CONFIDENTIAL OFFERING MEMORANDUM

5100
EAST SKELLY DRIVE

TULSA, OK 74135

MERIDIAN TOWER

±205,891 SF
FOR SALE

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

5100
EAST SKELLY DRIVE

TABLE OF CONTENTS

5100
EAST SKELLY DRIVE

01 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Meridian Tower
an Exceptional Investment Opportunity

CBRE, Inc. is pleased to present Meridian Tower, a compelling value-add investment opportunity in Tulsa, Oklahoma. Strategically located along Interstate 44 in the highly regarded South Tulsa office submarket, this prominent Class A office asset offers both stability and significant upside potential.

The 10-story building totals approximately 205,891 rentable square feet and features a good parking ratio of 3.25 per 1,000 square feet, including a four-level parking structure and ample surface parking. Originally constructed in 1982, the property underwent major renovations between 2013 and 2015, enhancing both building systems and aesthetics.

Meridian Tower offers modern appeal with a striking black dual-pane glass curtain wall and a bright, two-story lobby. Key capital improvements include replacement of the building's chillers (2013) and a full elevator modernization completed in 2023. In total, over $5 million has been invested in the asset by current ownership.

Positioned within one of Tulsa's most dynamic suburban office markets, Meridian Tower presents investors with an opportunity to unlock value through an aggressive leasing strategy at a new cost basis, supported by strong location fundamentals and quality infrastructure.

THE OFFERING

Class A Office Tower in Premier South Tulsa Submarket

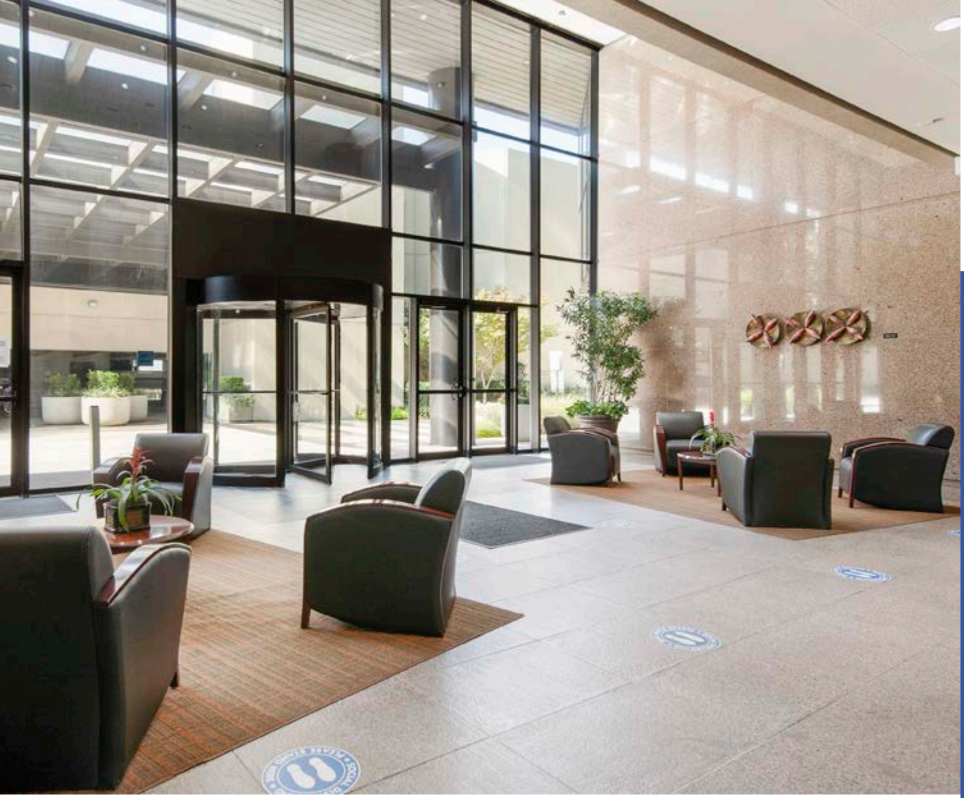
Meridian Tower is a high-quality office asset strategically located in Tulsa's highly desirable South Tulsa office corridor. This 10-story tower offers strong fundamentals, quality construction, and substantial upside through lease-up and repositioning at a new basis.

PROPERTY OVERVIEW

Location	5100 E Skelly Drive, Tulsa, OK 74135
Rentable SF	±205,891
Number of Stories	10 Floors
Average Floor Plate	±20,589 SF
Site Size	±3.24 Acres
Leased	47.4%
Parking	±650 Spaces (3.25/1,000 SF) 600 spaces are in the 4-level parking garage
Year Built	1982
Renovations	2013-2015

Since 2017, Meridian Tower has been professionally managed to institutional standards, providing a strong foundation for a value-add investment. The property presents an opportunity to deploy capital to upgrade lobby furniture and artwork, rebuild fitness locker rooms and deli cosmetic upgrades to enhance its competitive positioning and drive rental growth.

At current occupancy of 47.40%, recent activity of +/- 17,000 square feet proves the opportunity to lease space vacated by two larger tenants. The South Tulsa office market has experienced a rebound after many users moved to the central business district to new buildings. As these buildings are 100% leased, the suburban market has capitalized. We believe that Meridian Tower is well positioned to lease +/-40,000 square foot per year. With competitor buildings quoting 25% to 50% higher rental rates, there is strong potential for Meridian Tower to achieve rental rate appreciation.



INVESTMENT HIGHLIGHTS

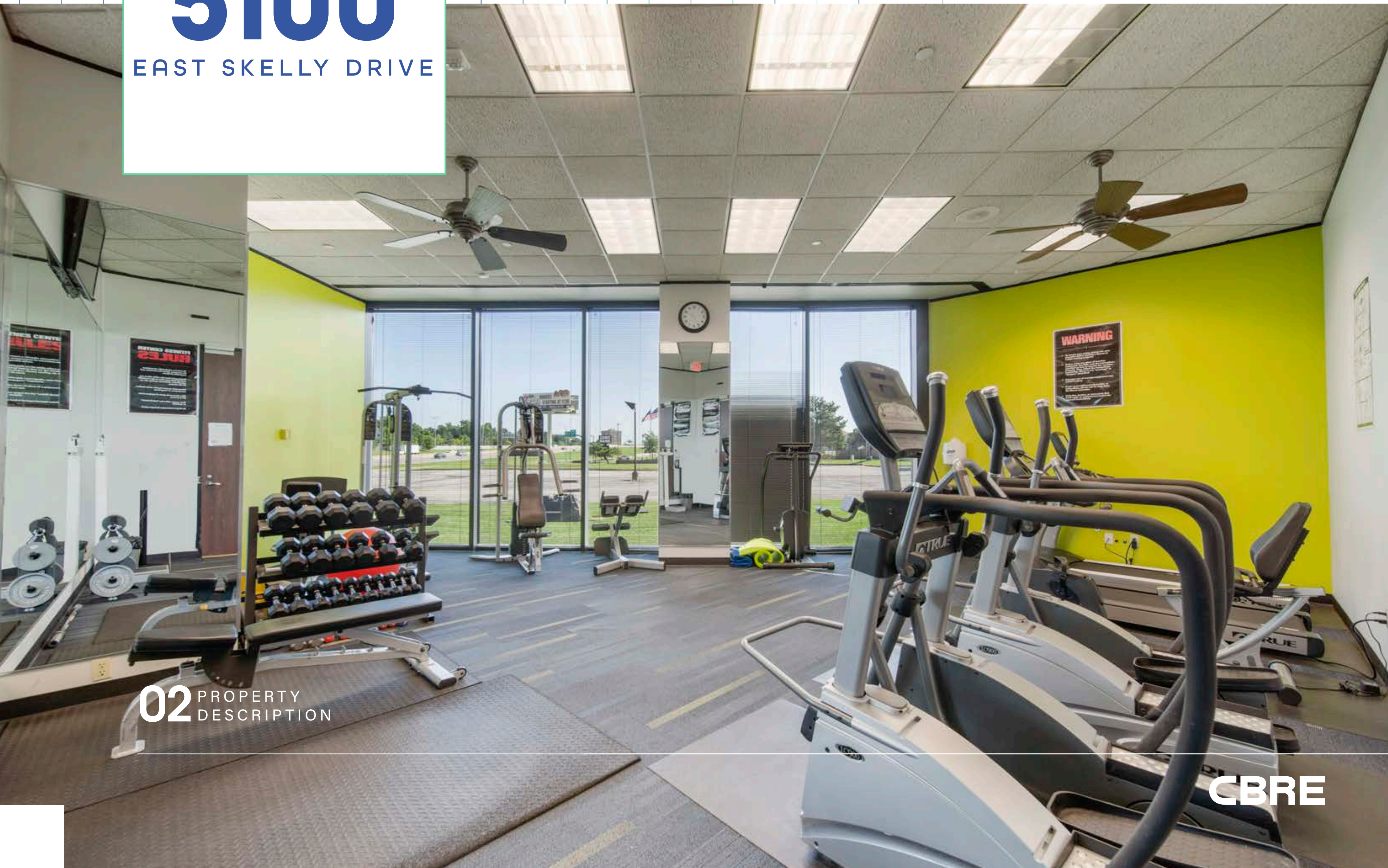
The property presents strong upside potential driven by the ability to quickly lease up the remaining vacancy at a new financial basis, supported by healthy local market dynamics. Additionally, the availability of larger block spaces provides an opportunity to attract long-term anchor tenant(s), potentially offering signage rights that further enhance the building's visibility and value.

