

# EASTGATE METROPLEX

14002 E 21ST STREET • TULSA, OKLAHOMA



Leasing Broker

**CBRE**

A Property of



SHELBOURNE

## EASTGATE METROPLEX

1,016,500 RSF

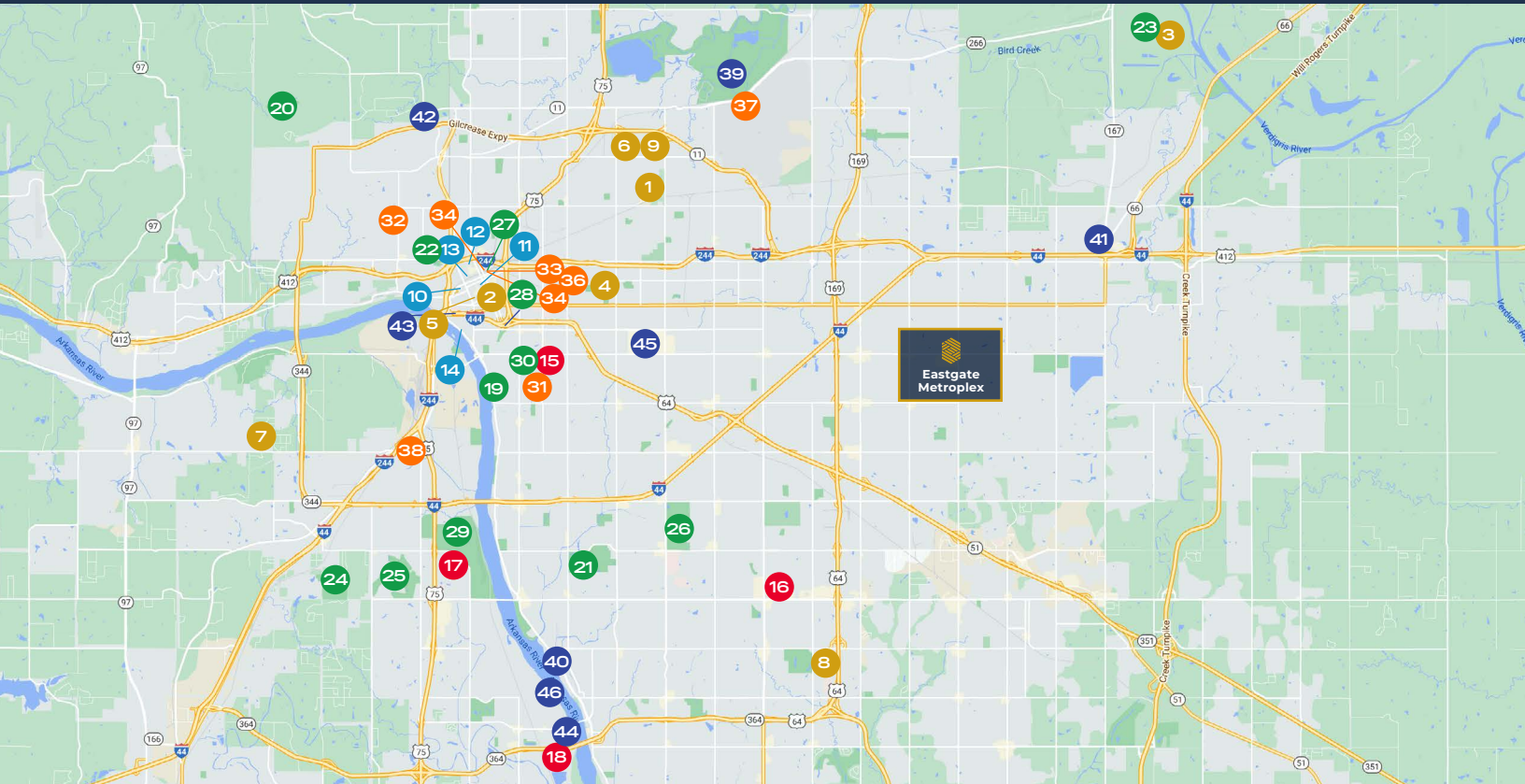


[VIEW GOOGLE MAPS](#)



Eastgate Metroplex, a former mall, is now a thriving mixed-use complex in Tulsa, Oklahoma. Originally constructed in 1986, the property underwent significant repositioning in 2007, and is continually being renovated and updated. The property transformation caters to large tenants seeking spacious, open floor plans and ample parking. Boasting over 1,000,000 square feet, the complex's extensive amenities have attracted several Fortune 100 companies.

# AREA MAP



## POINTS OF INTEREST

1. Tulsa International Airport
2. Tulsa Central Business District
3. Port of Catoosa
4. University of Tulsa
5. TCC - Metro Campus
6. TCC - Northeast Campus
7. TCC - West Campus
8. TCC - Southeast Campus
9. TCC - Continuing Education

## MUSIC / THEATER

10. BOK Center
11. Tulsa Performing Arts Center
12. Cain's Ballroom
13. Brady Theater
14. Tulsa Spotlight Theater

## SHOPPING

15. Utica Square
16. Woodland Hills Mall
17. Tulsa Hills Shopping Center

## PARKS / GOLF

18. Tulsa Premium Outlets
19. The Gathering Place
20. Tulsa Botanic Garden
21. Southern Hills Country Club
22. Tulsa Country Club
23. Patriot Golf Club
24. Oaks Country Club
25. Page Belcher Golf Course
26. LaFortune Park Golf Course
27. Guthrie Green
28. Veterans Park
29. Turkey Mountain
30. Woodward Park

## MUSEUMS / ART

31. Philbrook Museum
32. Gilcrease Museum
33. Bob Dylan Center
34. Woody Guthrie Center
35. OKPOP Museum
36. The Church Studio
37. Tulsa Air & Space Museum
38. Route 66 Historical Village

## FUN THINGS TO DO

39. Tulsa Zoo
40. Riverspirit Casino
41. Hard Rock Hotel & Casino
42. Osage Casino
43. Route 66
44. Oklahoma Aquarium
45. Golden Driller Statue / Expo Square
46. Suite Shots

# EASTGATE METROPLEX AMENITIES



On-Site Cafe



On-Site Property  
Management



Over 5,000  
Parking Spaces



On-Site Facilities  
Management &  
Maintenance



On-Site Healthcare  
Providers



Complimentary  
Fitness Center



Located Along Major  
Public Bus Routes



On-Site Daycare



Backup Generator  
(in Select Spaces)



