

INTERNATIONAL PLAZA



Property Address

1350 S Boulder Avenue, Tulsa, OK 74119

Property Description

- Iconic Mid Century Modern office building located in the Cathedral District of downtown Tulsa
- Designed by renowned architects Skidmore Owings and Merrill for the Warren Petroleum headquarters in 1957
- 12 stories plus a fully built out basement that includes gym, vending area, meeting rooms and storage
- Abundant covered and surface parking
- No perimeter columns provide amazing unobstructed views through full height window
- Convenient access to Riverside Drive and Broken Arrow Expressway
- Various dining , entertainment and outdoor recreation options surrounding the area

Offering Summary

LEASE RATE:	\$18.00 SF/yr (Full Service)
AVAILABLE SF:	5,517- 12,315 RSF
SPACES AVAILABLE:	
8TH FLOOR	12,315 RSF (\$18.00 SF/yr)
11TH FLOOR	5,517 RSF (\$18.00 SF/yr)
LOT SIZE:	2.48 Acres
BUILDING SIZE:	155,089 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,236	29,929	67,676
TOTAL POPULATION	10,501	67,959	155,494
AVERAGE HH INCOME	\$89,988	\$90,897	\$78,225

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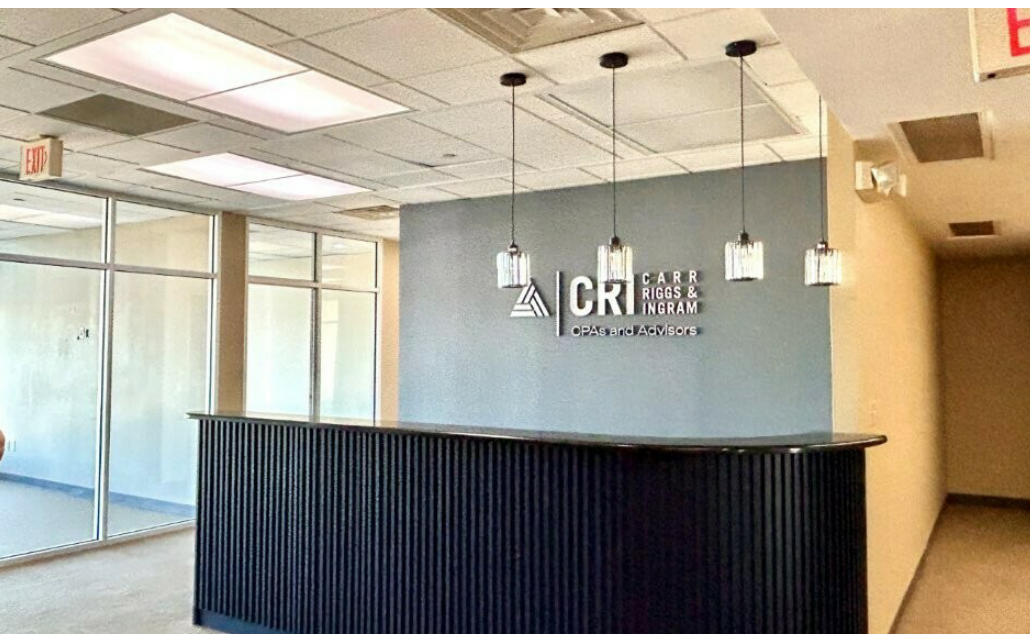
INTERNATIONAL PLAZA



