

# OFFERING MEMORANDUM



# International Plaza

1350 S BOULDER AVENUE, TULSA, OK 74119

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# Property Summary

Rare opportunity to acquire an architecturally significant Midtown asset with compelling upside and long-term value potential.

International Plaza is an iconic 12-story, Mid Century Modern multi-tenant office building strategically located in the highly desirable Midtown submarket. Located directly south of Tulsa's downtown Central Business District, the property sits on the corner of 13th Street and Boulder Avenue. This location offers proximity to downtown while benefiting from lower congestion and strong neighborhood amenities.

The building is a signature glass-clad structure with a strong architectural pedigree, originally developed as the headquarters for Tulsa-based Warren Petroleum Company in 1957 and designed by world-renowned Skidmore, Owings & Merrill architects, reinforcing its long-standing institutional positioning within the Tulsa office market.



<b>PURCHASE PRICE</b>	\$8,995,000
<b>STORIES</b>	12 Stories (Plus basement and annex building)
<b>AVERAGE FLOOR SIZE</b>	12,315 SF
<b>BUILDING SIZE</b>	155,089 SF
<b>YEAR BUILT/RENOVATED</b>	1957/2017
<b>PARKING</b>	293 spaces (22 covered)
<b>PARKING RATIO</b>	2.6/1000 SF
<b>GROSS LAND AREA</b>	2.48 Acres



# Property Parcel Overview



PARCEL ID	GROSS LAND AREA (ACRES)	GROSS LAND AREA (SF)
19450-92-12-05930	1.97	85,952
15450-92-12-04970	0.14	5,963
15450-92-12-04980	0.15	6,400
15450-92-12-04990	0.15	6,400
15450-92-12-05000	0.07	3,200
<b>TOTALS</b>	<b>2.48 AC</b>	<b>107,915 SF</b>

# Property Features

## PHYSICAL & FUNCTIONAL CHARACTERISTICS

- **All-glass façade** with floor-to-ceiling windows providing **360° views of downtown Tulsa**
- **Column-free perimeter design**, enabling efficient, flexible layouts
- **Highly efficient floor plates (~108' x 108')** suitable for both open-plan and traditional office users
- **Abundant natural light, spectacular views and efficient layouts** for productivity-focused tenants
- **Full basement level** with support amenities including meeting rooms, postal boxes, storage, and fitness facilities

## AMENITIES & TENANT EXPERIENCE

- On-site **fitness center with locker rooms and showers**
- **Conference and meeting facilities**
- **On-site management and security systems**
- **Courtyard, convenience services, and bicycle storage**
- Renovated/convertible **cafeteria space for office or amenity use**
- **Abundant surface and covered parking**



# Tenant Space Photos



# Parking Availability



# Location Highlights



**PRIME MIDTOWN LOCATION:** Situated in the **Uptown/Cathedral District**, immediately adjacent to the Central Business District.



**PROXIMITY TO DOWNTOWN TULSA:** This location offers a **“live-work-play” positioning** increasingly favored by professional service firms and boutique users seeking proximity to downtown without CBD parking constraints.



**DYNAMIC DINING AND NIGHTLIFE:** Walkable to SOBO District, Brut Hotel and rooftop dining and various award-winning restaurants. Short drive to the vibrant Cherry Street corridor and Brookside district shops.