24/7 Security Personnel



24 Hour ATM



Secure Storage with  
Loading Available

# HIGHLIGHTS



Public Transportation Route



Large Public Common Areas



Cafe



24 Hour ATM



On-Site Healthcare Providers

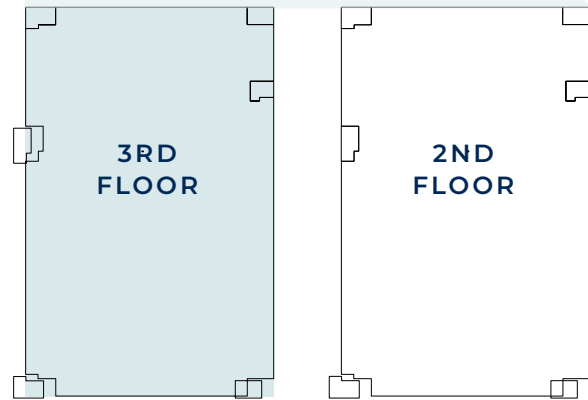
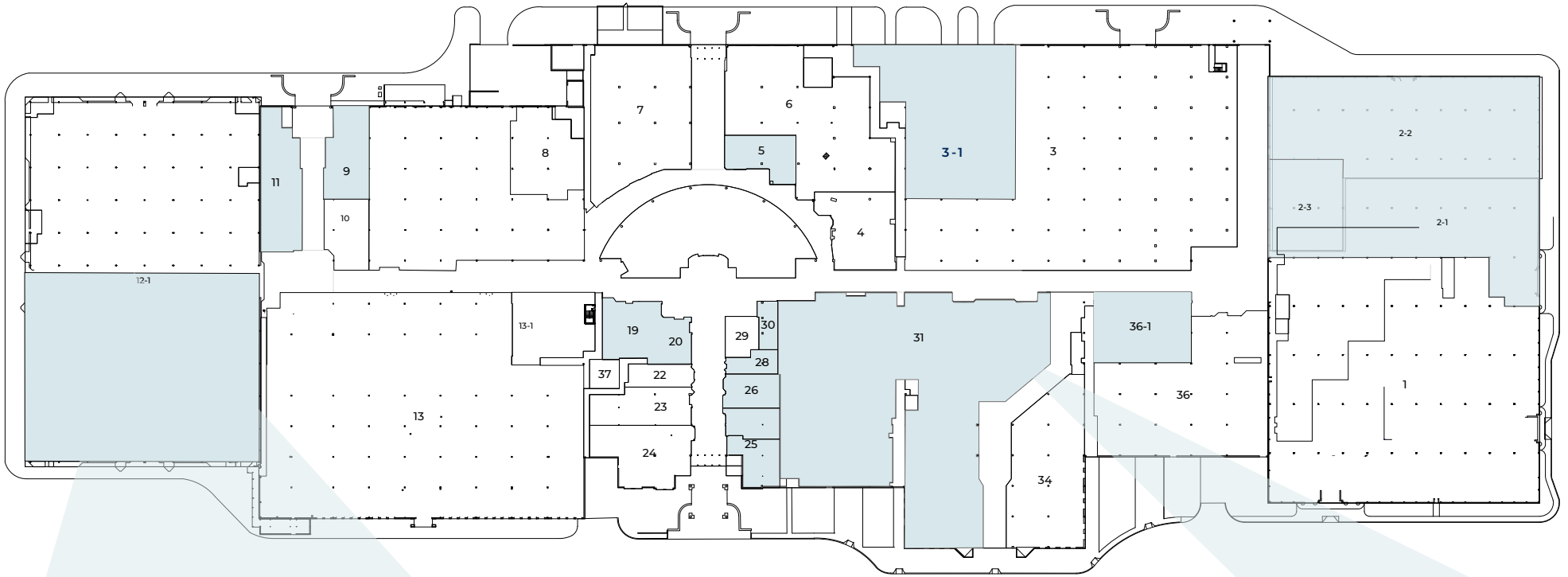


Fitness Center

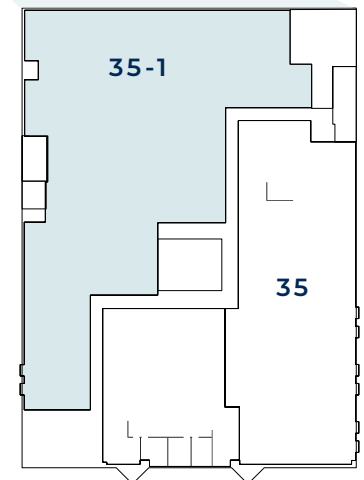


# FLOOR PLANS

## Upper Level



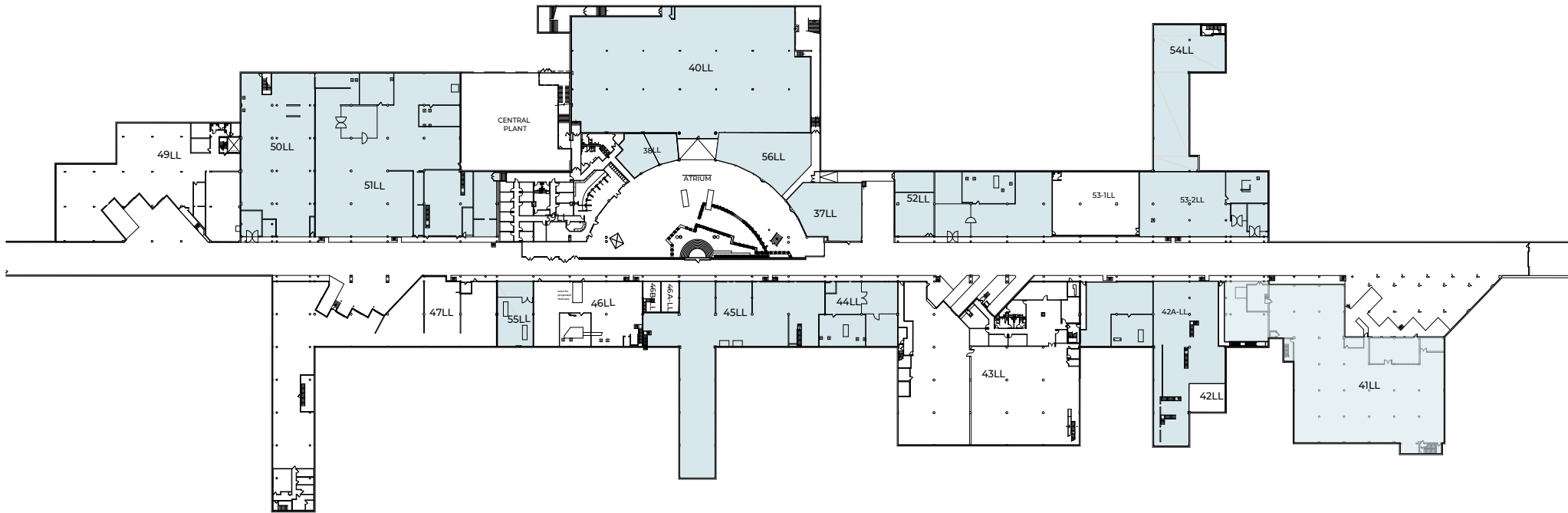
SUITE #	RSF	SUITE #	RSF
2-1	19,633	20	1,537
2-2 / 2-3	35,544	25	4,445
3-1	22,000	26	2,061
5	3,122	28	1,154
9	4,173	30	1,022
11	6,179	31	51,254
12-1	42,150	35-1	17,470
12-3	83,415	36-1	4,687
19	3,667		



