



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA



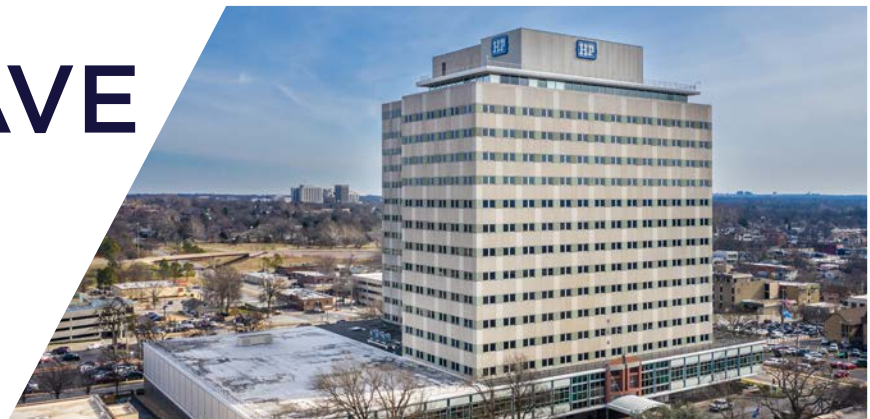
OWNERSHIP OPPORTUNITIES AVAILABLE

±275,871 SF FOR SALE OR LEASE

BOULDER TOWERS

1437 SOUTH
BOULDER AVE

TULSA, OK 74119





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BOULDER TOWERS BUILDING DETAILS

DISTINCTLY DOWNTOWN

BOULDER TOWERS

is a prestigious $\pm 521,802$ SF, 15 story office tower built in 1959, renovated in 1999 and again in 2018, and is located just blocks from Tulsa's Inner Dispersal Loop and the Central Business District.

BUILDING SIZE:	$\pm 521,802$ SF
SF AVAILABLE	$\pm 275,871$ SF
FLOOR PLATE:	$\pm 31,076$ SF
LEASE RATE:	\$16.00
SALE RATE:	\$50.00/SF
PARKING RATIO:	2.32/1,000
CAR PARKS:	808 Surface 402 Covered





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BOULDER TOWERS BUILDING FEATURES



FEATURES

Covered Executive Parking

Conference Center

On-Site Banking

Convenience Store & Deli

Secured Outdoor Patio

Fitness Center & Locker Rooms

Collaborative Meeting Space

Within Walking Distance Of The
Ambassador Hotel, Chalkboard
Restaurant, and DoubleShot
Coffee Co.





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BOULDER TOWERS BUILDING FEATURES

Suite #	RSF	Notes
Suite 110	1,219	
Suite 130	8,702	AC units for data center. Standby generator.
Suite 160	1,177	
Suite 200	51,839	
Suite 300	12,863	
Suite 320	1,071	
Suite 350	3,111	Fitness Center
Suite 355	2,990	
Suite 360	4,523	
Suite 400	17,000	
Suite 420	3,977	
Suite 450	8,994	
Suite 650	13,530	
Suite 750	7,013	
Suite 780	1,881	
Suite 800	18,251	
Suite 850	12,825	
Suite 930	5,514	
Suite 940	6,911	
Suite 1010	4,232	
Suite 1070	15,218	
Suite 1120	13,076	
Suite 1260	7,953	
Suite 1350	10,190-23,466 (max contig.)	
Suite 1410	13,276	
Suite 1550	12,846	

