



Warren Place office towers are getting \$20 million in renovations

September 1, 2025

By Michael Dekker and Stephen Pingry



Commercial real estate broker Rick Guild stands in an area under renovation at Warren Place towers. The owner of the complex is spending more than \$20 million to improve the two towers.

Stephen Pingry, Tulsa World

A Tulsa office complex with nearly a million square feet is undergoing more than \$20 million in renovations.

Warren Place, which consists of two multi-story towers at the southwest intersection of Yale Avenue and 61st Street, is located just west of the north side of the Saint Francis Hospital campus.

The owner of Warren Place, Goldenrod Companies of Omaha, Nebraska, is making the investment to attract businesses that want to incentivize employees to come back to the office, said Rick Guild, who has been a commercial real estate broker 42 years in Tulsa and has completed more than \$1 billion of personal leasing and sales of office and industrial properties here.

In 2022, he spearheaded the \$101.17 million sale of Warren Place, the largest commercial real estate transaction ever recorded in the city.

“This is just a worldwide event,” he said of why Warren Place is undergoing renovations.

“Every decisionmaker for every major company and every minor company are all trying to get their employees to come back to work,” Guild said.

“And if you’re in a building that doesn’t have a parking garage, it doesn’t have a fitness center ... it’s old and tired, (and) not in a great location, your employees have very little motivation to come back.

“So all these tenants have chosen to move (from previous locations) ... to get their employees to come back.”

Warren Place, built about 35 years ago, consists of two towers — Warren Place One with 20 floors and Warren Place Two with 19 floors. Renovations include revamped lobby areas, two new fitness centers (one for each tower), new and refurbished conference rooms and bathrooms, a coffee bar, and other amenities. Each tower has an existing parking garage.



Warren Place, a two-tower office complex, is on the southwest corner of Yale Avenue and 61st Street. In between the towers is the DoubleTree by Hilton Hotel.

Stephen Pingry photos, Tulsa World

Guild, who has an office in Warren Place Two, last week took a Tulsa World reporter and photographer on a tour of that building, with various areas under construction. Nearly identical renovations are ongoing at Warren Place One, he said.

Renovations started about a month and a half ago and should be finished in the next three months, he said.

In addition, a new, secondary Summit Club — a membership-only dining experience — is planned on a single floor in Warren Place Two. The current Summit Club is located at Bank of America Financial Center at 15 W. Sixth St. downtown.

Guild said the new club will honor those with existing memberships.

“I think they have about 750 members,” he said of the current Summit Club. “They are maxed out. I think they are hoping that by opening a second one here, they can add at least 400 new members.”

He said the additional Summit Club could be open in about a year.

Adjacent to the Warren Place towers is a shopping and dining area with several offerings, and between them is the nine-story DoubleTree by Hilton Hotel, which has 367 rooms and more than 22,600 square feet of meeting and conference spaces. Those have different owners than the Warren Place towers.

Guild touted Warren Place as a “Class A” building complex in Tulsa.

Class A buildings, he said, are the best buildings in a market.

“It’s kind of hard to define because it changes from city to city,” he said of building classifications.

But in Tulsa, Guild said, the top buildings are three new ones downtown — Santa Fe, the WPX building and the Vast Bank building.

He describes Warren Place as being in “suburban” Tulsa, even though it is located well within the city limits.

“With Warren Place, even before the (new renovations), this building was the nicest building in the suburbs. Now we’re taking Warren Place up to another level.”

New and renewed leases

The following are new or renewed leases amid renovations at the Warren Place office complex:

New leases

First United Bank: 10,402 square feet

CompSource Mutual Insurance: 15,857 square feet

Regus: 23,617 square feet

Edward Jones: 2,155 square feet

Sulzer Chemtech: 23,598 square feet

Stephenson Foundation: 4,220 square feet

Carr Riggs Ingram, CPAs: 14,674 square feet
Commerce Bank: 13,176 square feet
Grant Thornton: 8,897 square feet
Nexus Energy Partners: 7,898 square feet
NorthEnd Associates: 4,578 square feet
Scissortail Wealth Advisors: 3,023 square feet
Onafriq Financial: 5,000 square feet
Northmarq: 22,739 square feet
Archon Resources: 3,286 square feet
Provident Advisors: 5,143 square feet
J.D. Hair & Associates: 8,438 square feet