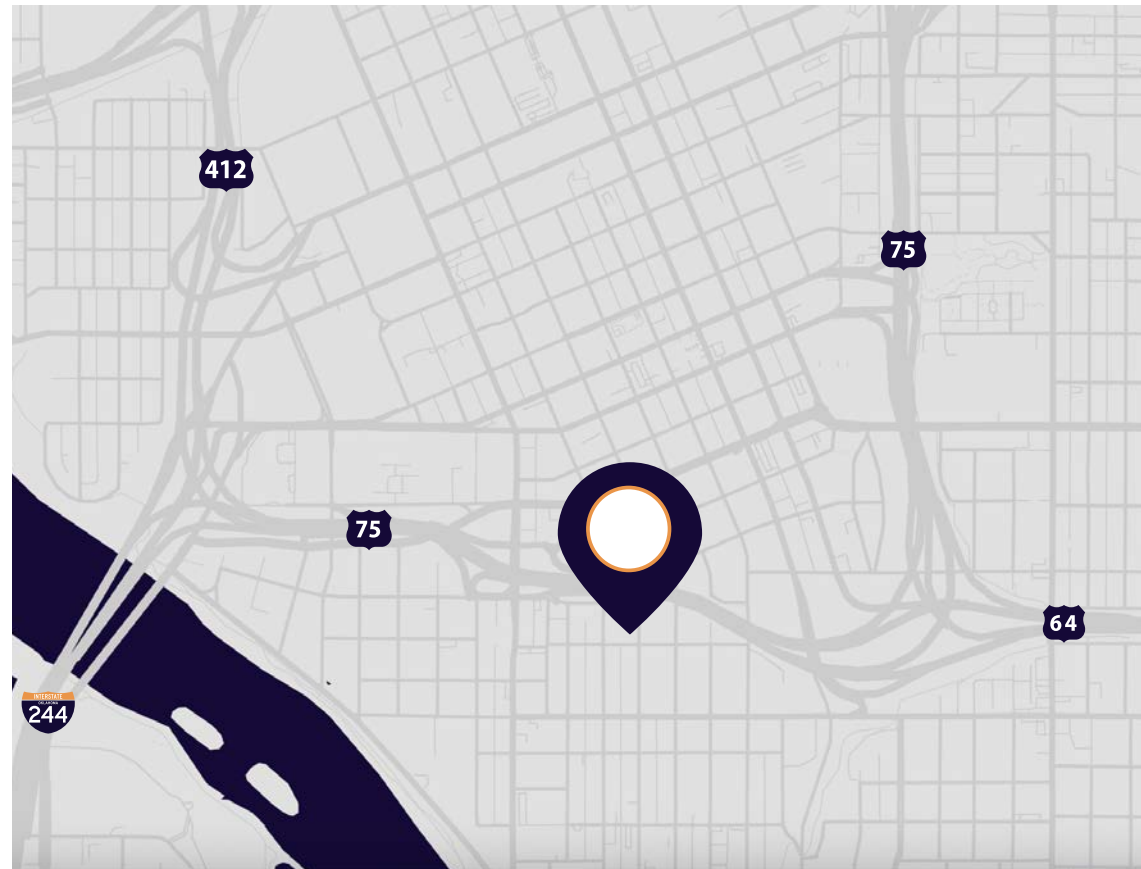
**RECREATIONAL ACCESS:** Just a short jog or bicycle ride to The Gathering Place, Riverside Park and Zink Lake.