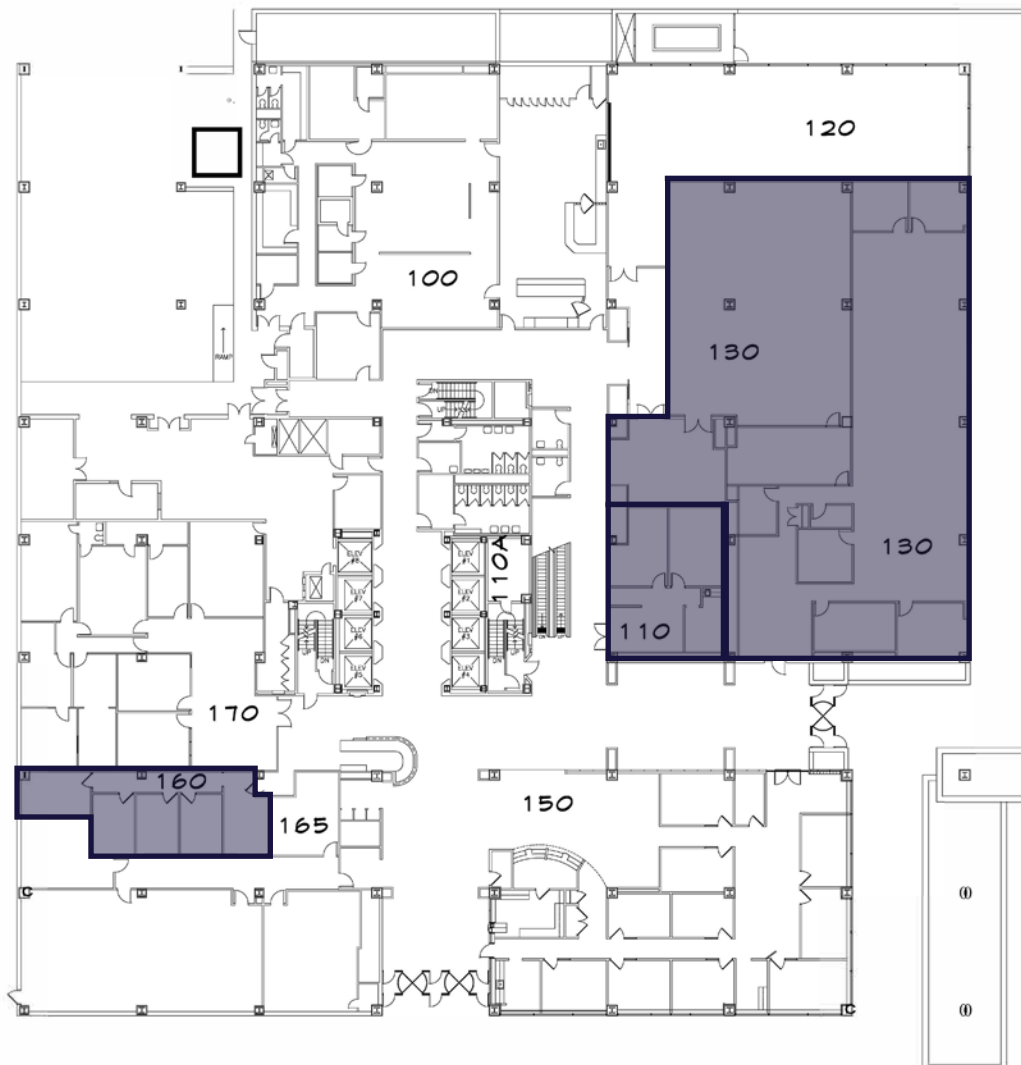


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BOULDER TOWERS OFFICE SPACE

1ST FLOOR
± 11,098 SF



SUITE 130
± 8,702 SF

SUITE 110
± 1,219 SF

SUITE 160
± 1,177 SF

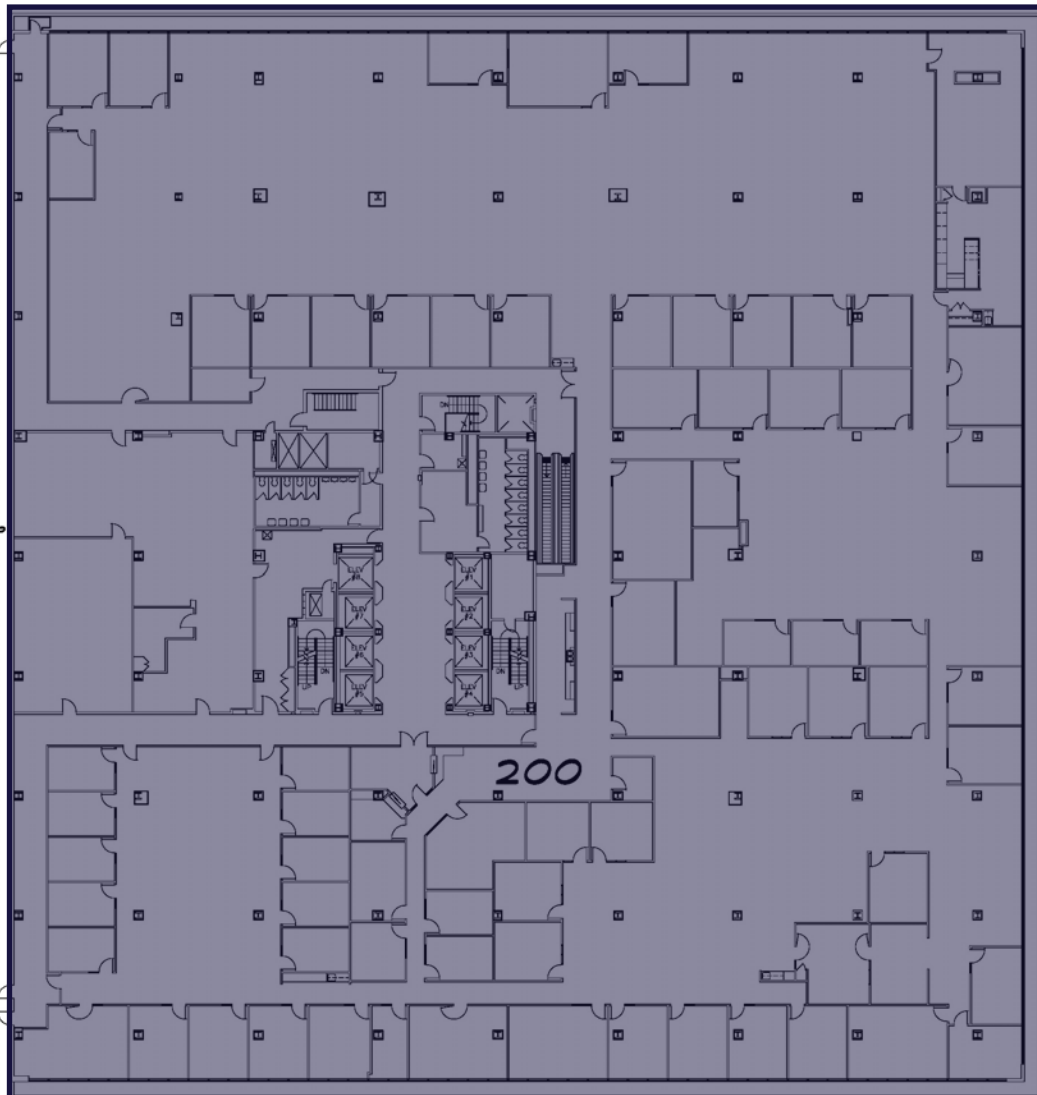


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BOULDER TOWERS OFFICE SPACE

2ND FLOOR
± 51,839 SF



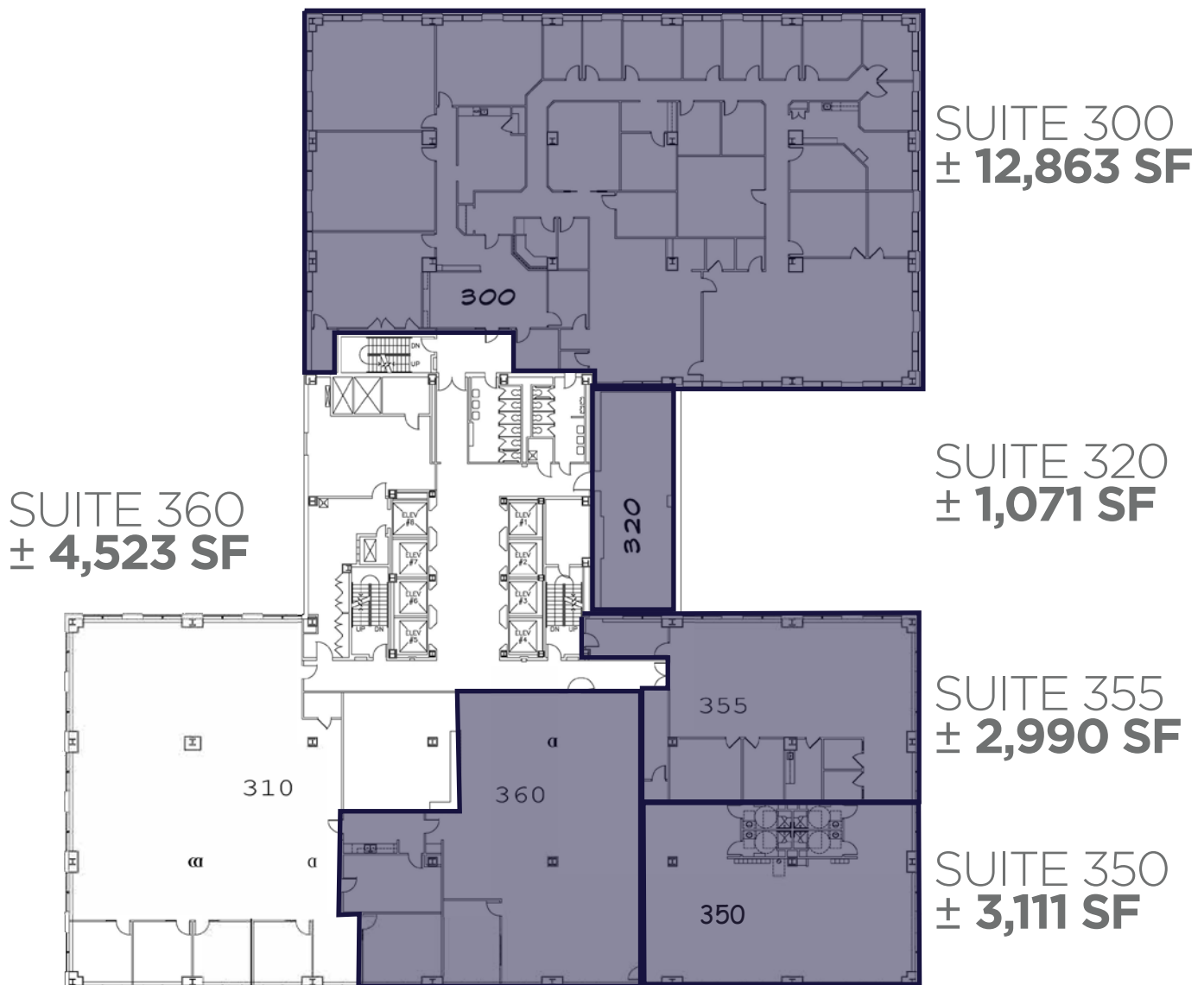


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BOULDER TOWERS OFFICE SPACE