■ Available for Lease

# FLOOR PLANS

## Lower Level

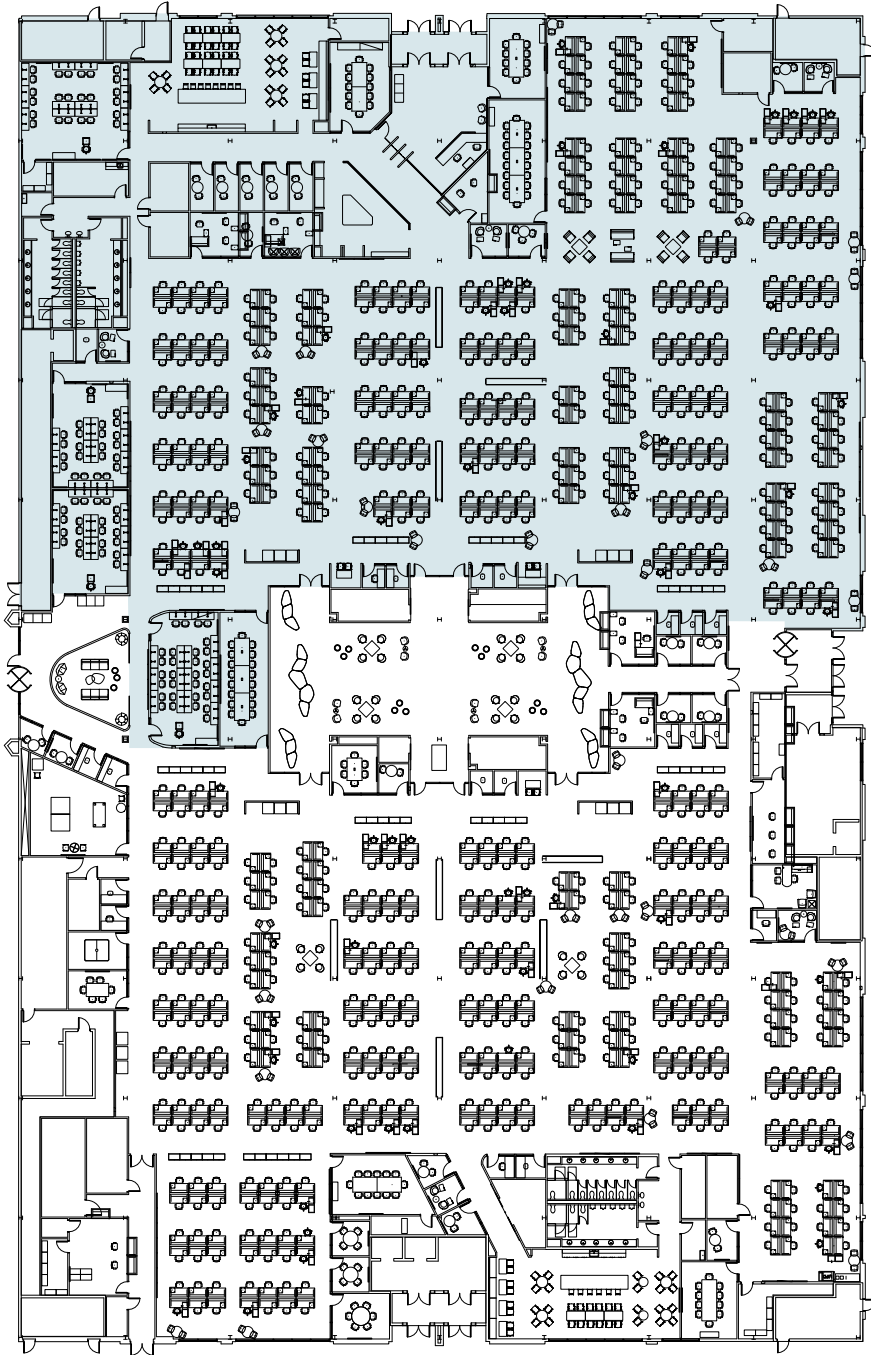


SUITE #	RSF	SUITE #	RSF
37LL	3,910	45LL	15,615
38LL	1,412	50LL	11,797
40LL	29,379	51LL	25,933
41LL	22,889	52LL	2,561
42A-LL	12,538	53-54LL	16,769
43LL	25,232	55LL	2,343
44LL	4,885	56LL	3,899