This amenitized Class A office building features a fully equipped fitness center with men's and women's locker rooms, a full-service deli complemented by additional vending options, and a common area conference room for tenant use. The property is also conveniently located near a wide variety of restaurants, retail options, and hotels, further enhancing its appeal to prospective tenants. Plans for redeveloping the abutting former motels is in progress, supported by a TIF from the City of Tulsa.

Historial Capital Investment / Impactful Renovation Plan

- Approximately $1.7 million invested since 2017, following an additional $3.4 million deployed between 2009 and 2016
- Significant capital improvements completed, including:
  - Renovation of the on-site fitness center
  - Upgrades to mulit-tenant corridors
  - Elevator modernization (2023)
  - Installation of new chiller systems (2013)
- Planned near-term cosmetic enhancements aimed at strengthening leasing momentum, driving occupancy, and supporting rental rate growth, including updates to fitness center locker rooms and select older multi-tenent corridors

5100
EAST SKELLY DRIVE

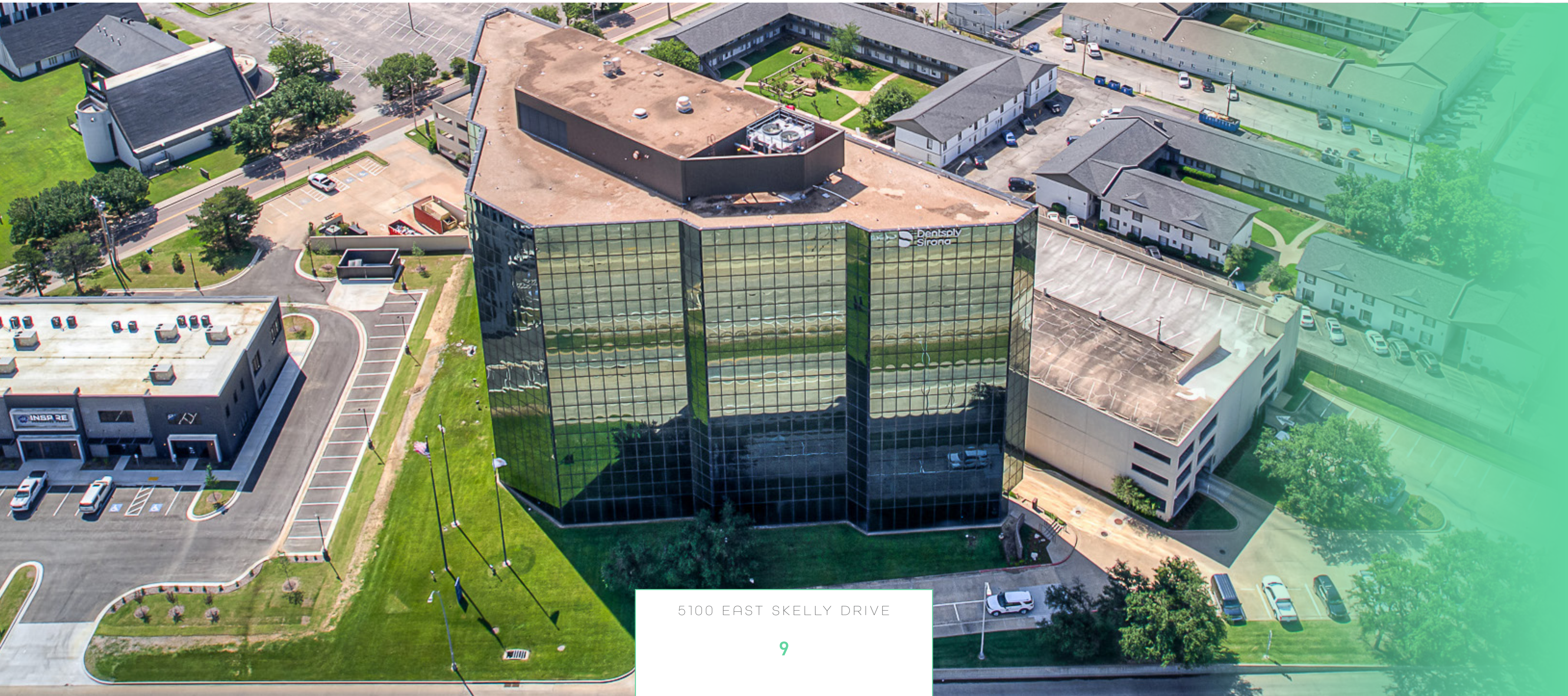


02 PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Meridian Tower is among the most prominent and prestigious office buildings in the Greater Tulsa area. Ideally located at the intersection of Interstate 44 and South Yale Boulevard, it serves as a gateway to South Tulsa with exceptional visibility and accessibility. Originally constructed in 1982 and extensively renovated between 2013 and 2015, the 10-story tower offers 205,891 rentable square feet, complemented by an adjacent four-level parking garage.

The building features a sleek, modern exterior with a black double-paned glass curtain wall, framed by well-maintained, landscaped grounds. Its inviting lobby entrance is defined by a light-filled, clear glass façade and a covered walkway connecting directly to the parking structure. Compared to competing office properties, Meridian Tower is strongly positioned to benefit from Tulsa's growing economic momentum, thanks to its prime location and modern amenities. A renovated lobby, updated multi-tenant corridors, along with on-site conference and fitness facilities, make it an attractive choice for high-quality tenants.



PROPERTY SPECIFICATIONS

SITE:

- Comprises ±3.242 acres in an irregularly shaped parcel.
- It offers 436 feet of frontage along I-44, with access extending west to S Braden Ave and east to S Darlington Ave.
- The majority of parking is accommodated within a four-story parking structure located adjacent to the main building.
- The site is zoned OMH (Office Ordinance – Medium to High Intensity).
- The property is situated in Flood Zone X, with no portion of the site falling within the 500-year floodplain.