8th Floor Corner



Elevator Lobby



8th Floor Reception



Office

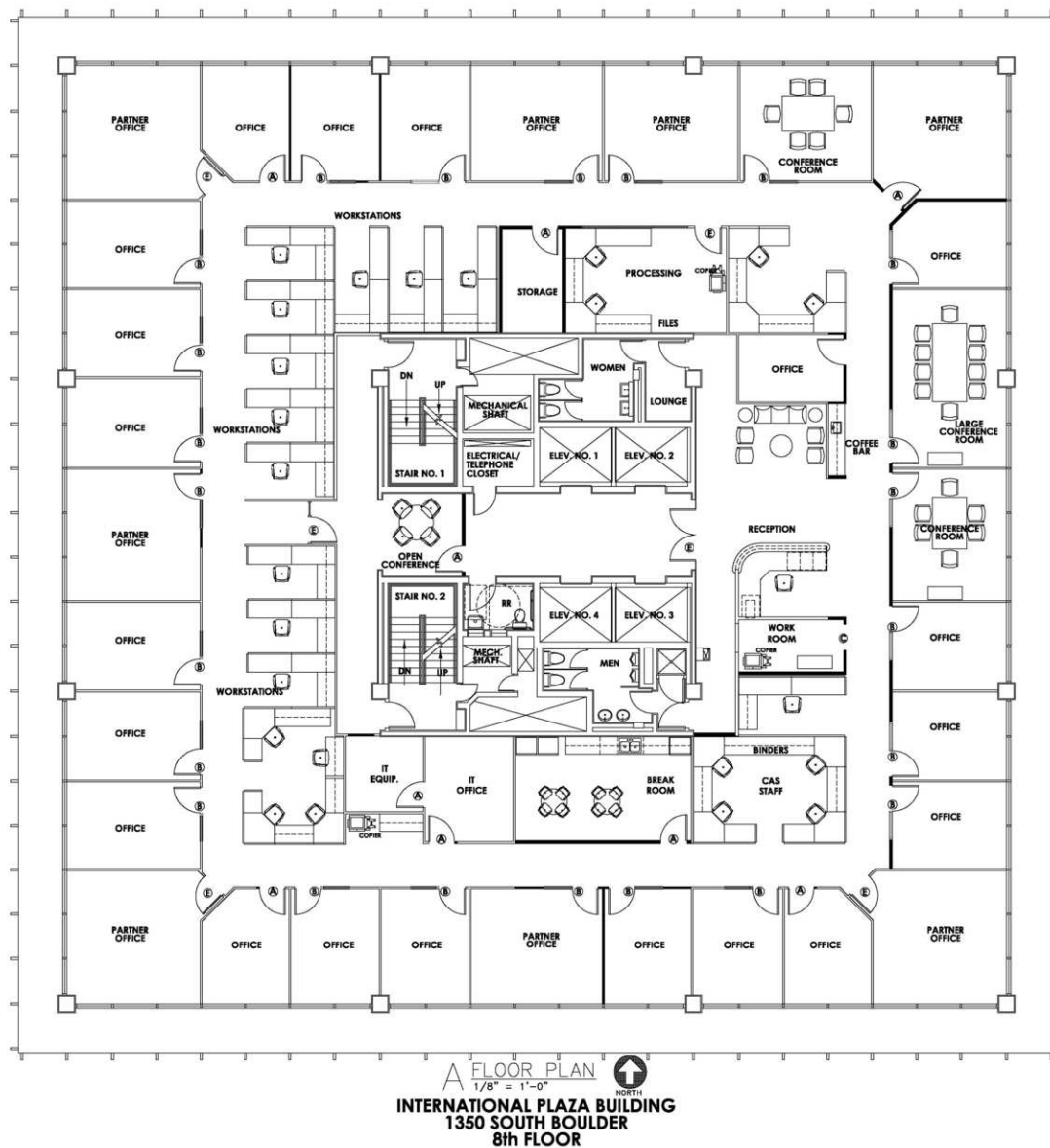
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 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