Available for Lease

## Suite 12-1

42,151 RSF

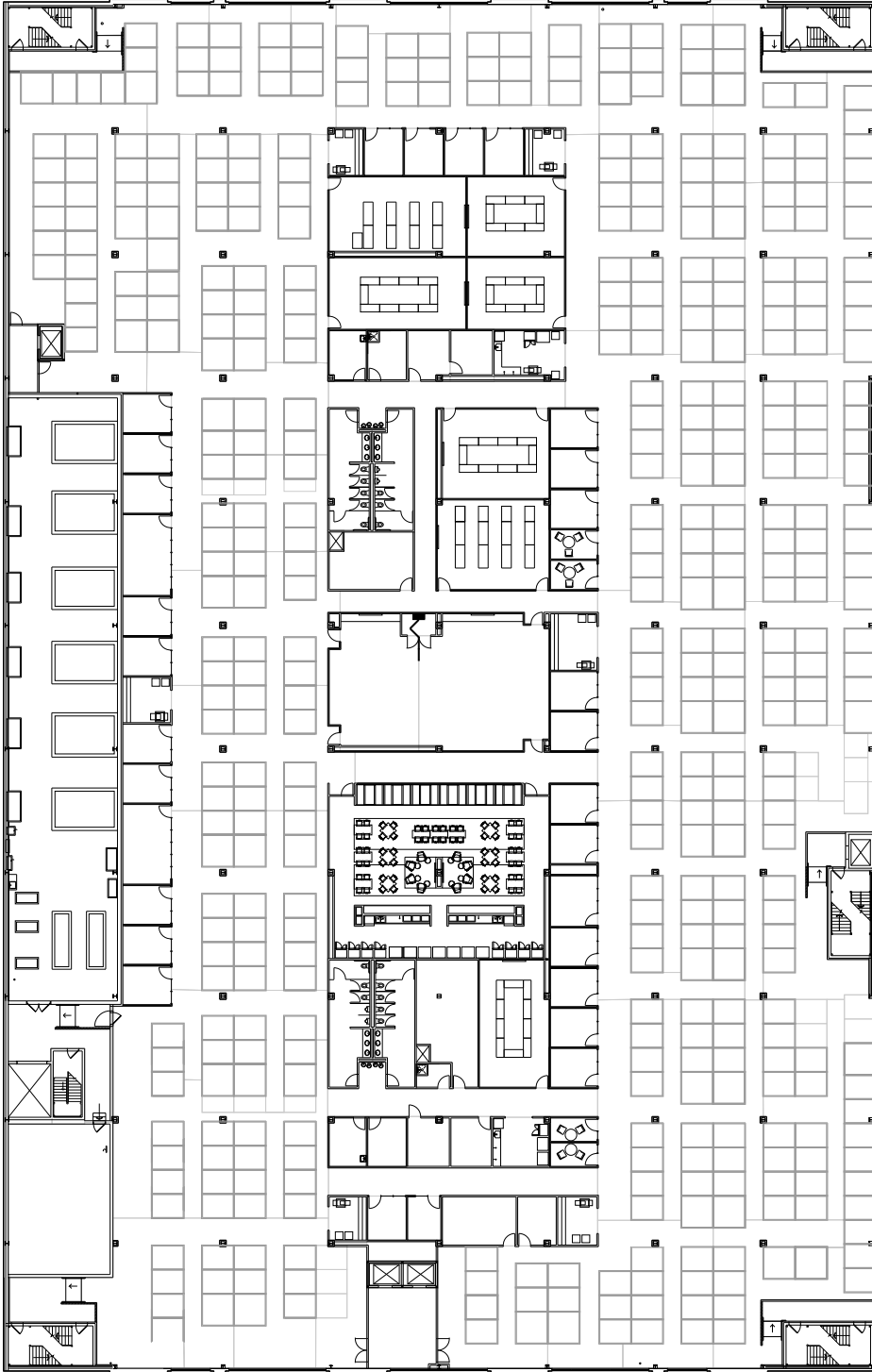


### SUITE FEATURES

- Plug & Play Space
- Private Secured Entrance
- Multiple Conference / Training Rooms
- Spacious Kitchen / Breakroom
- Private Restrooms Within the Suite
- Large Windows Providing Natural Light
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

## Suite 12-3

83,415 RSF



### SUITE FEATURES

- Plug & Play Space
- Large Contiguous Floor Plate
- Spacious Kitchen / Breakroom
- Private Restrooms Within the Suite
- Large Windows Providing Natural Light
- 4" Concrete Data Conduit
- Secure Storage With Loading Access
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Break Room