PARKING:

- Total parking comprises approximately 665 spaces (3.25 per 1,000 SF), including 617 spaces within the garage and 49 surface spaces.
- The parking structure features four levels above grade, three of which are covered, and is connected to the building via a covered walkway.
- The building currently provides free, unreserved parking for tenants, as well as complimentary visitor surface parking.
- Access to the parking areas is controlled by an ESI card access monitoring system, which was replaced in 2011.
- The parking garage is managed by the building.

FACADE:

- The building's exterior features a dual-pane, black glass curtain wall framed by aluminum mullions.
- The parking garage exterior is constructed of painted cast-in-place and precast concrete, accented with brown brick details.

STRUCTURE:

- The building consists of a cast-in-place concrete structure reinforced with steel, supported by a monolithic poured slab.
- The parking structure features a precast exterior, a concrete deck, and metal supports.

PROPERTY SPECIFICATIONS

LOBBY FINISH:

- The lobby features a striking design with polished granite flooring and expansive glass window walls. A dramatic 30-foot ceiling enhances the main lobby area, while multi-tenant corridors extend toward office spaces overlooking the atrium.
- A security desk is positioned at the rear entrance to welcome tenants arriving from the parking structure, and a prominently displayed directory assists visitors with wayfinding.

TENANT FINISH:

- The typical interior consists of drywall over metal stud framing, with commercial-grade carpeting and other flooring materials in select areas.
- Ceilings are constructed with acoustical tiles in a 2′ x 4′ grid system.
- Interior lighting includes a mix of T8 and LED 2′ x 4′ fixtures, as well as fluorescent 2′ x 2′ fixtures; approximately 25% of the building has been upgraded to LED lighting.
- The typical floor-to-finished ceiling height is 9 feet, with a deck-to-deck height of 13 feet.

RESTROOMS:

- Each floor is equipped with one men's and one women's restroom. All restrooms feature ceramic tile flooring, granite countertops, tile wainscoting around the perimeter, and painted wall finishes.
- The typical layout includes three stalls and two lavatory sinks in the women's restrooms, and two stalls, two urinals, and two lavatory sinks in the men's restrooms.

ROOF:

- The roof is a built-up tar and gravel system, original to the building, and remains in good, serviceable condition.

PROPERTY SPECIFICATIONS

ELEVATOR:

- The property includes four 3,500-lb cable passenger elevators. While these units are original to the building, they were fully modernized in 2023 by Quest Elevator.
- Upgrades included new control systems, mechanical drives, door operators, and button panels, along with improvements to meet ADA compliance standards. The elevator cabs are finished with wood paneling, brushed stainless steel trim, painted ceilings, and granite tile flooring.
- In addition, there are two 2,500-lb Dover Motion Control hydraulic elevators serving the parking garage, which were modernized by Quest Elevators in 2019.
- All elevators in the building are currently maintained by Quest Elevator Company.

ELECTRICAL:

- Power is distributed throughout the building via bus duct systems routed through the main electrical and mechanical rooms on each floor.
- The building's electrical service is rated at 4,000 amps, 277/480 volts, three-phase, four-wire. Each floor is equipped with a 75 kW transformer that steps down power to 120/208 volts for tenant use.
- The building receives a single electrical feed from one substation, with service provided by the Public Service Company of Oklahoma. In Tulsa, Oklahoma, electricity service is not subject to individual contracts.
- The property is also equipped with a 310 kW (450 HP) Caterpillar diesel backup generator, which supplies power during outages to emergency lighting, life-safety systems, building access controls, select critical systems, and limited elevator operations.
- The generator, located at the rear of the building near the delivery dock, is original to the property and includes an approximately 130-gallon fuel tank positioned beneath it. It is maintained and tested weekly by in-house personnel, with annual inspection and testing performed by Emergency Power Services.

PROPERTY SPECIFICATIONS

HVAC:

- Cooling for the property is supplied by two 450-ton Trane centrifugal chillers installed in 2013. One chiller has undergone a 10-year overhaul, while the second is scheduled for the same service Q1 2027.
- Each floor is equipped with 18 VAV boxes, including six serving interior zones, while heating is provided by 12 perimeter VAV boxes fitted with electric heat strips. All VAV boxes remain original to the building.
- Air is delivered at constant volume by three large supply fans through a central supply shaft, and all building controls operate on a pneumatic system.

ENERGY MANAGEMENT SYSTEM:

- The HVAC system is managed by a Niagara Energy Management System that utilizes Siemens control components. It was originally installed by ES2 in 2013 and further upgraded in 2019.
- The system oversees chilled water pumps, air handling units (AHUs), and monitors as well as controls zone-level sensors and devices.

DOMESTIC WATER SYSTEM:

- Domestic piping consists of copper supply lines and cast-iron waste piping. The domestic water system is equipped with a duplex booster pump and a surge tank. Hot water is provided by electric water heaters serving each floor.

FIRE PROTECTION SYSTEM:

- The office tower is fully protected by an overhead wet sprinkler system that is connected to a central monitoring system.
- The overall fire protection features include pressurized stairwells, annunciation speakers, a dedicated fire control room, both manual and automatic voice paging capabilities, and a firefighter telephone system.
- A typical floor is equipped with approximately 10 smoke detectors, two manual pull stations, and code-required strobe alarms.
- The fire control panel is a Notifier system installed in 2013, incorporating smoke detectors, pull stations, ADA-compliant strobes, one-way voice communication, and audible alarm devices. All components are connected to the building's emergency power supply.
- Firetrol provides ongoing inspection and maintenance services, while Elite Systems monitors both the fire and security panels.
- The parking structure is equipped with a dry-type standpipe system located within the stairwells.

PROPERTY SPECIFICATIONS

HISTORICAL CAPITAL EXPENDITURE:

Garage Repairs:	
Deck Repairs & Lighting Upgrade	$220,000
Miscellaneous	$330,000
6th & 9th Floor Corridor Renovations	$43,000
Exterior Enhancements*	$182,000
Elevator Modernizations:	
Office Tower	$700,000
Garage	$150,000
Chiller Overhaul	$41,102
TOTAL CAPITAL EXPENDITURES	**$1,666,102**
Tenant Improvements	$2,932,108
TOTAL SPENT BY CURRENT OWNERSHIP	**$4,598,210**

