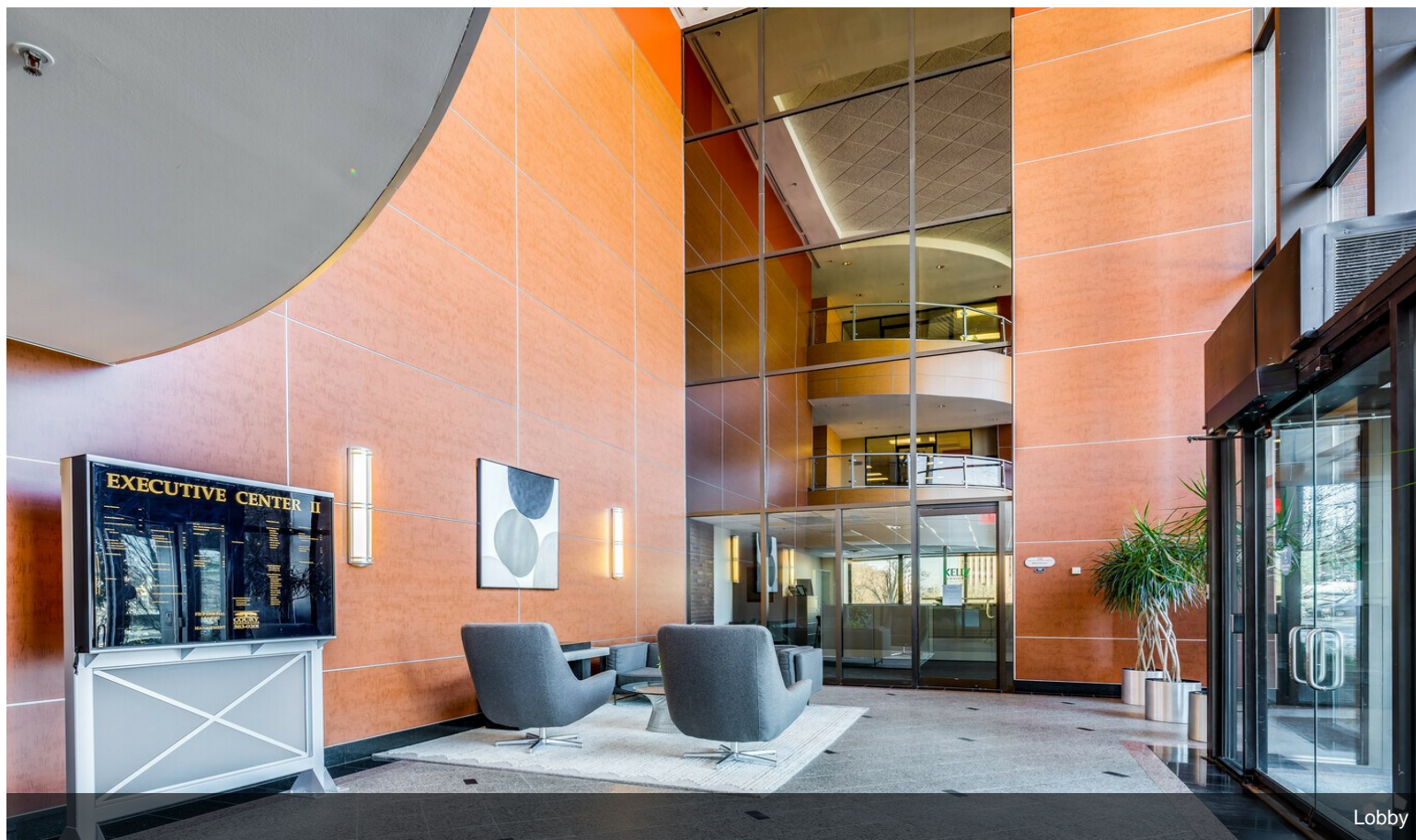


Break room

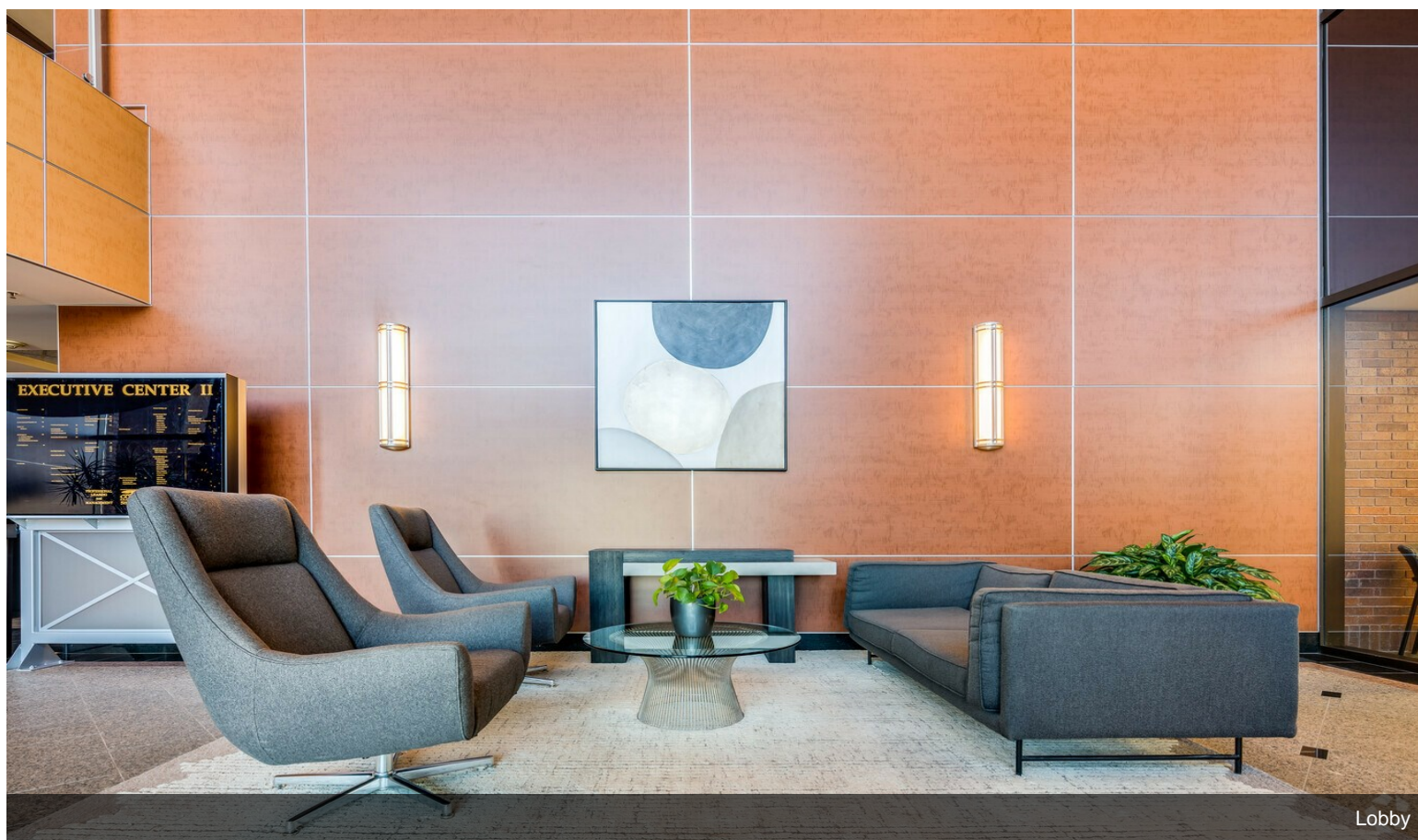


Break room

# Property Photos



Lobby



Lobby

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