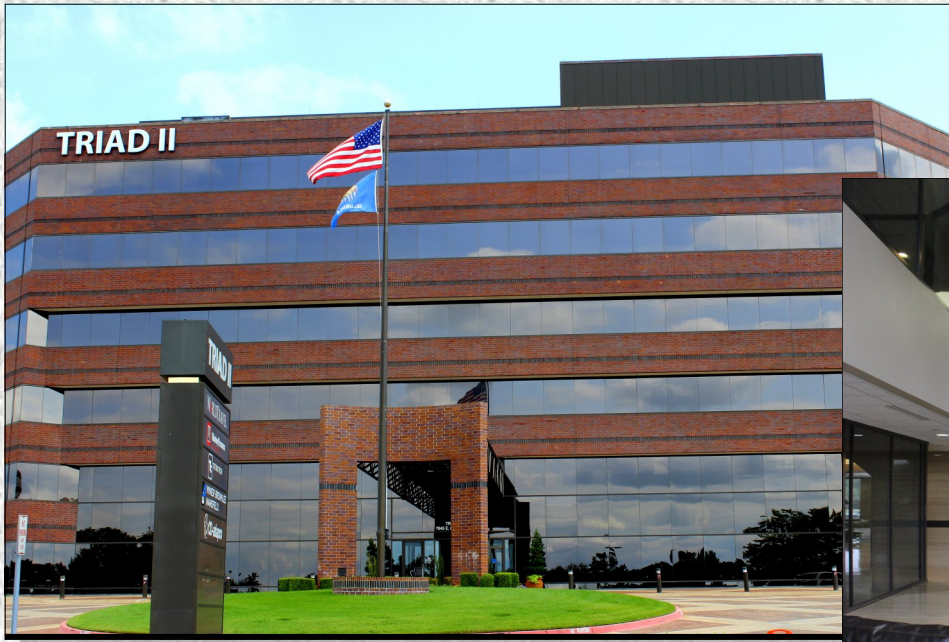


Triad II Office Building

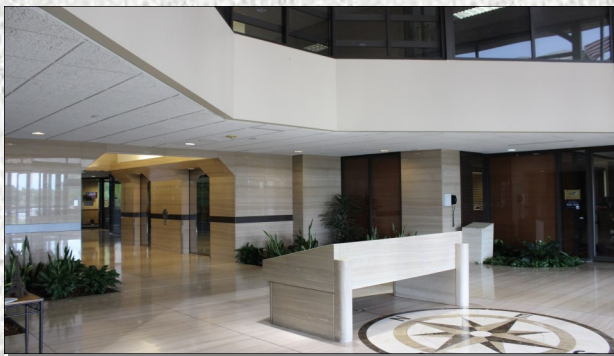
7645 East 63rd Street, Tulsa, Oklahoma



The Triad II Office Building with its full marble entry and impeccable finishes will make a lasting impression on your customers and employees. Triad II is set on a pond with a park like atmosphere in South Tulsa. Triad II is just minutes from some of the best shopping and restaurants in the Tulsa area.

Triad II has space as large as 51,890 sq. ft. that can accommodate any size requirement you may need. The six story building with large windows overlooking South Tulsa, 8' high office doorways and your choice of finishes, will make your office a premier place to do business.

The Triad II Office Building has strong local ownership and management who take pride in our properties. We hope you will consider Triad II for your next business location and become part of the Twenty First Properties family.



Property Highlights

- ◆ Abundant Parking
- ◆ Onsite Maintenance Engineer
- ◆ 24 Hour Security Card Access/ Security Cameras
- ◆ Easy access to HWY 169, Shopping and Restaurants
- ◆ Free Wi-Fi in the 1st Floor Lobby for your customers convenience



For additional information contact

Michael Estus
at 918-743-4300 or
email mike@tfptulsa.com
www.tfptulsa.com

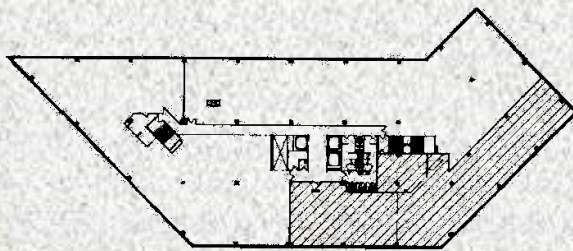
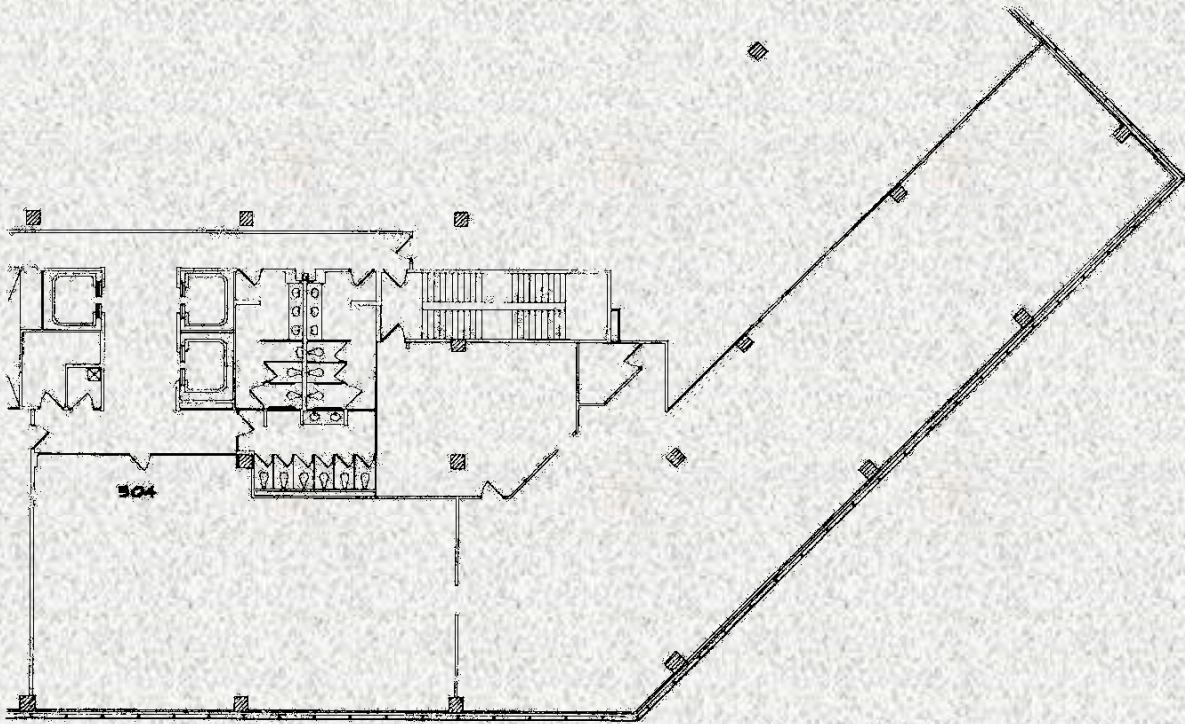
Triad II Office Building

7645 East 63rd Street, Tulsa, Oklahoma

TFP

TWENTY FIRST PROPERTIES, INC.

Suite 504
6,912 Sq. Ft.



B KEY PLAN 
SCALE: N.T.S. NORTH

- ◆ Main entrance on elevator lobby.
- ◆ Open floor plan to allow you to design to your needs.
- ◆ Can be joined with Suites 500 (9,065 sq. ft.) and 501 (9,251 sq. ft.) for total of 25,457 sq. ft., which would give you the entire 5th floor.

TFP

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