3RD FLOOR
± **24,558 SF**





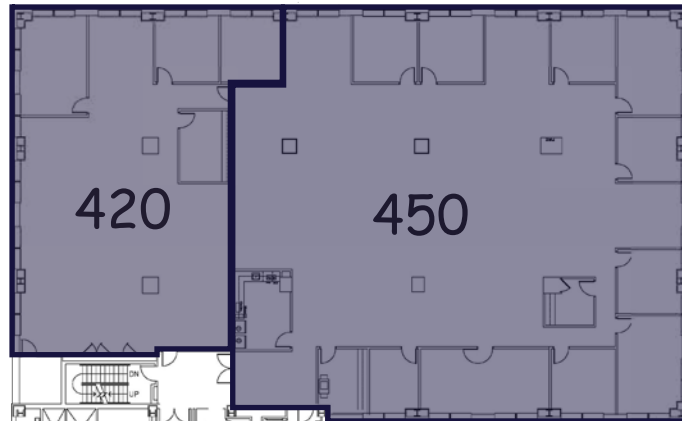
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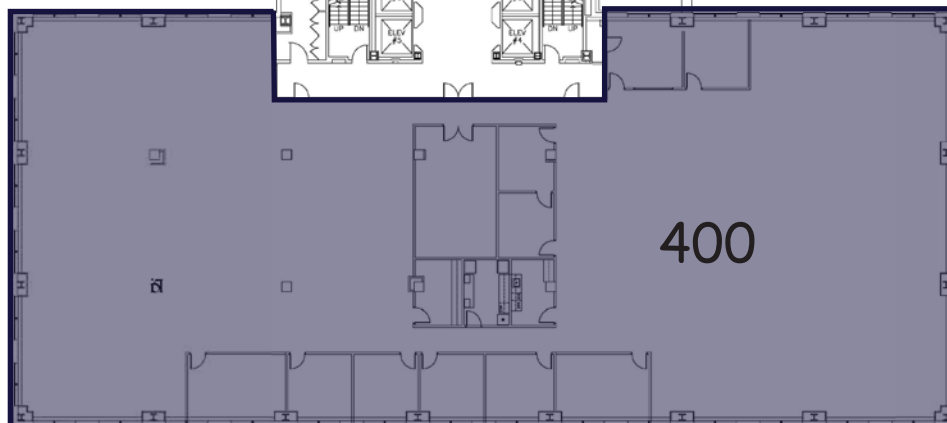
BOULDER TOWERS OFFICE SPACE

4TH FLOOR
± **29,971 SF**

SUITE 420
± **3,977 SF**



SUITE 400
± **17,000 SF**



SUITE 450
± **8,994 SF**



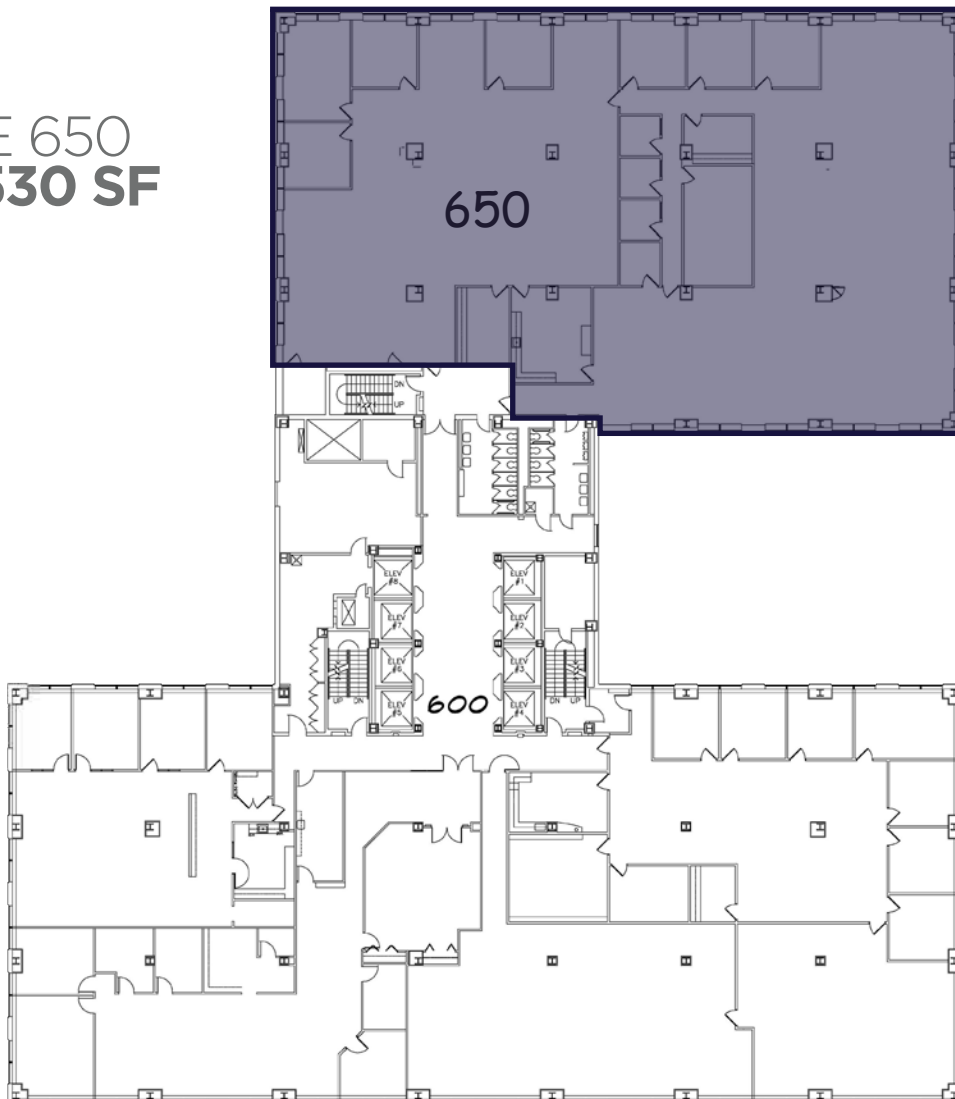
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BOULDER TOWERS OFFICE SPACE