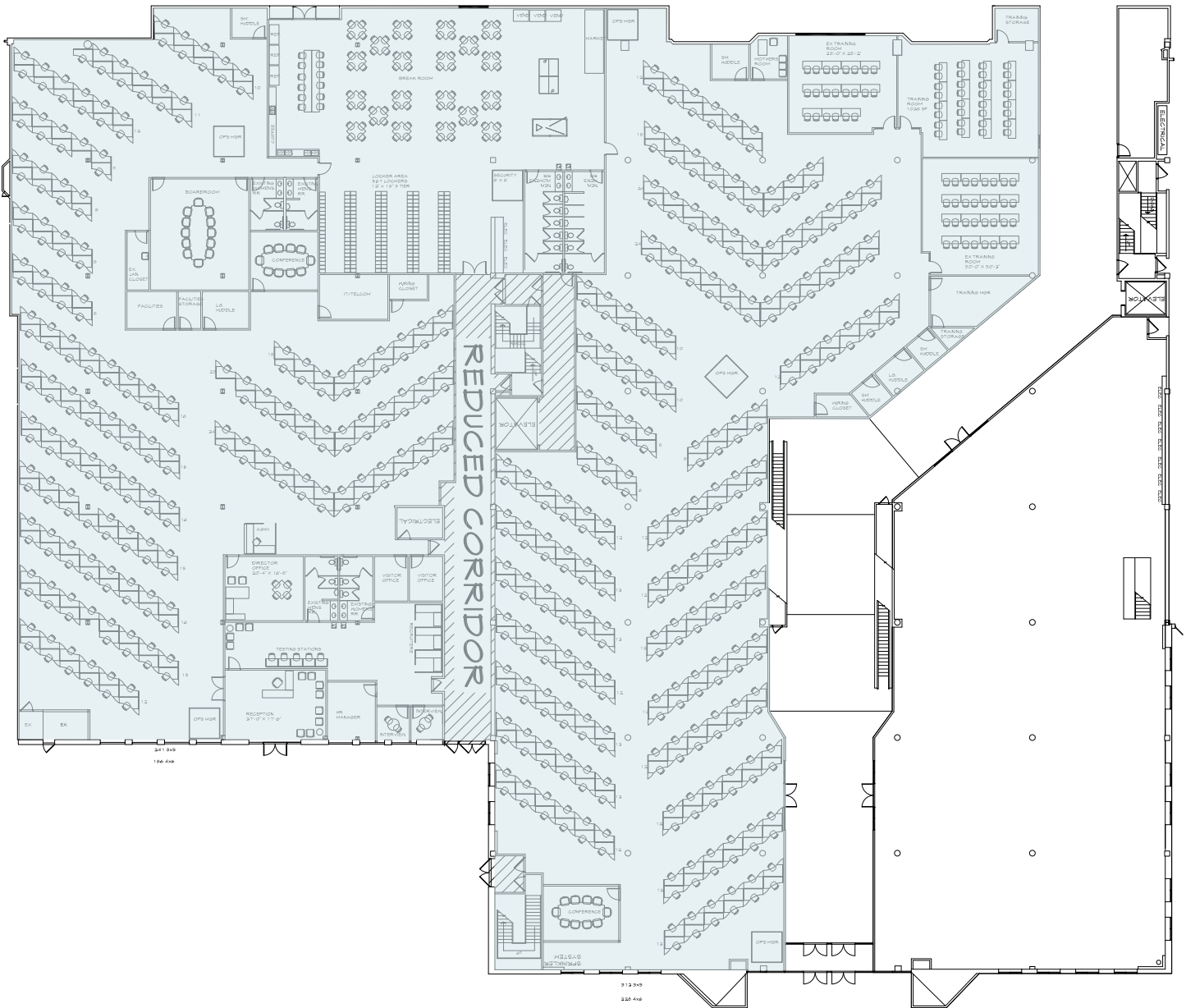


Main Work Area



## Suite 31

51,254 RSF

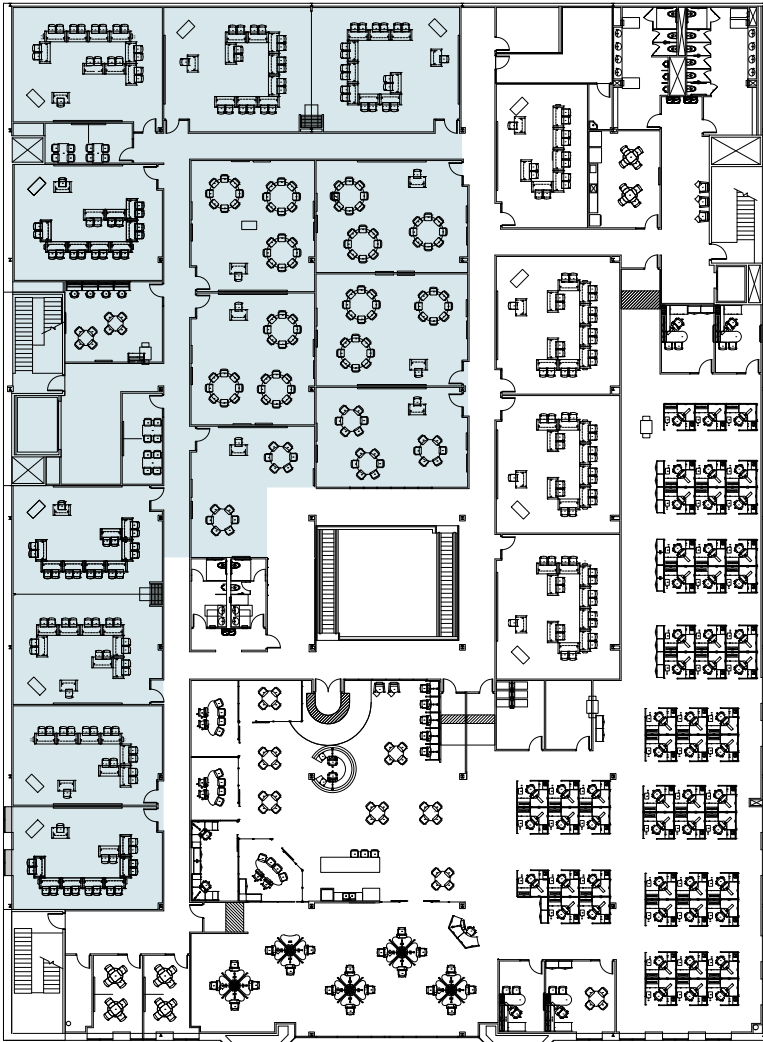


### SUITE FEATURES

- Plug & Play Space
- Private Secured Entrance
- Expansive Kitchen / Breakroom
- Multiple Training / Conference Rooms
- IT Telecom with Supplemental HVAC
- Multiple Private Interior Restrooms
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

## Suite 35

17,470 RSF



### SUITE FEATURES

- Multiple Training Rooms / Class Rooms
- Partially Furnished
- Large Windows Providing Natural Light
- Back-up Generator
- UPS (Uninterruptible Power Supply) System



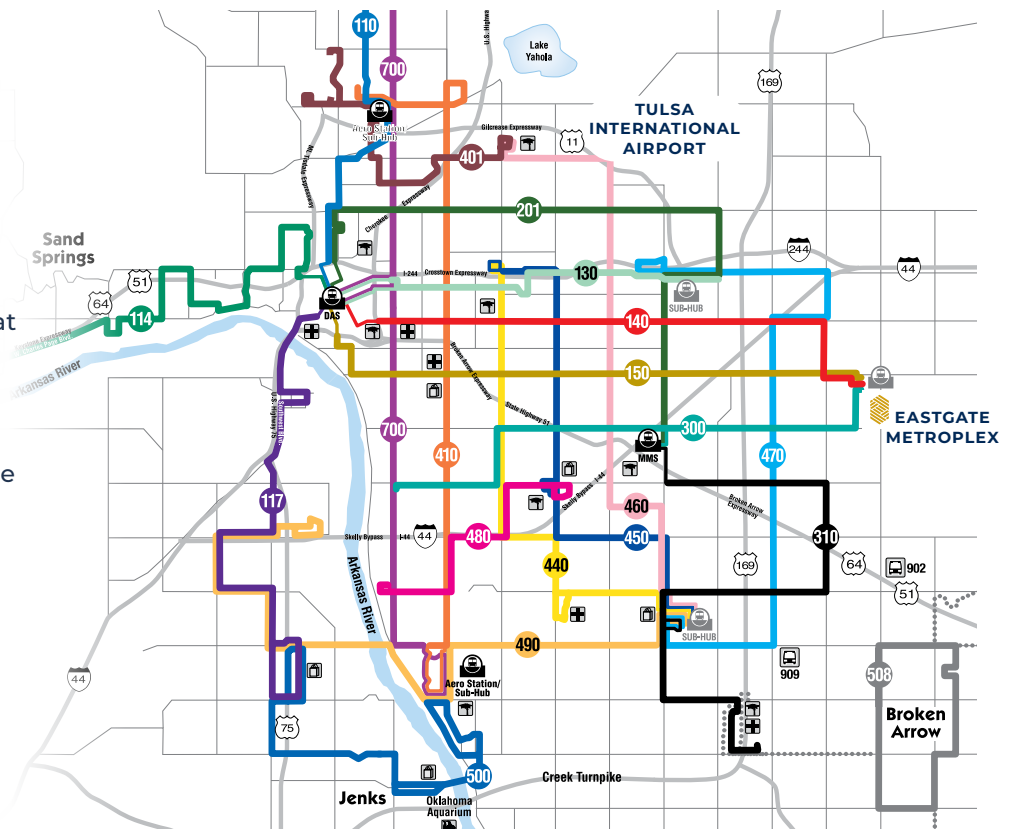
## Featured Tenants



## Public Transportation

Eastgate Metroplex is easily accessible by multiple bus routes that stretch across the city.

The bus stop is immediately in front of the complex, making the commute to work seamless.



# WHY TULSA?



## Incredible Value

With just over one million residents, the Tulsa metropolitan area continues to see steady growth. The City of Tulsa has invested over \$884 million in public safety, economic development, education, health care and other capital improvements to make Tulsa a world-class city where people want to live. Tulsa has a dynamic economy, supported by a workforce of just over 500,000 people. The trade, transportation and utility industries dominate the market, but education, health, business and government also play significant roles. At \$62 billion, Tulsa's GDP value is in the top 100 in the nation.

The Tulsa office market remained healthy in 2023 and 2024, with a 13.6% vacancy rate in the first half of 2024 and 14.2% in the second half. Net absorption rose from 92,975 SF in the first half to 487,031 SF in the second half, driven by the lack of vacancy and occupied properties. New construction has dwindled since 2022, with only 50,000 SF delivered in the first half of 2024 and no new deliveries in the second half.

## Notable Local Employers



# WHY TULSA?



## Tulsa Economy



19.1%	Trade, Transportation, and Utilities
15.9%	Education and Health Services
14.3%	Professional and Business Services
12.8%	Government
10.6%	Manufacturing
10.1%	Leisure and Hospitality
5.7%	Construction
5.2%	Financial Activities
4.5%	Other Services
1.1%	Information

Source: Bureau of Labor Statistics, 2024.