**Building signage, entry remodel & landscaping*

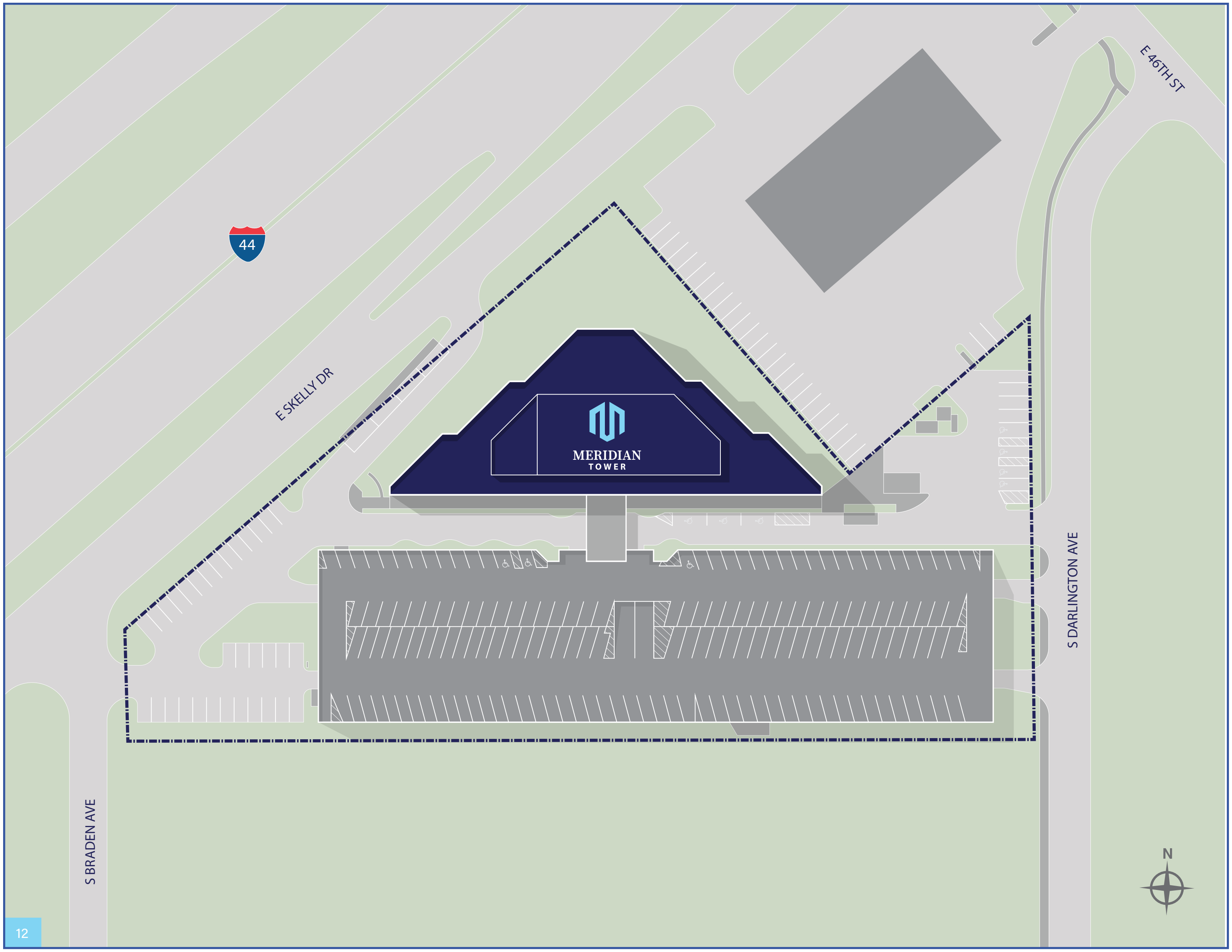
COMMON AREA RENOVATION SCHEDULE:

FLOOR	ELEVATOR LOBBY	MULTI-TENANT CORRIDOR	RESTROOMS
10	2015	2015	2015
9	2019	2019	--
8	--	--	--
7	--	--	--
6	2020	2020	--
5	2015	2015	2015
4	2015	2015	2015
3	2015	2015	--
2	2015	2015	2015
1	2015	2015	2015

ENVIRONMENTAL:

- No material environmental issues have been identified at the Property. Investors are advised to conduct their own independent environmental due diligence.