6TH FLOOR
± 13,530 SF

SUITE 650
± 13,530 SF



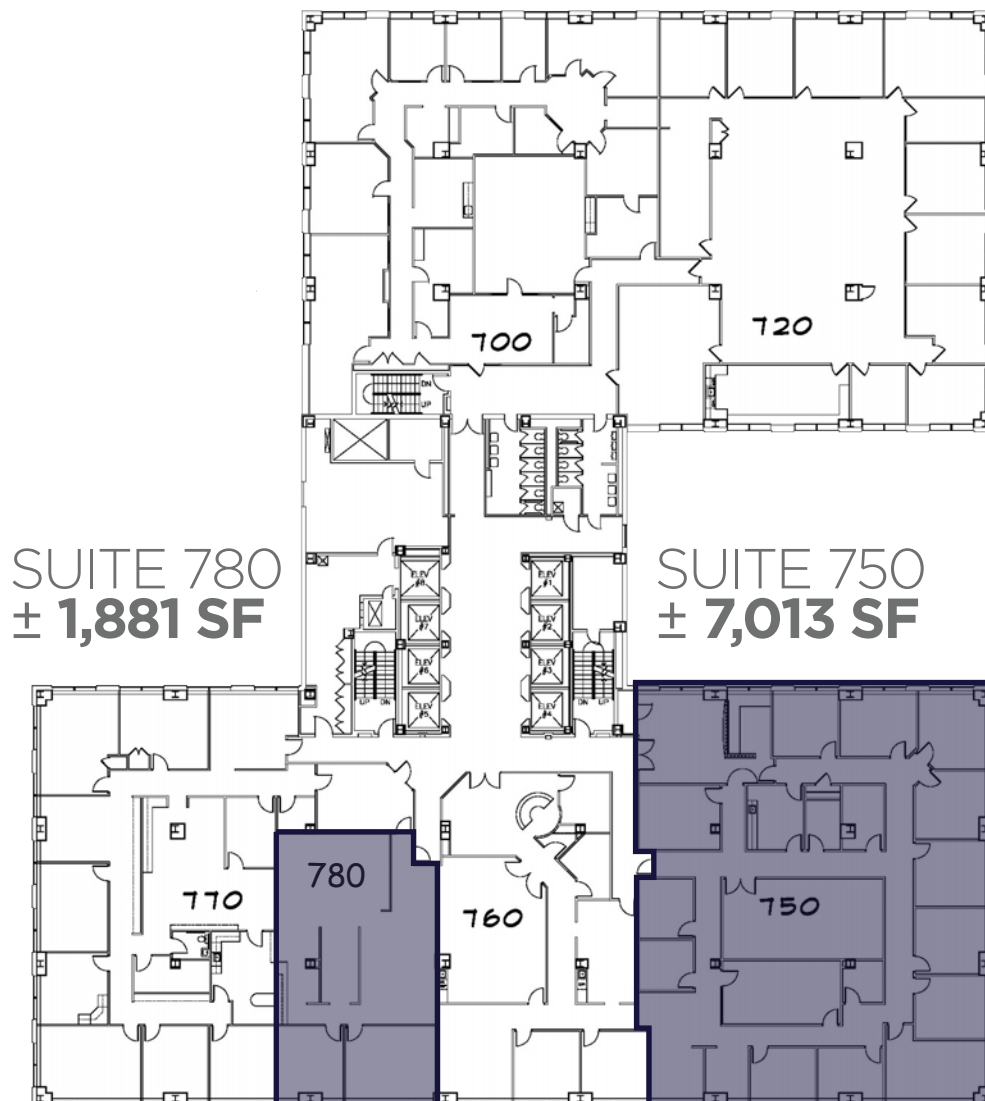


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BOULDER TOWERS OFFICE SPACE

7TH FLOOR
± 8,894 SF





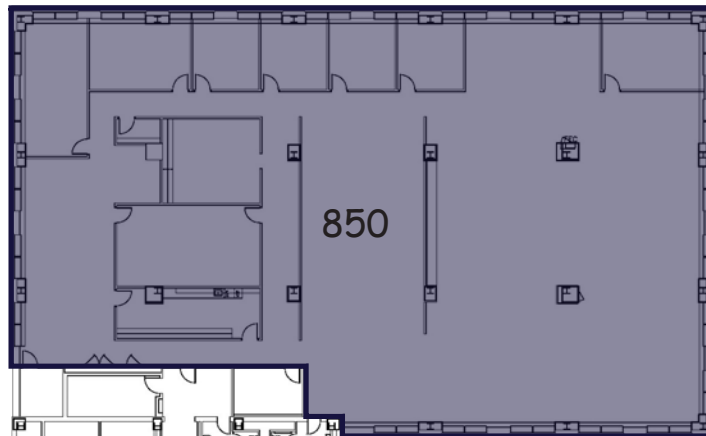
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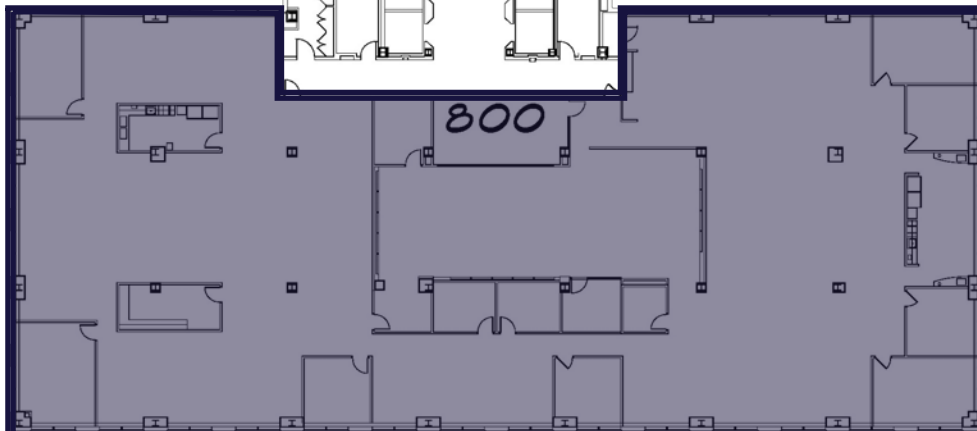
BOULDER TOWERS OFFICE SPACE

8TH FLOOR
± **31,076 SF**

SUITE 850
± **12,825 SF**



SUITE 800
± **18,251 SF**





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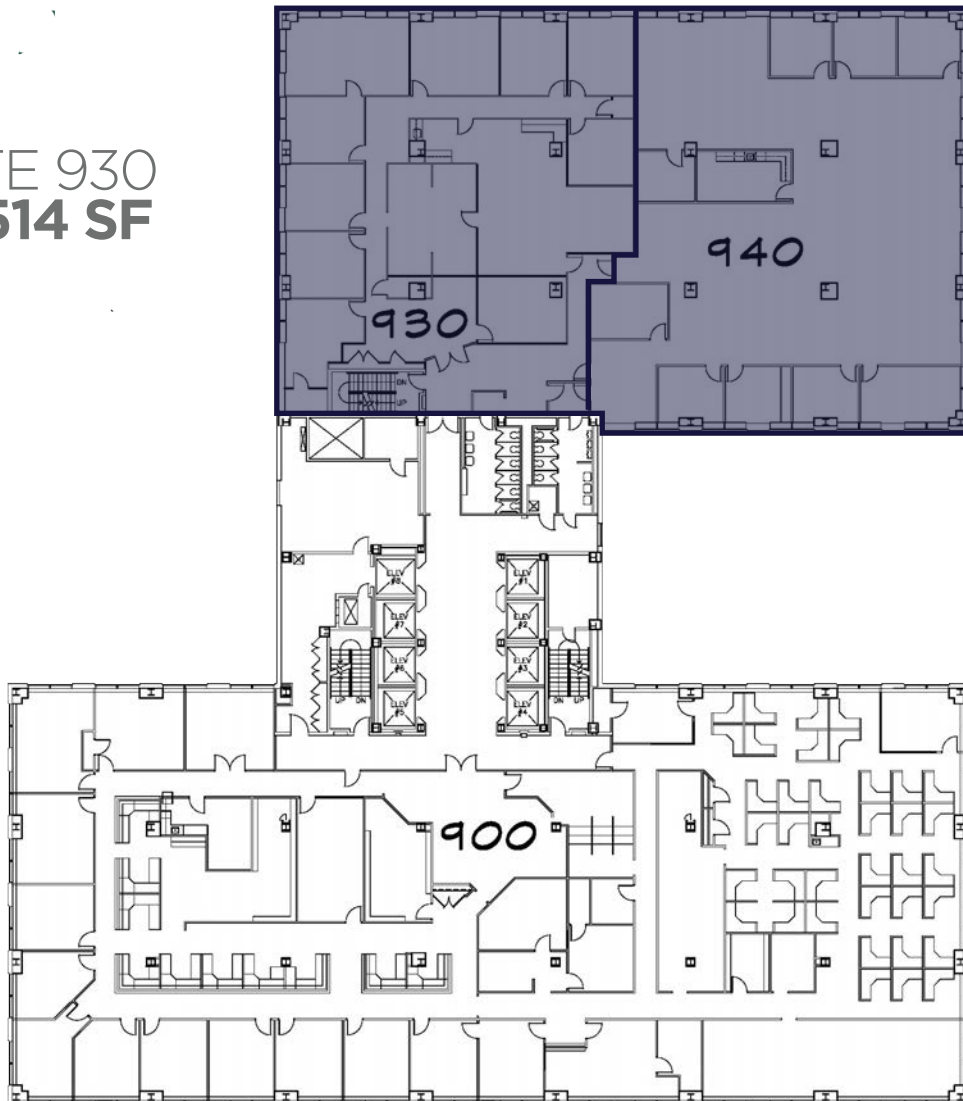
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BOULDER TOWERS OFFICE SPACE

