

FOR SUBLEASE

521

EAST 2ND STREET
FLOORS P7 + 8-9



T U L S A , O K 7 4 1 2 0

CBRE



521

EAST 2ND STREET

FLOORS P7 + 8-9

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EXECUTIVE SUMMARY

521 E Second Street presents a rare Class A office sublease opportunity. Offering up to 54,658 RSF across multiple floors, this space provides a true plug-and-play solution. The space is newly built-out, fully furnished with high-end FF&E and adaptable DIRTT wall systems, ready for immediate occupancy. Tenants benefit from a prime location, convenient access to major thoroughfares, nearby dining, and a wealth of building amenities, including an on-site parking garage, fitness center, tenant lounge, and a large conference facility.

SPACE OVERVIEW


| | |
|---------------------------------|--|
| Size & Availability: | 54,658 RSF |
| | - 9th Floor: 25,899 SF Available* |
| | - 8th Floor: 25,899 SF Available* |
| | - 7th Floor: 2,860 SF Available |
| Divisible: | *Willing to entertain ~10,000+ SF |
| Asking Rate: | \$32.00 - \$34.00/SF NNN |
| Sublease Term: | Through 01/31/2034 |
| | Up to 168 spaces available (3.0/1,000 SF). |
| Parking: | Up to 10% can be converted to reserved spaces. |




Rare, fully furnished sublease opportunity, ready for immediate occupancy. DIRTT wall systems allow for flexible floorplan layouts.