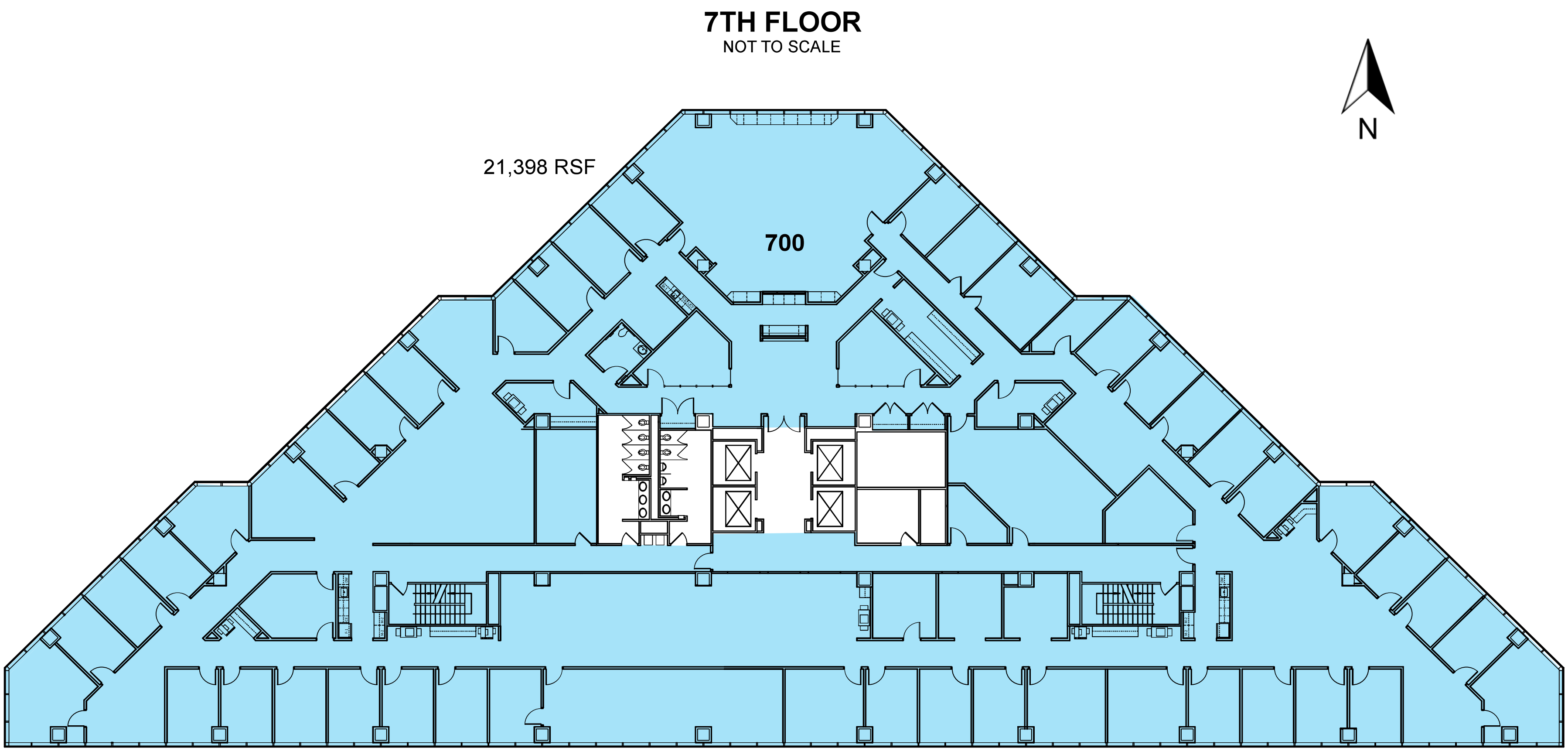
SITE PLAN



E SKELLY DR
44
E 46TH ST
MERIDIAN
TOWER
S DARLINGTON AVE
S BRADEN AVE
N
12

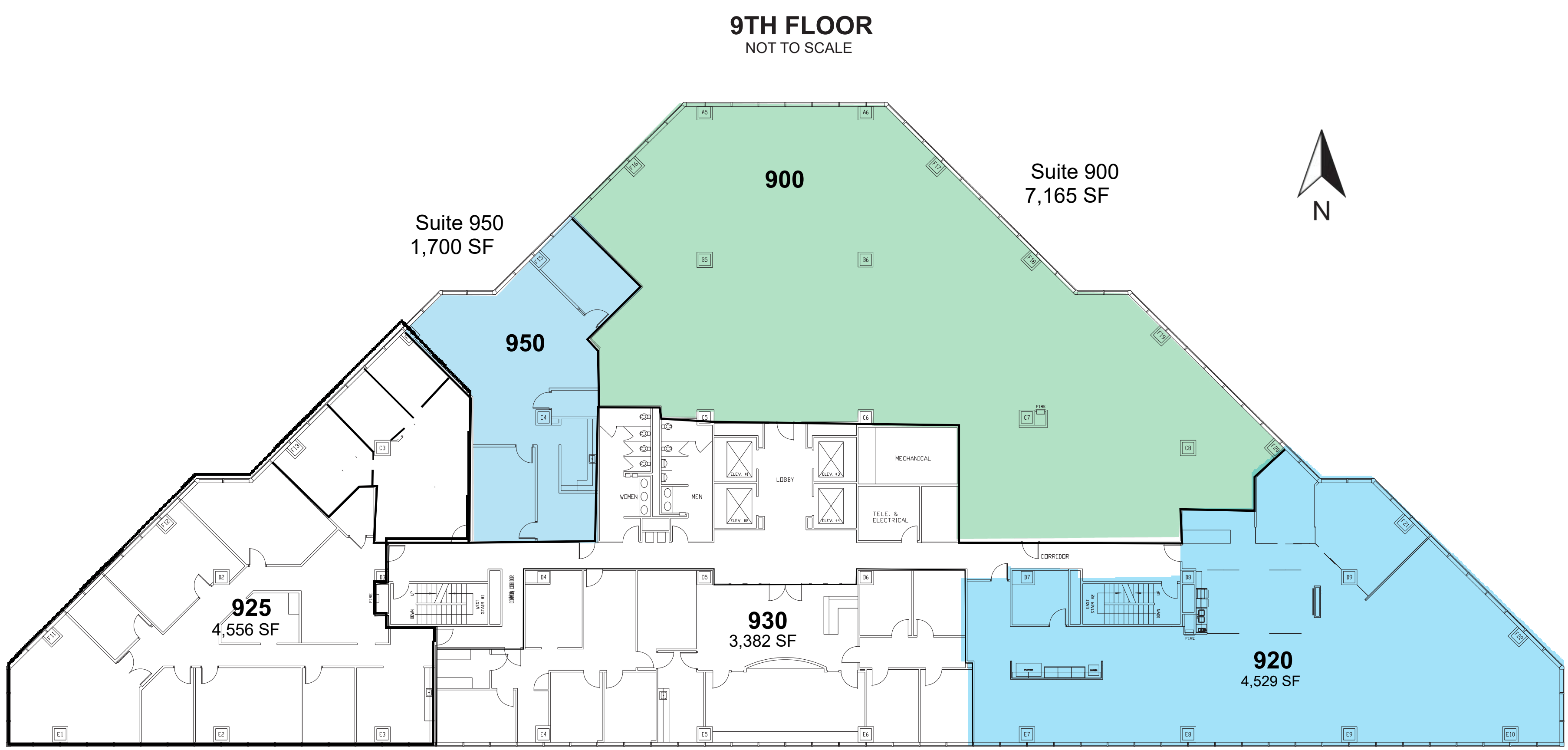
CLICK HERE TO VIEW 7TH FLOOR 3D TOUR

TYPICAL FLOOR PLAN



CLICK HERE TO VIEW SUITE 920 3D TOUR

TYPICAL FLOOR PLAN

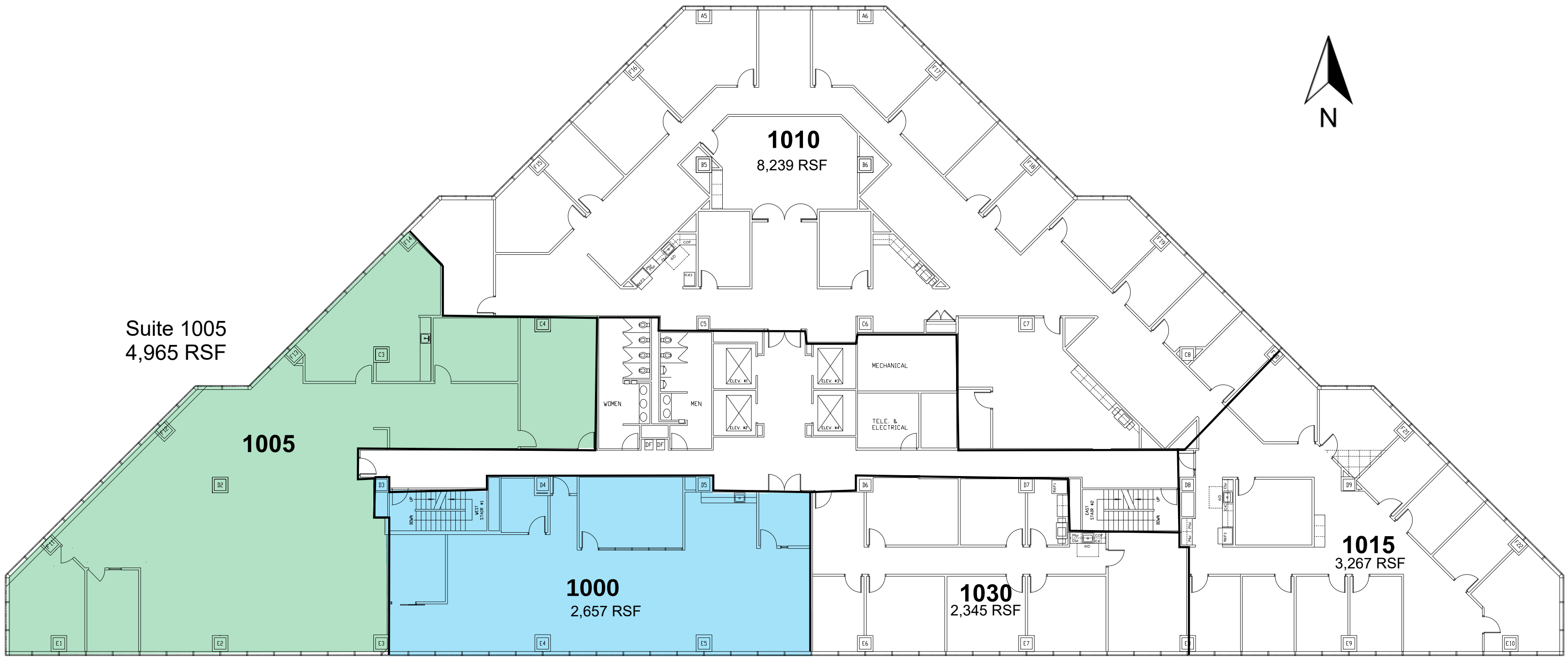


CLICK HERE TO VIEW SUITE 1005 3D TOUR

TYPICAL FLOOR PLAN

10TH FLOOR

Not to scale




MATRIX SERV
COMPANY

5100
EAST SKELLY DRIVE

03 AREA OVERVIEW

CBRE

TULSA ECONOMY

AEROSPACE, DEFENSE, SPACE & UAS AVIATION
(UNMANNED AIRCRAFT SYSTEMS)

700+
acres of shovel-ready land available for development at Tulsa International Airport

$11.7B
total economic contribution from the aviation and aerospace industry

46,233 employees
in aerospace sectors across 250+ businesses in Tulsa

6
UAS companies operating in Tulsa and additional frequent tester companies

$11B+
the Tulsa region's impact represents roughly 25% of the state's total aerospace economic activity

The Tulsa Space Test Center
will attract further investment & growth to the region and establish a Tulsa Space Park that will drive future space innovation