9TH FLOOR
± **12,425 SF**

SUITE 930
± **5,514 SF**

SUITE 940
± **6,911 SF**





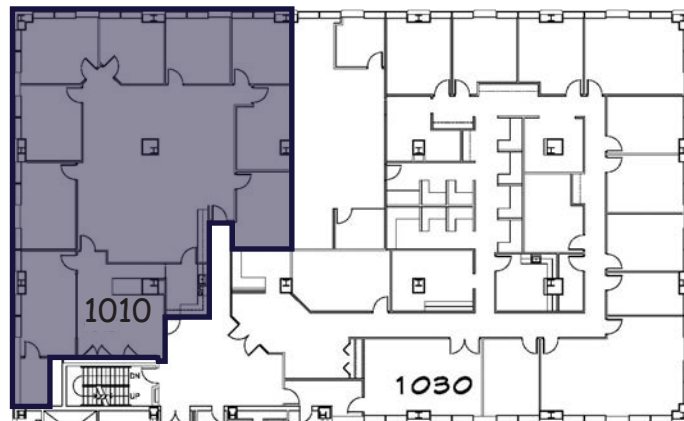
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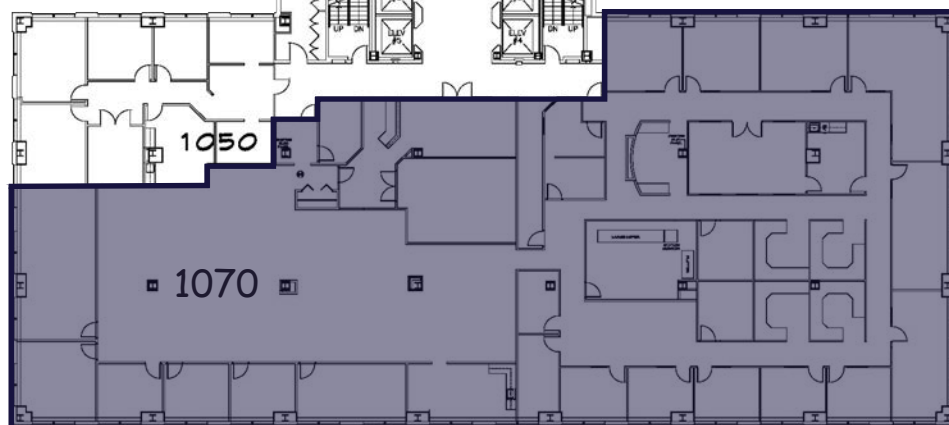
BOULDER TOWERS OFFICE SPACE

10TH FLOOR
± 15,218 SF

SUITE 1010
± 4,232 SF



SUITE 1070
± 15,218 SF





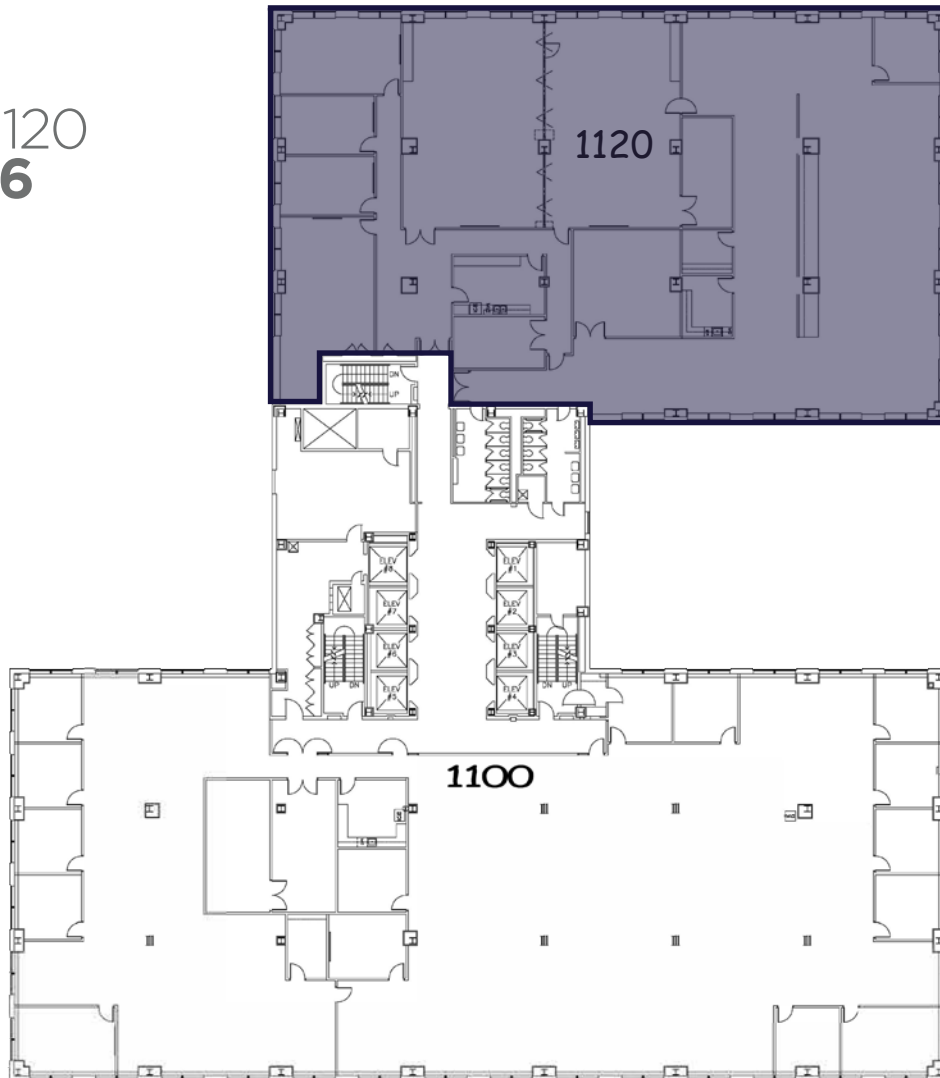
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BOULDER TOWERS OFFICE SPACE