**\$62B**

Current  
GDP

**1.7%**

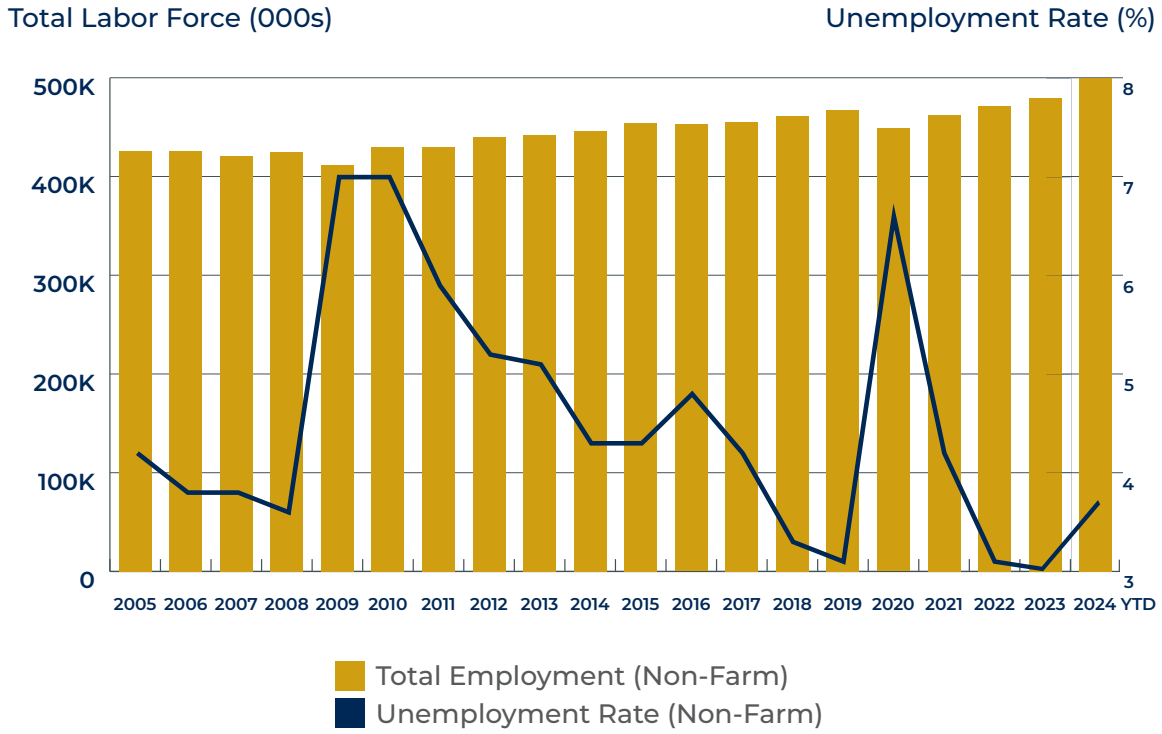
Est. 2023  
GDP growth

**65<sup>th</sup>**

in the U.S. for  
GDP value

Source: Oxford Economics, 2024.

## Tulsa Labor Force & Unemployment



Source: Bureau of Labor Statistics, 2024.



## Population Trends & Demographics

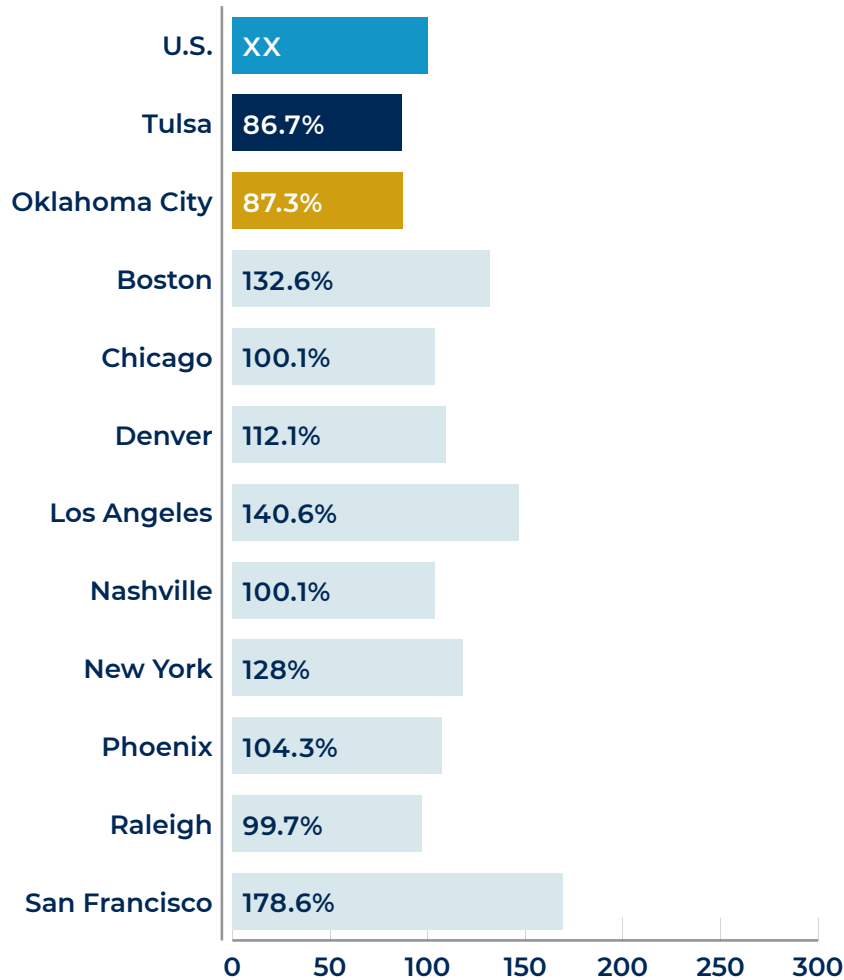
The Tulsa MSA officially joined the 1M+ population club in 2020, allowing Tulsa to better compete for economic development projects.

**#62**  
Metros with a  
1M+ population

**1,049,778**  
Population of the  
Tulsa MSA

## Cost of Living

Compared to other major business centers, Tulsa is well known for offering affordable living, with living costs below the national average.

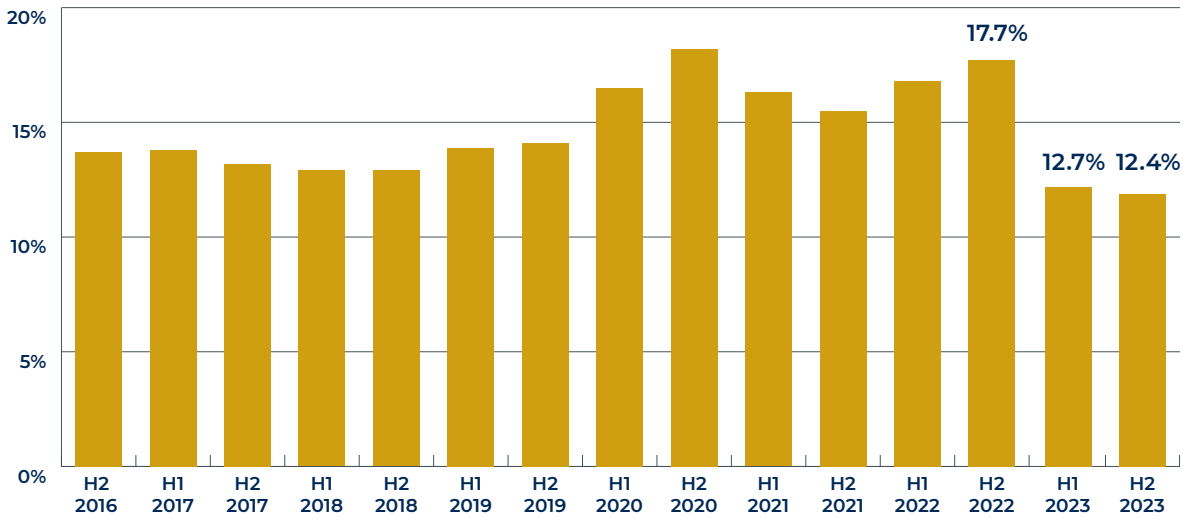


Index (100 = avg cost of living in U.S.)