Source: Tulsa's Future, Tulsa Regional Chamber, Oklahoma Dept. of Commerce

TECH INDUSTRY

One of 31 Tech Hubs
selected by the U.S. Department of Commerce's Economic Development Administrative as part of a $51 million investment

56,000
new future-proof jobs created locally within emerging tech industries

$15M
committed by state legislature to enhance and bolster tech initiatives

Source: Tulsa Regional Chamber

ENERGY

1,000+
energy-related companies call the Tulsa region home

Nearly $15B
total annual economic impact of the energy sector to Tulsa's economy

$361M
of sales tax is supported by activity in Tulsa's oil and gas industry

67,000+ employees
in the energy industry; representing 1.6% of all U.S. energy jobs

$0.55 of additional GDP added to the local economy for every $1 of production

Source: Tulsa Regional Chamber

TRANSPORTATION, LOGISTICS & PORTS

$300M
Tulsa Ports annual economic impact

$1.7B
total annual economic impact of the logistics sector to Tulsa's economy

$77.7M
in annual tax revenue for the City of Tulsa from the logistics industry

$150,000
monthly tonnage at Tulsa Ports

70+
companies located at the port

Source: Oklahoma Dept. of Commerce

TOURISM

10M
annual visitors to Tulsa

50
film/tv project assists in Tulsa during the fiscal year

$1.4B
annual economic impact from visitor spending

218,138
booked definite room nights during fiscal year July 2024-June 2025

16,053 Jobs
supported by Tulsa's visitor economy

Source: Tulsa Regional Chamber

BUSINESS RETENTION & EXPANSION

444
companies were engaged by the business retention and expansion team

16
local company expanions

2,639
jobs generated as reported by Tulsa's Future

$7.3B
capital investment generated as reported by Tulsa's Future

Source: Tulsa's Future, Tulsa Regional Chamber

WHY TULSA | 2025

TULSA QUALITY OF LIFE

PARKS & REC

6,553 acres
of maintained parkland in Tulsa

135 parks
in the City of Tulsa

57 miles
of walking trails, two skate parks, three dog parks, and five public swimming pools

227 sports fields
99 playgrounds, 94 tennis courts, 8 outdoor pickleball courts, 13 water playgrounds, 18 splash pads, 96 picnic shelters, 4 golf courses and 8 disc golf courses

Source: Parks, Culture and Recreation, City of Tulsa, 2025.

SPORTS

Tulsa Oilers

FC Tulsa

Tulsa Drillers

University of Tulsa Golden Hurricane

2025 Tulsa Shootout
hosted at SageNet Center

Chili Bowl Nationals 2025
at Tulsa Expo Raceway
SageNet Center

Source: Parks, Culture and Recreation, City of Tulsa, 2025.

FESTIVALS

Tulsa State Fair
spanning 11 days after Labor Day; features live music, rides, expos and more

Winterfest
features a 9,000 SQ. FT. ice skating rink and the state's tallest Christmas tree

Tulsa Zeeco Oktoberfest
Named a Top Five Oktoberfest & "Best Festival" with over 200 taps of German and local bieren and 140,000 SF of tents, stages and more

Festival Americas
located in Downtown Guthrie Green is Oklahoma's premier Hispanic and Latinx cultural festival

300
festivals & events and 32 fairs in Tulsa in 2025

Source: Travel Oklahoma, 2025.
Source: Visit Tulsa, 2025.