11TH FLOOR
± 13,076 SF

SUITE 1120
± 13,076



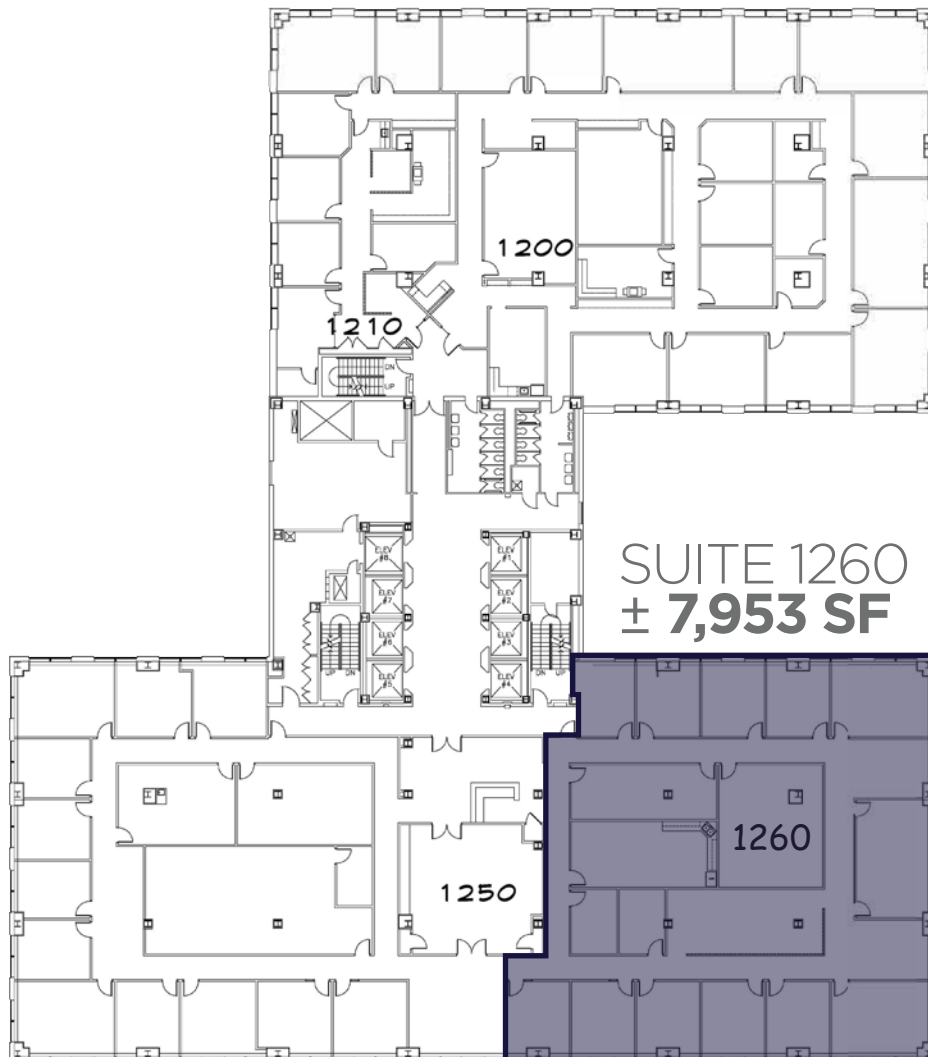


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BOULDER TOWERS OFFICE SPACE

12TH FLOOR
± 7,953 SF





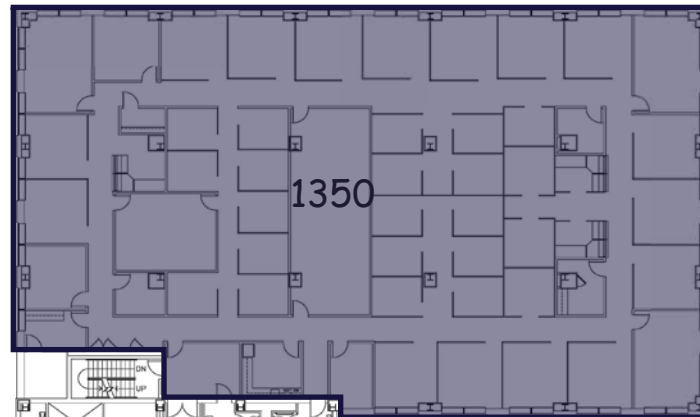
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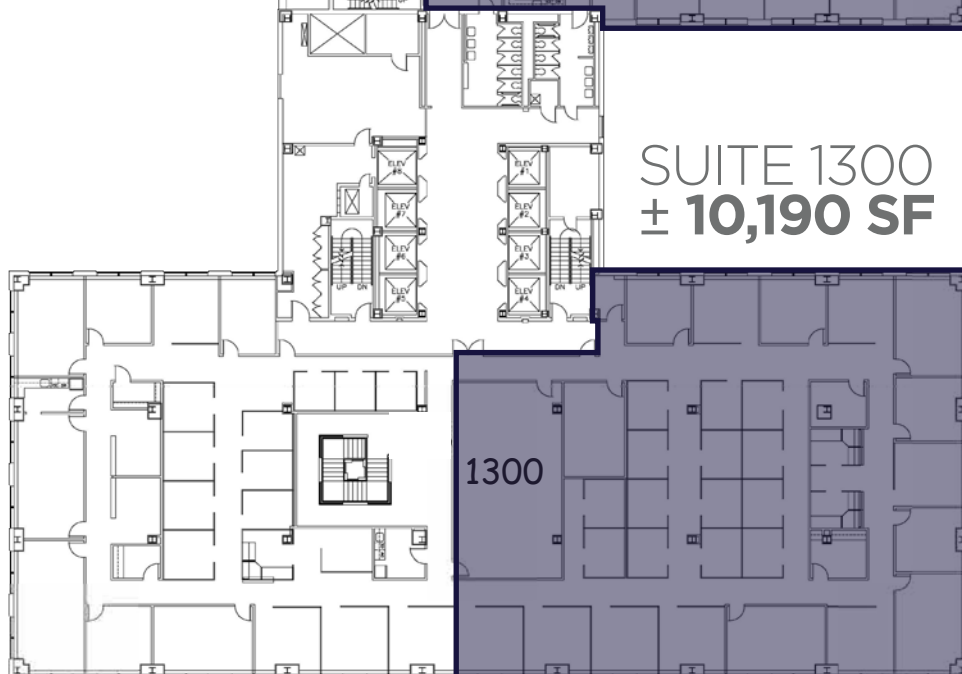
BOULDER TOWERS OFFICE SPACE