8th Floor Plan 12,315 RSF

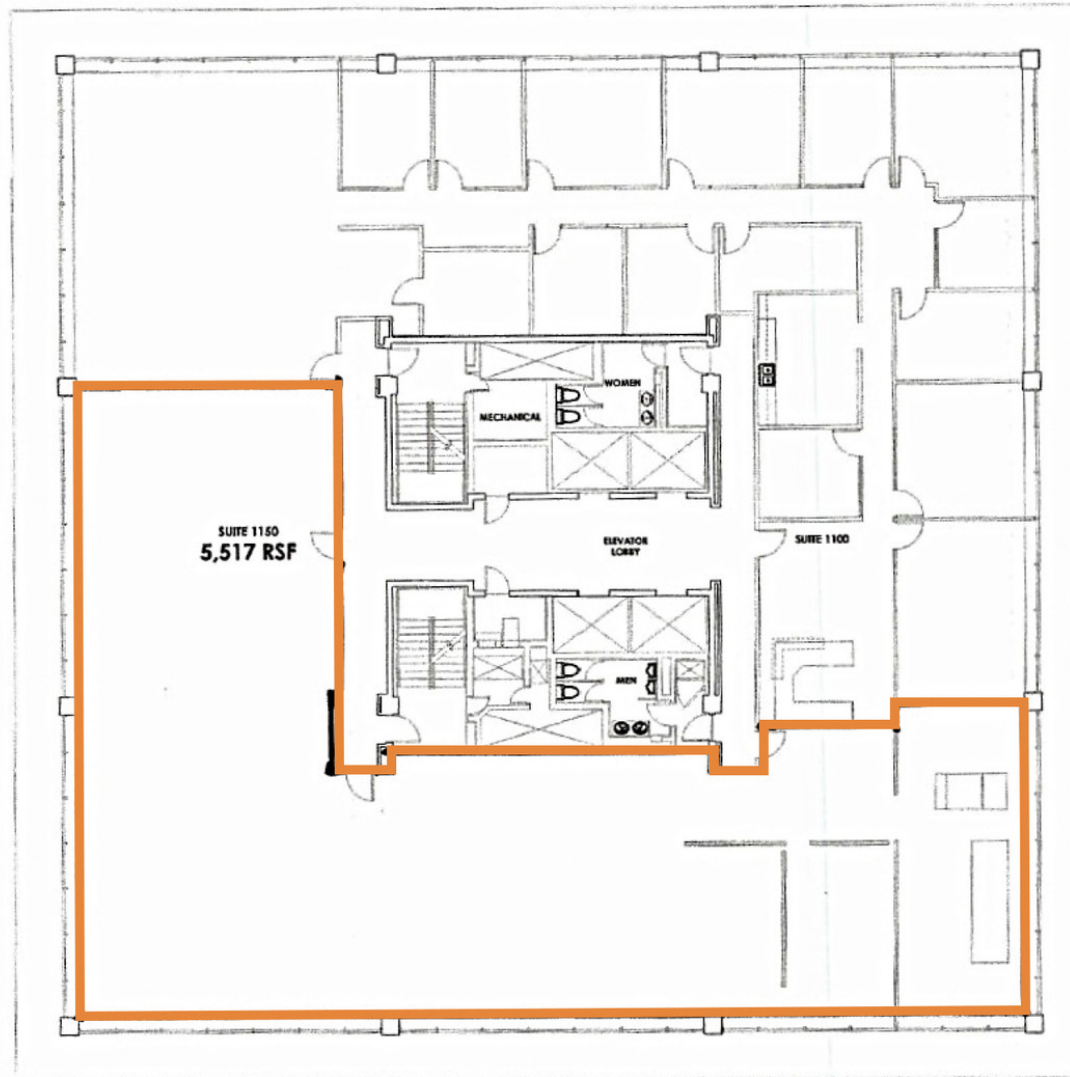


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**11th Floor Plan
5,517 RSF**



A FLOOR PLAN
1/16" = 1'-0"
INTERNATIONAL PLAZA BUILDING
1350 SOUTH BOULDER
11th FLOOR

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INTERNATIONAL PLAZA



International Plaza Lobby



International Plaza Annex



Lobby - West Side



8th Floor Downtown View

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