FOOD & DRINK

16+
local breweries

100+
food trucks

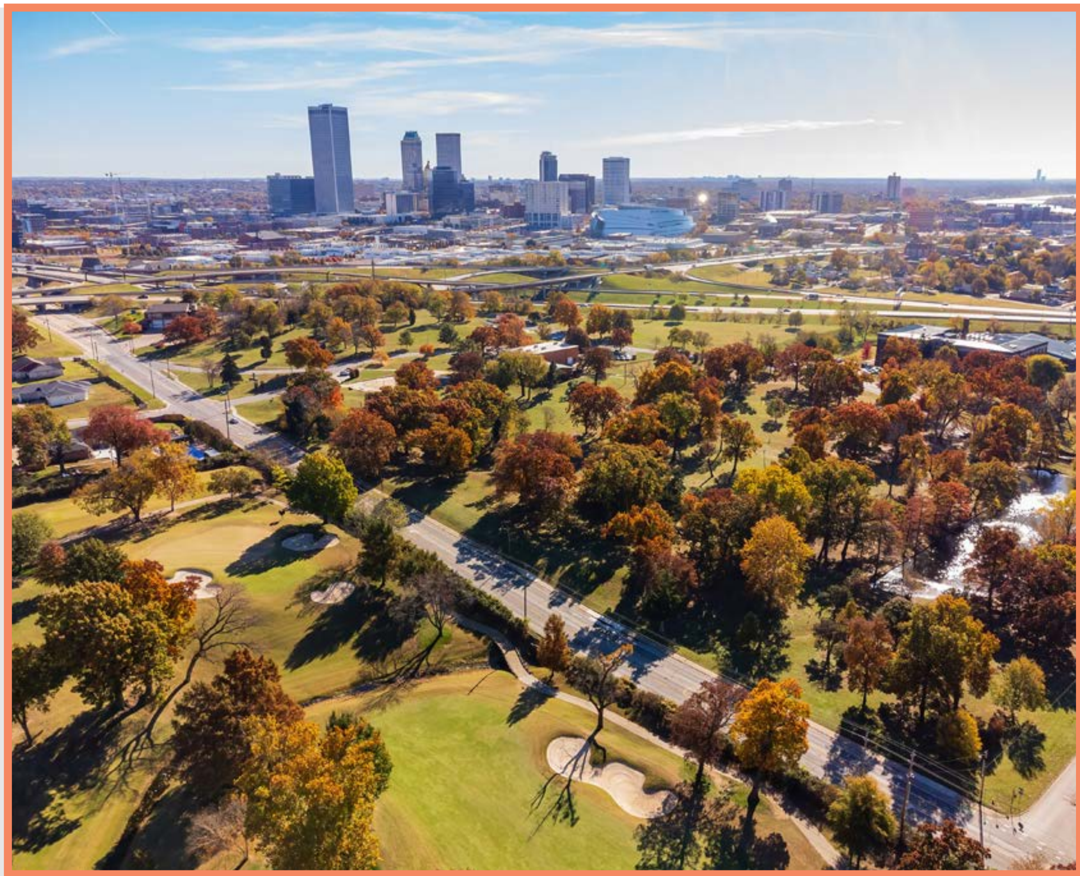
39+
local wineries

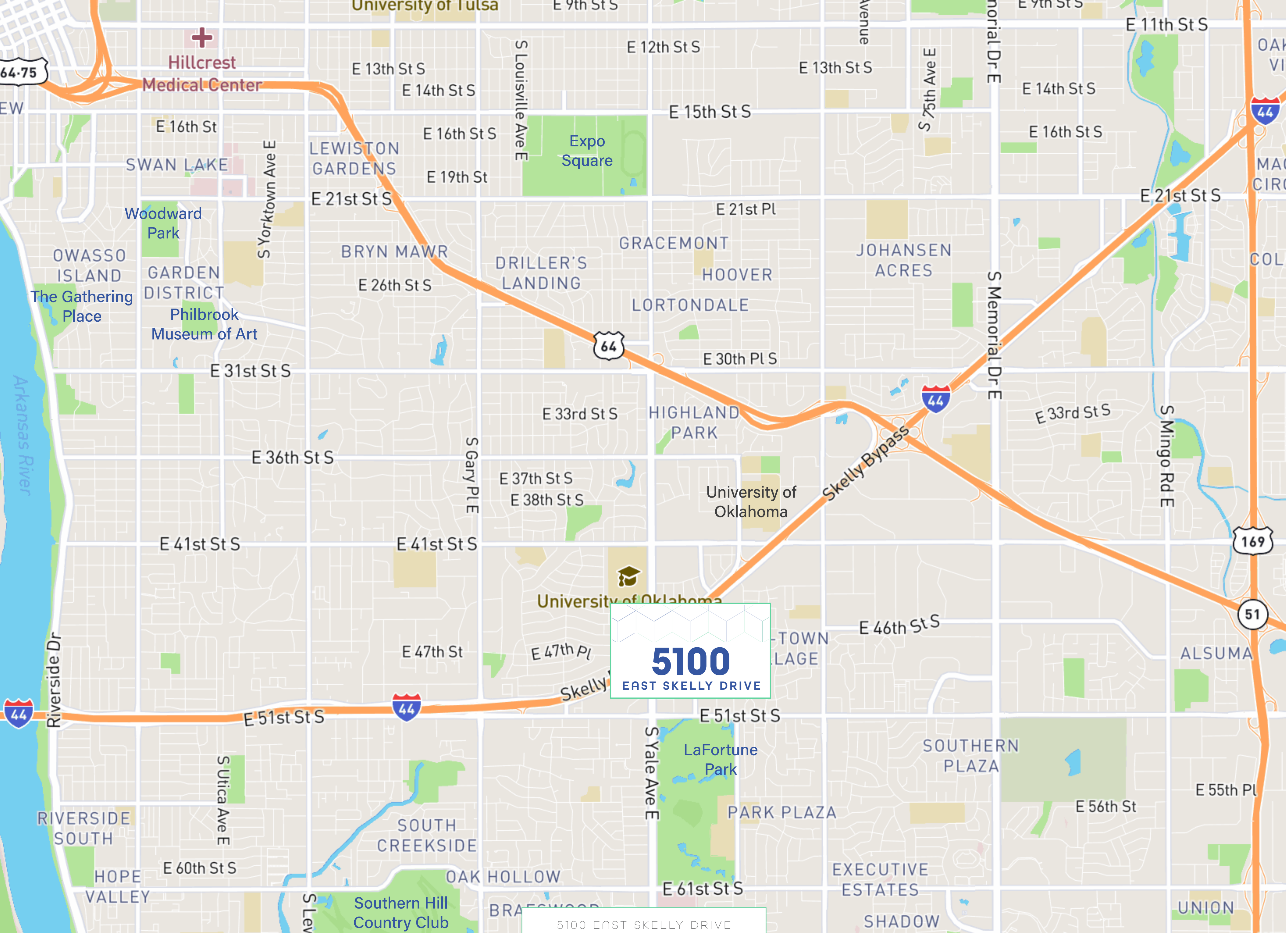
4
James Beard nominated chefs & restaurants in the 2025 award cycle & 8 nominated in the upcoming 2026 cycle

12+
must-visit restaurants in Tulsa named by The Adventurist Magazine

$1.72
contributed to the state economy for every dollar spent in Oklahoma restaurants

Source: The Adventurist Magazine, 2025.
Source: National Restaurant Association, 2025.




5100
EAST SKELLY DRIVE
University of Tulsa
Hillcrest
Medical Center
E 9th St S
E 11th St S
E 12th St S
E 13th St S
E 14th St S
E 15th St S
E 16th St
E 16th St S
E 19th St
E 21st St S
E 21st Pl
E 26th St S
E 30th Pl S
E 31st St S
E 33rd St S
E 36th St S
E 37th St S
E 38th St S
E 41st St S
E 46th St S
E 47th St
E 47th Pl
E 51st St S
E 55th Pl
E 56th St
E 60th St S
E 61st St S
S Louisville Ave E
S Yorktown Ave E
S Gary Pl E
S Memorial Dr E
S Mingo Rd E
S Yale Ave E
S Utica Ave E
Riverside Dr
Skelly Bypass
Expo
Square
LEWISTON
GARDENS
SWAN LAKE
Woodward
Park
OWASSO
ISLAND
GARDEN
DISTRICT
The Gathering
Place
Philbrook
Museum of Art
BRYN MAWR
DRILLER'S
LANDING
GRACEMONT
HOOVER
LORTONDALE
JOHANSEN
ACRES
HIGHLAND
PARK
University of
Oklahoma
University of Oklahoma
Arkansas River
LaFortune
Park
SOUTHERN
PLAZA
PARK PLAZA
RIVERSIDE
SOUTH
SOUTH
CREEKSIDE
HOPE
VALLEY
OAK HOLLOW
EXECUTIVE
ESTATES
Southern Hill
Country Club
SHADOW
ALSUMA
UNION
64
44
169
51
64-75

AERIAL


SOUTHROADS SHOPPING CENTER
SOUTHLAND TOWER
BISHOP KELLEY HIGH SCHOOL
SKYLINE EAST 1
CORPORATE PLACE
COMMERCE TOWER
ACADEMY
WESTREET ICE CENTER
64
E 41st St
BEST BUY
E 41st St
SLICK CITY ACTION PARK
WORLD MARKET
VCA WOODLAND ANIMAL HOSPITAL
44
IBC BANK
E 46st St
S Darlington Ave
E Skelly Dr
5100
EAST SKELLY DRIVE

5100
EAST SKELLY DRIVE

04 LOCAL MARKET OVERVIEW

CBRE

OFFICE MARKET OVERVIEW

Class A and Class B properties account for approximately 75% of Tulsa's 53 million square feet of office inventory and continue to support a healthy market vacancy rate of less than 11%—well below the national average of 14%. While many larger metropolitan areas are still contending with elevated vacancy driven by longer commute times and corporate downsizing associated with flexible work arrangements, Tulsa benefits from a unique combination of compact geography and a workforce that continues to value the benefits of an in-office environment.

As the market emerged from the COVID-19 pandemic, several newly developed Class A projects—including Santa Fe Square, 222 North Detroit, and 21 North Greenwood—attracted major corporate tenants from older office buildings. These companies leveraged modern, amenity-focused properties in vibrant downtown locations to recruit younger talent and improve employee retention. The strong leasing performance of these developments, coupled with a growing shortage of premier Class A space in the CBD, has begun to shift tenant demand toward suburban office inventory.

Property owners have responded accordingly. Warren Place has committed more than $20 million in capital improvements, including upgraded conference facilities, fitness centers, and other tenant-focused amenities. Several owners of suburban multi-tenant office properties are also planning or evaluating similar investments as competition for quality office tenants continues to intensify.

ASKING RENT – Q2, 2026

- CBD: $19.89
- Midtown: $20.14
- North: $18.17
- East: $16.40
- South: $23.91

VACANCY – Q2, 2026

- CBD: 10.6%
- Midtown: 8.1%
- North: 13.9%
- East: 23.4%
- South: 3.6%

AVAILABILITY – Q2, 2026

- CBD: 2.3M SF
- Midtown: 679,000 SF
- North: 471,000 SF
- East: 775,000 SF
- South: 76,300 SF