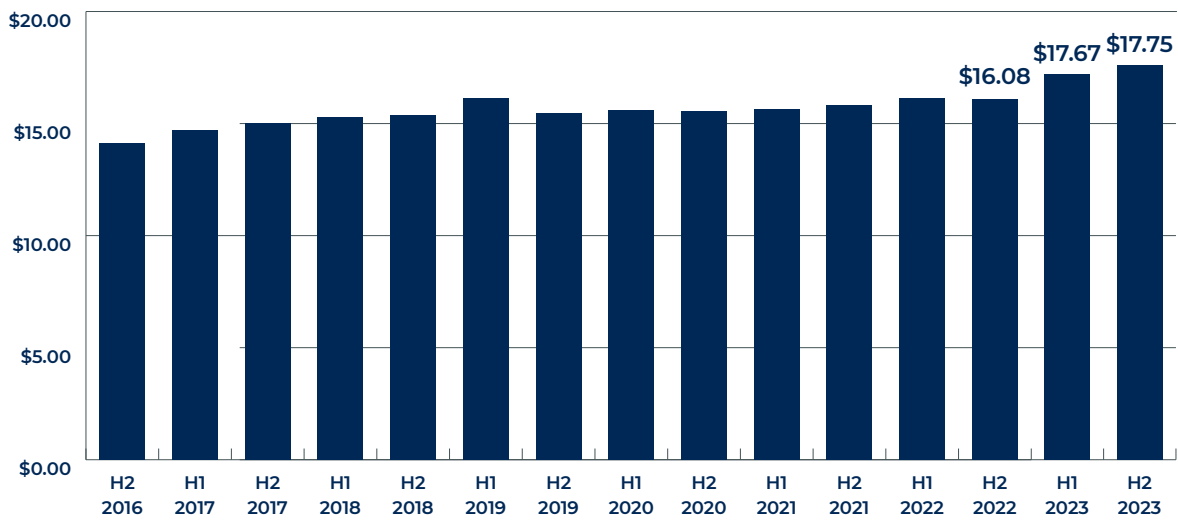
Source: AdvisorSmith Cost of Living Index, 2023.

## Vacancy and Asking Rate Trends

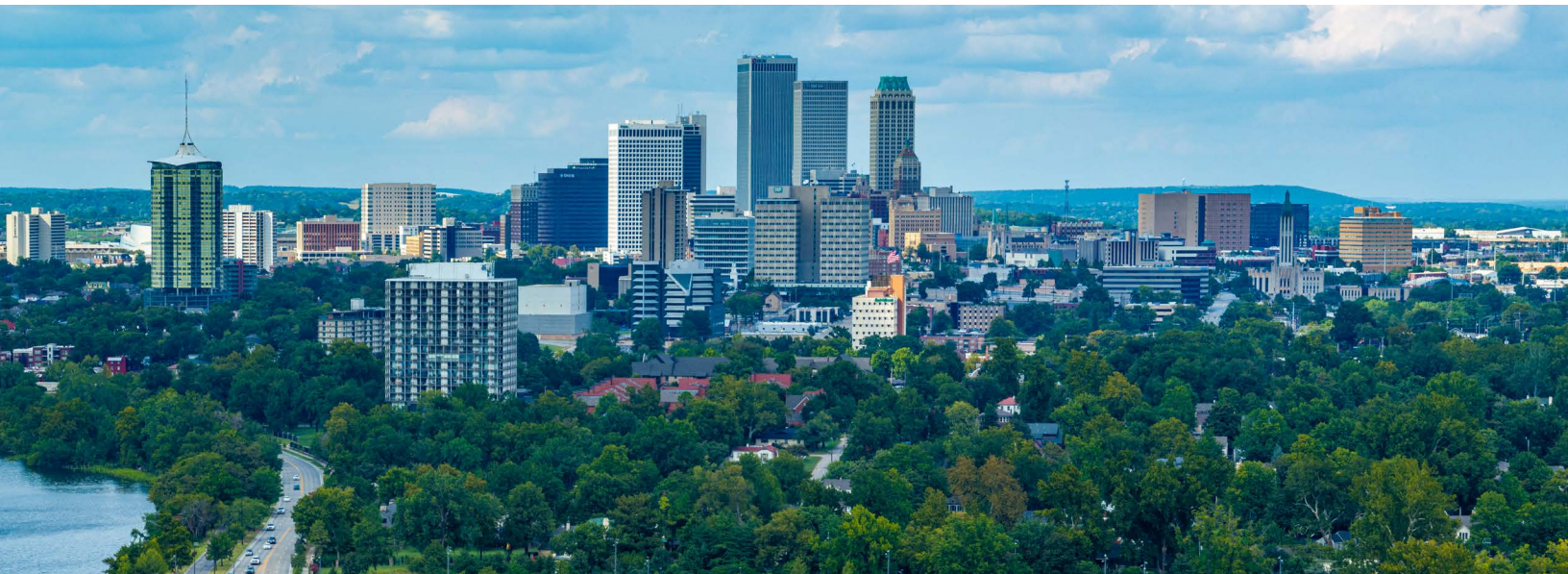
Vacancy (%)



Average Asking Rate



Source: CBRE Research, H1 2024



# WHY TULSA?

**46.8M+ SF**

Total inventory

**5.9M+ SF**

Vacancy

**\$17.71/SF**

Average asking rate

**-35K+ SF**

Net absorption 2023

**145K+ SF**

Delivered 2023

**193K+ SF**

Under construction 2023

Source: CBRE Research, H1 2024



# WHY TULSA?



## Tulsa Ratings & Rankings

**Tulsa's Gathering Place Named #1 Best Park in the USA**

USA Today, February 2021

**#5 Best City in America for Quality of Life**

KTUL 2024

**#24 Most Affordable Cities to Live in**

U.S. News, 2024

**#27 Best Cities for Teleworking**

Best Places 2024

**#30 Best Cities to Buy a House**

Niche 2024

**#32 Cities With the Lowest Cost of Living**

Niche, 2024

**#36 Best Place to Start a Career**

WalletHub, May 2023

**#37 Least Stressed Cities in America**

Best Places, 2024

**#42 Best Cities to Retire in America**

Niche, 2024

**#46 Most Diverse City in America**

Niche, 2024

**#64 Best Cities to Raise a Family**

Niche, 2024

## Oklahoma Ratings & Rankings

**#2 State Where Retirement Savings Last Longest**

Business Insider, 2024

**#3 Most Underrated State in the U.S.**

FinanceBuzz, 2023

**#4 Least Expensive State to Live In**

Forbes, 2023

**#4 State with Lowest Median Home Price**

World Population Review, April 2022

**#5 Ranked State for Oil Production**

Newsweek, 2024

**#10 Lowest Tax Burden State in the U.S.**

U.S. Census, February 2021

**#11 Best State for Manufacturing**

Site Selection Group, December 2022

**#11 Best State to Start a Business**

WalletHub, July 2021

**#12 Hardest Working State in America**

WalletHub, 2024 #9 Friendliest State in America  
World Population Review, 2022

**#12 State for Most Military Families**

U.S. Census, March 2022

**#21 Most Diverse State in America**

Wallethub, 2022

**#22 Best State for Jobs**

WalletHub, June 2021

**#25 Most Fun State in America**

WalletHub, June 2021



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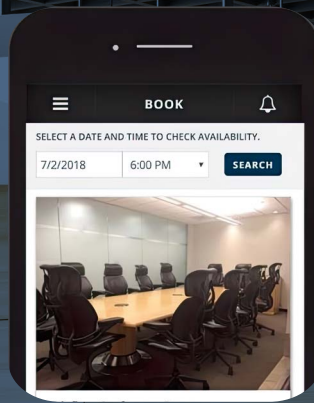
## AT YOUR SERVICE