**FULLY FURNISHED
MOVE-IN READY**



**2 FULL FLOORS &
1 PARTIAL FLOOR**



**SUBLEASE UNTIL
2034**



02 PHOTOS



SPACE PHOTOS



SANTA FE
SQUARE

2018
SANTA FE
SQUARE

03

PROPERTY
OVERVIEW

PROPERTY OVERVIEW



CLASS A
OFFICE



BUILT IN
2023



BUILDING SIZE
173,200 RSF



LOCATED IN BLUE
DOME DISTRICT



ACCESS TO MAJOR
THOROUGHFARES



ON-SITE
PARKING GARAGE



ON-SITE
FITNESS CENTER



TENANT
LOUNGE



CONFERENCE
FACILITY



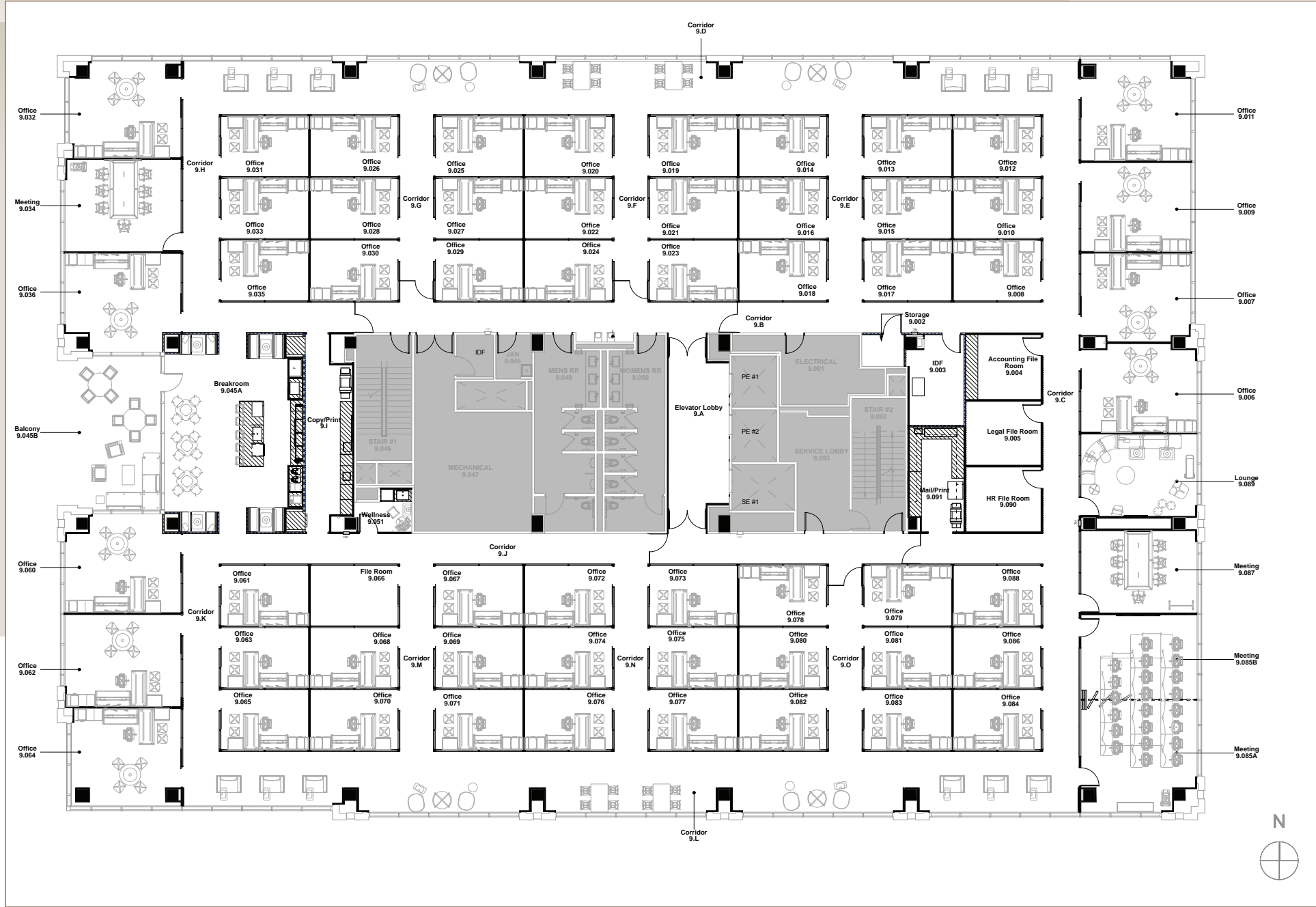
NEARBY
AMENITIES



A photograph of a modern office interior. On the left, there are several tall, dark grey columns with a grid pattern. In the center, a long wooden conference table is surrounded by black office chairs. To the right, there is a lounge area with white armchairs and a low table, next to a large window. The window looks out onto a cityscape with a prominent brick building. The ceiling is white with recessed lighting. The overall atmosphere is bright and professional.

04 FLOOR PLANS

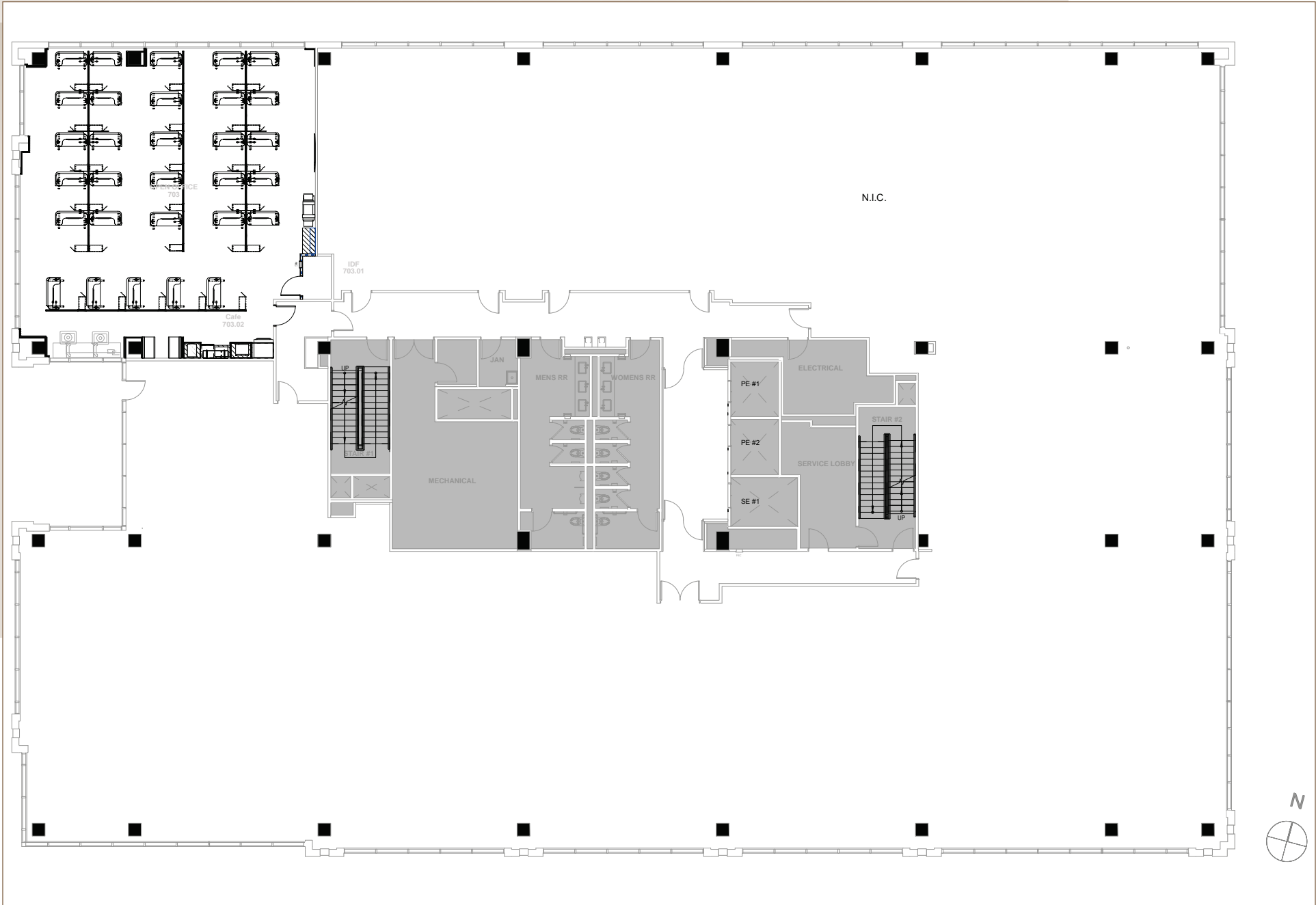
[CLICK HERE TO VIEW 3D TOUR OF 9TH FL](#)



[CLICK HERE TO VIEW 3D TOUR OF 8TH FL](#)



[CLICK HERE TO VIEW 3D TOUR OF STE 703 & CONFERENCE CENTER](#)





05

AMENITIES MAP





521

EAST 2ND STREET

FLOORS P7 + 8 - 9

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