44.4M+ SF

Total inventory

89.5%

Occupancy rate

1.4M SF

Gross absorption

$19.31

Market asking rent/SF

49K SF

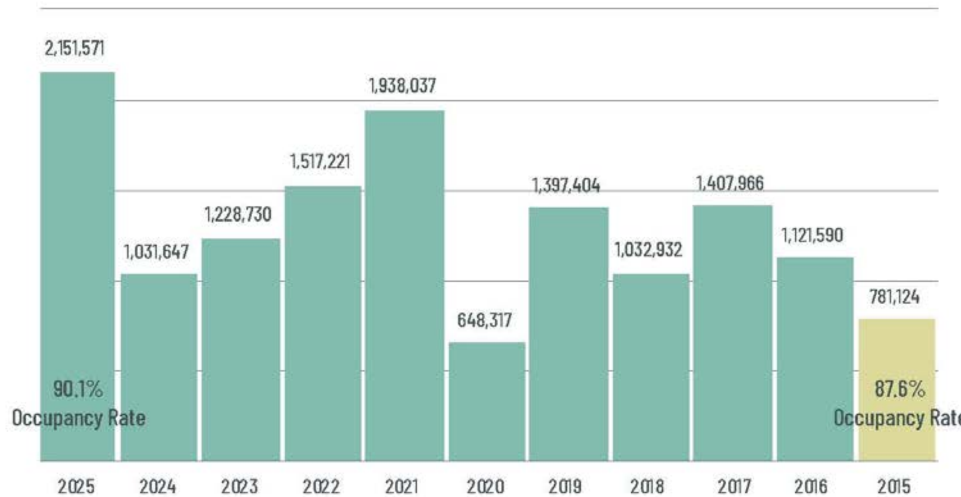
Delivered 2025

81K SF

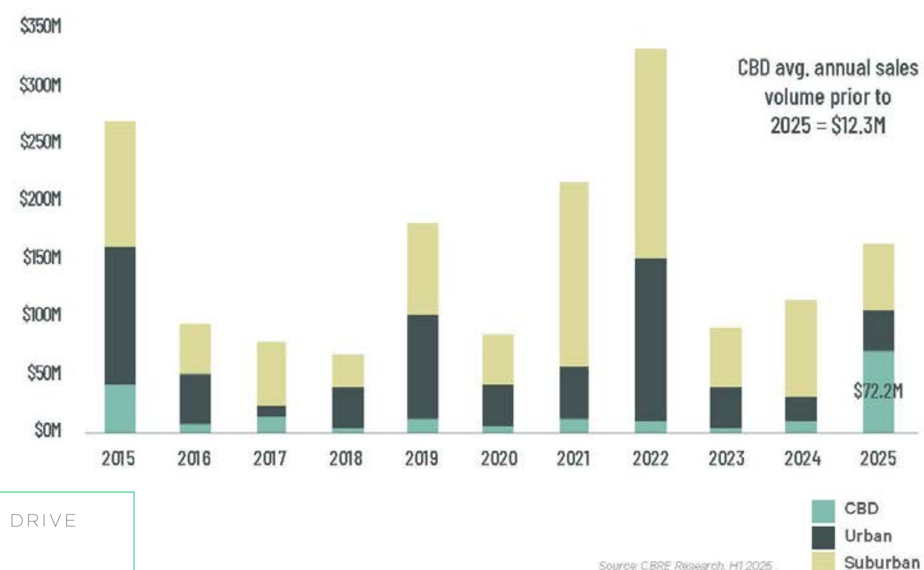
Under construction 2025

Source: CBRE Research, H1 2024

Occupancy & leasing activity



Sales Volume



Source: CBRE Research, H1 2025

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2025 Population	9,799	91,561	262,644
2030 Population - Projection	9,954	93,193	267,580
2020-2025 Annual Population	0.36%	0.40%	0.57%
GENERATIONS			
Generation Alpha	10.6%	9.7%	10.5%
Generation Z	20.6%	20.0%	23.7%
Millennials	25.6%	25.2%	25.8%
Generation X	17.4%	17.4%	17.2%
Baby Boomers	20.2%	21.3%	18.1%
Greatest Generations	5.6%	6.4%	4.6%
HOUSEHOLD INCOME			
Average Household Income	$96,405	$105,021	$95,373
Median Household Income	$69,411	$66,428	$61,909
HOUSING VALUE			
Median Home Price	$280,000	$261,554	$250,253
Average Home Price	$299,560	$339,630	$320,739
HOUSING UNITS			
Owner-Occupied Housing	42.9%	47.8%	41.6%
Renter-Occupied Housing	44.7%	41.9%	48.3%

C O M P E T I T I V E S E T

Meridian Tower holds a strategic competitive advantage in the South Tulsa suburban market due to its highly visible and convenient location on I-44 and attractive full-floor vacancies, positioning it to capture a significant share of leasing activity. Competitor buildings are quoting rents 25% to 50% higher, indicating strong potential for Meridian Tower to achieve rental rate appreciation. While Warren Place has seen positive activity with new ownership and amenity enhancements, and both Southern Hills Tower and Richmond Plaza have recently permitted medical use, Meridian Tower maintains an exclusive all-business tenancy, which differentiates its offering. An aggressive leasing campaign, featuring speculative suites, competitive tenant improvement and concession packages, and planned amenity upgrades, is expected to drive increased occupancy. Recent leasing activity within the building confirms its strong performance capabilities in the current rising office market.





	Meridian Tower	Warren Place I & II	Richmond Plaza	Southern Hills Tower	Geophysical Resource Center I & II
ADDRESS	5100 Skelly Dr	6100-6120 S Yale Ave	4200 E Skelly Dr	2431 E 61st St	8801 S Yale Ave
CLASS	A-	A	A-	A-	A
TOTAL BLDG SF	±205,891 SF	±970,175 SF	±179,148 SF	±156,953 SF	±183,739 SF
STANDARD FLOOR PLATE SIZE	±28,900 SF	±24,041 SF	±17,915 SF	±19,619 SF	±17,000 SF
OCCUPANCY	54.40%	63.50%	93.50%	98.70%	92.50%
MAX CONTIGUOUS	±34,473 SF Suites 700 & 810	±67,234 SF Floors 5-7	±4,641 SF Floor 5	±1,948 SF Suite 415	±8,791 SF Floor 2
OPEX	$6.36	$10.00	$9.50	$9.50	$10.00
BASE RENT (FSG)	$19.50	$29.50	$24.00	$25.00	$27.00
AVG TI ALLOWANCE	$4.00 PSF/YR	$2.00 PSF/YR	$4.00 PSF/YR	$4.00 PSF/YR	$4.00 PSF/YR
RENT CONCESSION	0.75 months per year	TBD	TBD	TBD	TBD
YEAR BUILT	1982	1983	1984	1981	1984/2021
PARKING RATIO	3:36/1,000 Garage + Surface	Attached Garage Unreserved ±20/Space Reserved ±30/Space	3:35/1,000 Surface	3:33/1,000 50 Garage/456 Surface	2:18/1,000 144 Garage/258 Surface
AMENITIES	-On site security -Fitness/Locker rooms/Cafe/ Conference	-New fitness facility -New conference facility -Walking distance to Shops at Warren Place & Doubletree Hotel	-On site security -Deli -Fitness center -Common conference facility	-On site security -Deli -Fitness center -Common conference facility	-On site security -Deli -Fitness center -Common conference facility
BROKER	Wiggin Vicki Patterson	Newmark Rick Guild	Case & Associates Jason Kennon	Case & Associates Jason Kennon	Paine & Associates Matt Mardis
COMMENTS	IH-44 frontage/visibility, structured parking, fitness	new ownership spending capital on renovations	IH-44 frontage/visibility, surface parking, fitness	Across from Southern Hills CC, garage & surface parking, fitness	South Tulsa location, park setting, garage & surface parking, fitness

5100
EAST SKELLY DRIVE

MERIDIAN
TOWER

CONTACTS

Bob Pielsticker
SVP | Director
+1 918 392 7268
bob.pielsticker@cbre.com

Matt Reese
First Vice President
+1 918 392 7261
matt.reese@cbre.com

Dylan Seibert
Senior Associate
+1 918 392 7253
dylan.seibert@cbre.com

Hannah Mazur
Associate
+1 918 691 9151
hannah.mazur@cbre.com

CBRE