13TH FLOOR
± 23,466 SF

SUITE 1350
± 13,276 SF



SUITE 1300
± 10,190 SF





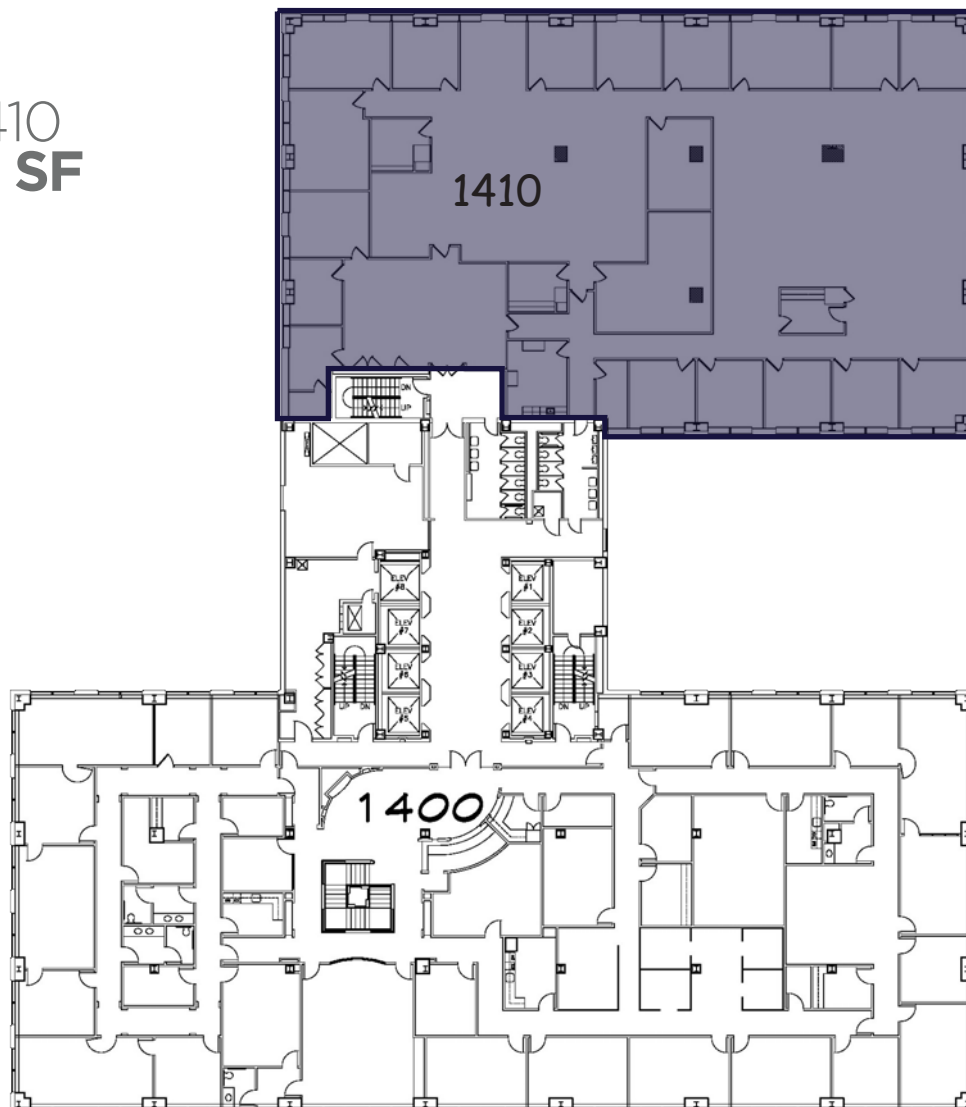
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BOULDER TOWERS OFFICE SPACE

14TH FLOOR
± 13,276 SF

SUITE 1410
± 13,276 SF





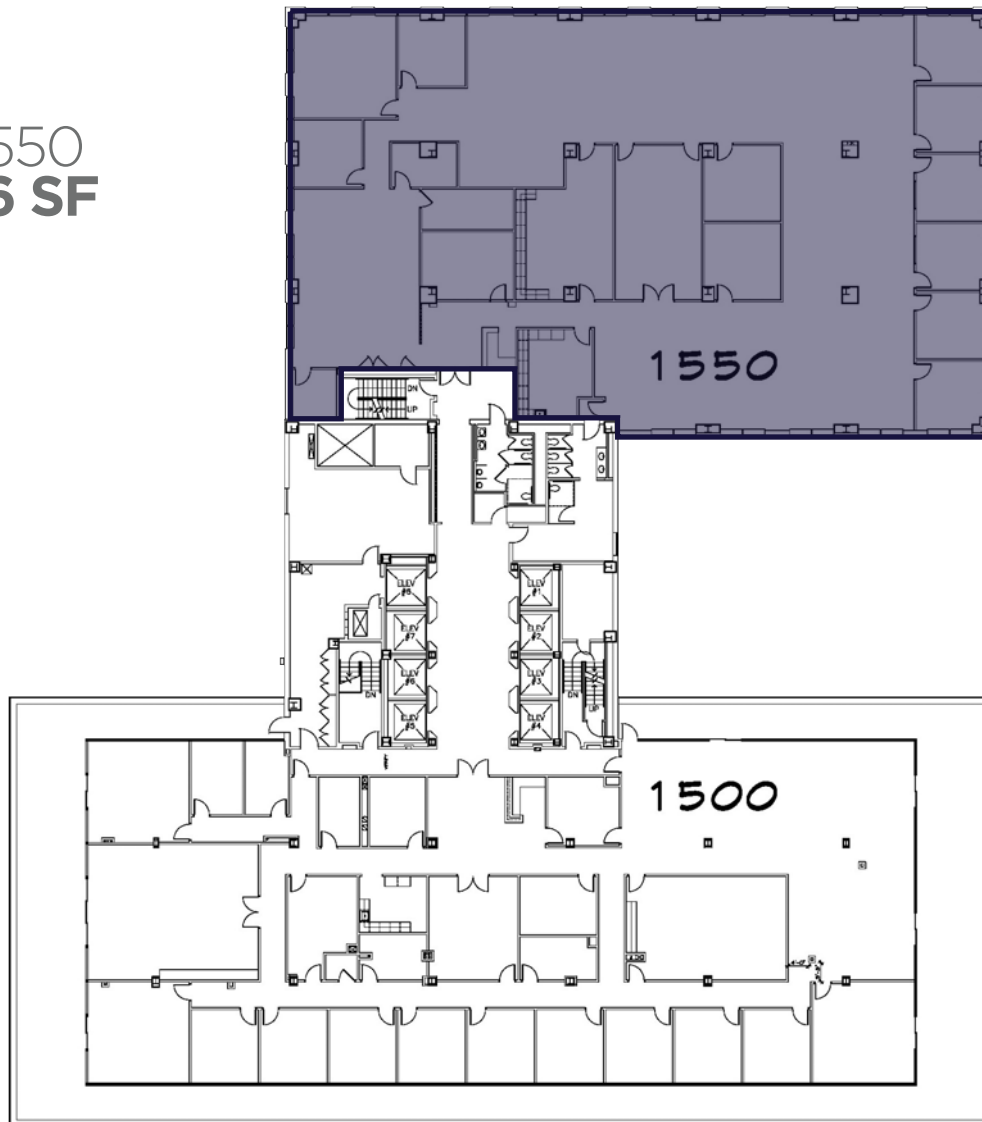
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BOULDER TOWERS OFFICE SPACE