The **Shelbourne Community** App is designed to greatly enhance tenant experience by offering exciting features such as:

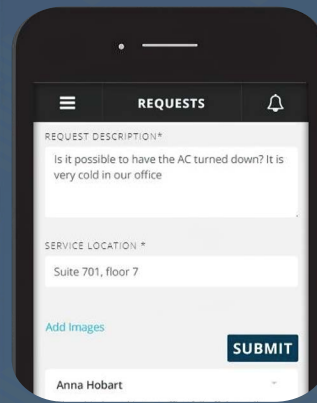
Personal User Profiles



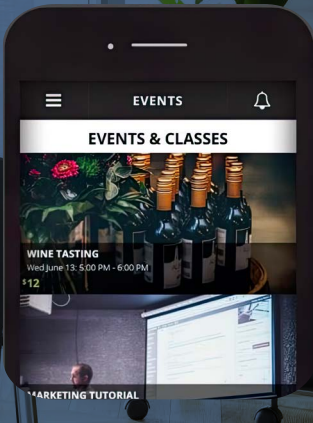
Conference Room Reservations



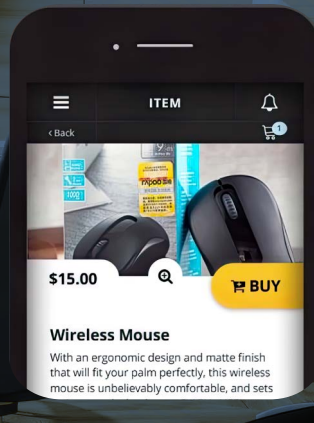
Service & Maintenance Request Submissions



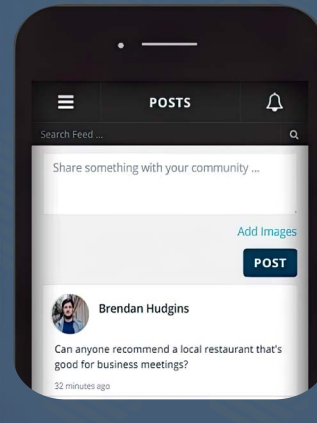
Live Event Notifications



Mobile Marketplace



Community Feed

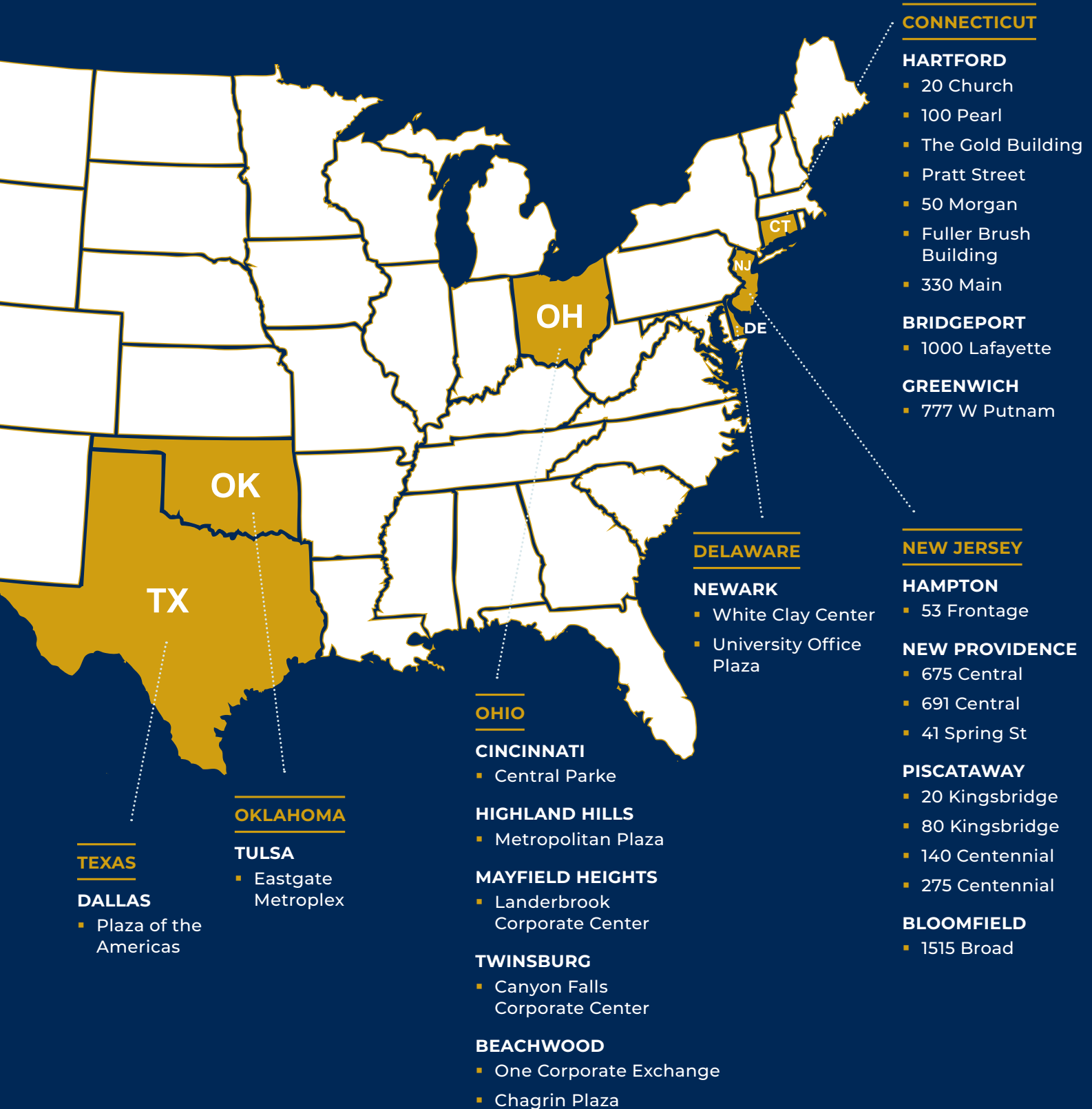


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# SHELBOURNE'S PORTFOLIO

Shelbourne is a New York based company that owns and manages over 8,000,000 square feet of Commercial Real Estate, totaling over a billion dollars' worth of assets.



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Learn more about

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