Renewals

Hubbell Gas Utility Systems: 10,616 square feet
UBS Financial: 13,377 square feet
Garver Engineering: 23,450 square feet
Chapman Foundation: 3,846 square feet
Deloitte: 10,295 square feet
Merrill Lynch/Bank of America: 31,781 square feet
PriceWaterhouse Coopers: 10,092 square feet
GDH Consulting: 3,713 square feet
R.B. Williamson: 1,478 square feet
Regional Brain Institute: 6,749 square feet
Whiting-Turner Construction: 2,561 square feet
Caylx Energy: 10,410 square feet
Johnson & Jones Law Firm: 10,793 square feet
Paycom Payroll: 7,052 square feet
Sage Natural Resources: 16,531 square feet

Symmetry Energy Solutions: 3,705 square feet

NGL Energy: 26,647 square feet

R.B. Williamson Energy Advisors: 10,410 square feet

Chapman Foundation: 4,072 square feet

Carrera Gas: 5,950 square feet

Explorer Pipeline: 46,323 square feet



A rendering shows a renovated space at Warren Place. The two-tower office complex is undergoing \$20 million in improvements.
Courtesy, Holland Basham Architects



Renovations are underway at Warren Place Towers.
Stephen Pingry, Tulsa World



A rendering shows plans for a remodeled space inside Warren Place towers.
Courtesy, Holland Basham Architects



A rendering shows plans for the new entrance at Warren Place Tower Two after renovations.
Courtesy, Holland Basham Architects



The owner of Warren Place is renovating the two-tower office complex to attract businesses that want to incentivize their employees to come back to the office.
Stephen Pingry, Tulsa World



A view of the Saint Francis Hospital campus is visible from Warren Place.

Stephen Pingry, Tulsa World



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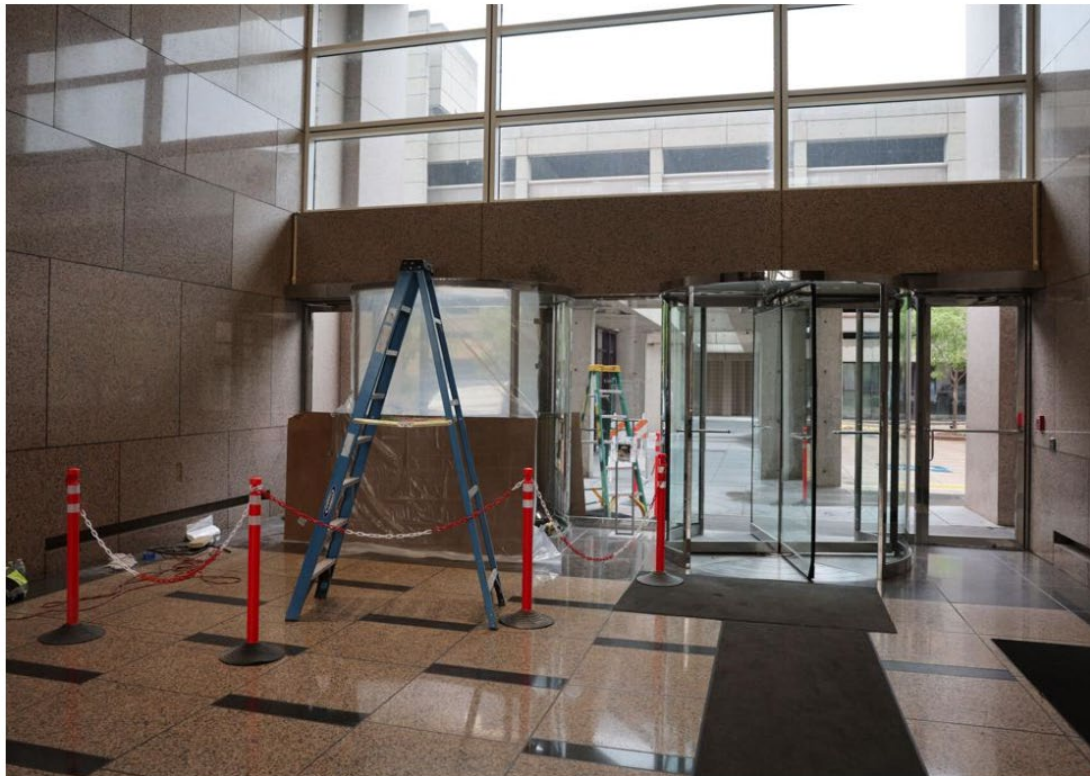
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The replacement of doors is among many renovations going on at Warren Place towers.
Stephen Pingry, Tulsa World