15TH FLOOR
± **12,846 SF**

SUITE 1550
± **12,846 SF**

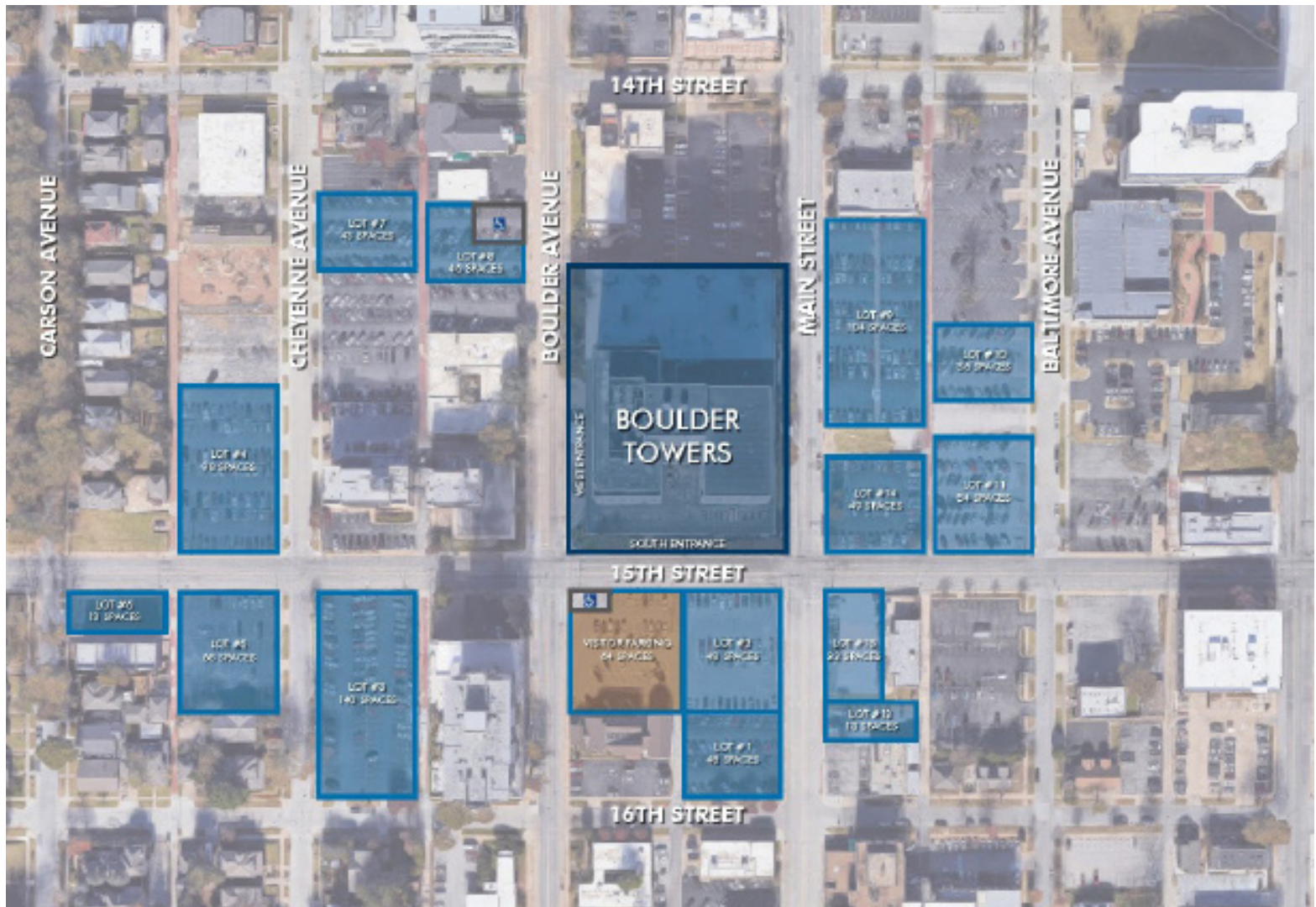




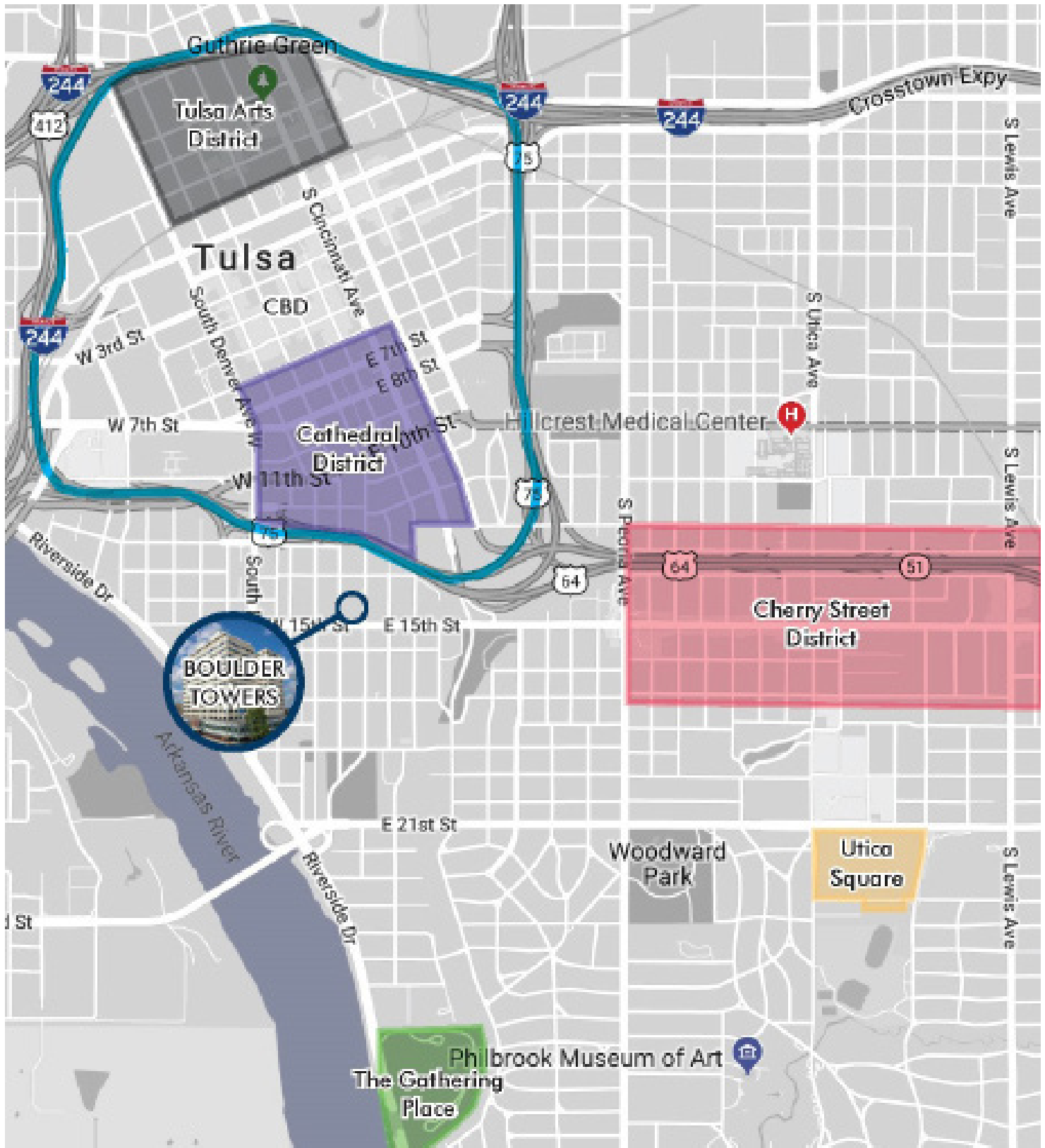
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BOULDER TOWERS PARKING OPTIONS



TULSA CBD DISTRICTS



BOULDER TOWERS

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TOWERS

OWNERSHIP OPPORTUNITIES AVAILABLE

FOR SALE
OR LEASE

1437 S BOULDER AVE
TULSA, OK 74119

± 275,871 SF

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