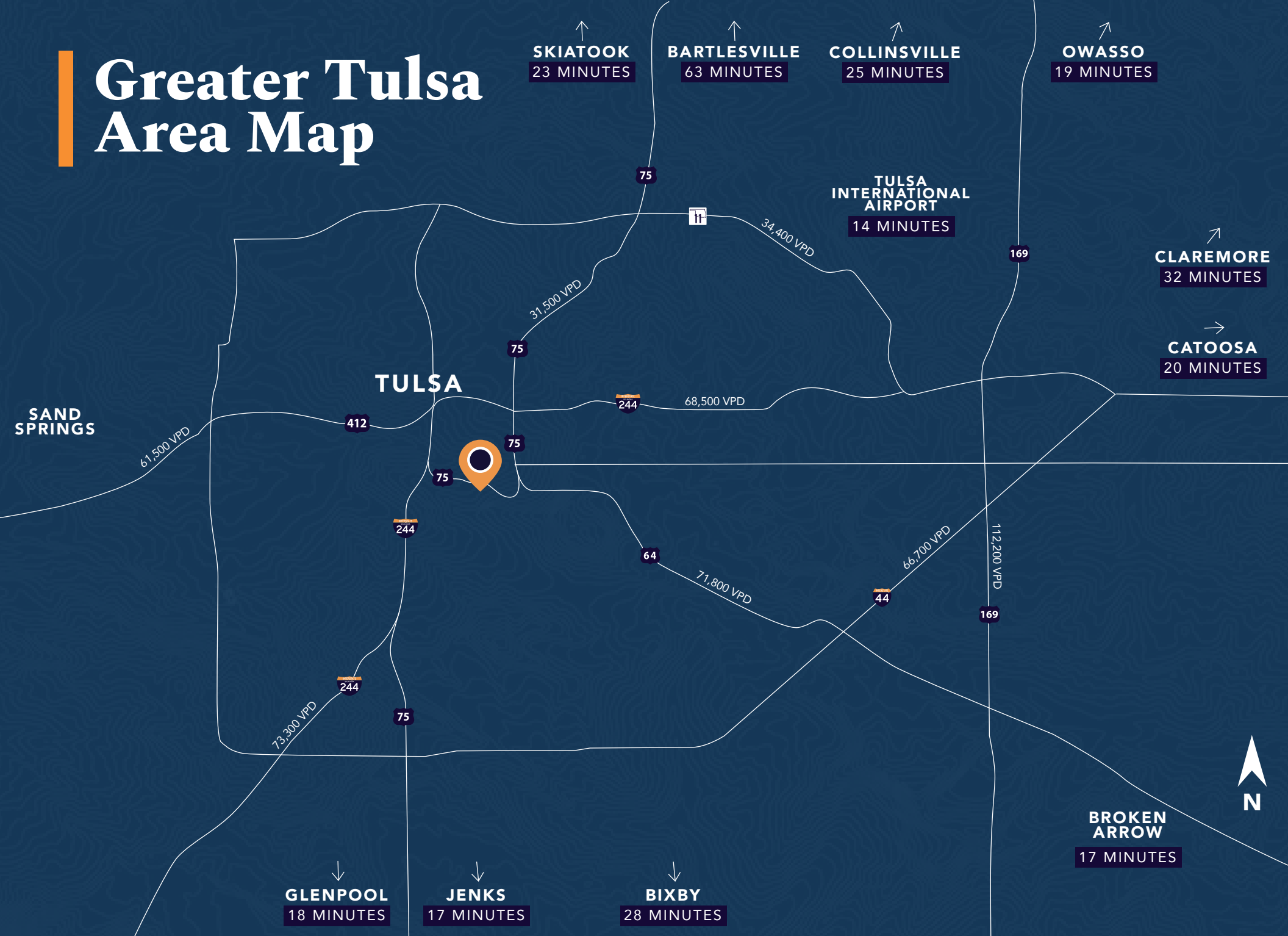
**CONVENIENT FOR TRAVELERS:** Multiple upscale Hotels within easy walking distance.



**SEAMLESS TRANSIT AND PARKING:** Plentiful onsite surface parking. Quick access to Riverside Drive, Broken Arrow Expressway (SH-51), I-244 and Highway 75.



# Greater Tulsa Area Map



# Property Aerial

UTICA SQUARE

Ascension

BROOKSIDE DISTRICT

THE GATHERING PLACE PARK

CHERRY STREET CORRIDOR

SOBO DISTRICT

BRUT HOTEL  
TULSA OKLAHOMA  
SOBO DISTRICT

hillcrest

DoubleShot  
COFFEE COMPANY

EST 1978  
THE HALKBOARD  
KITCHEN + BAR

DOWNTOWN TULSA





# Tulsa, Oklahoma

**Tulsa, Oklahoma**, is a rising regional economic hub with a diversified economy and strong momentum across multiple sectors, including energy, aerospace, healthcare, and professional services. Anchored by institutions such as ONEOK, Williams Companies, and BOK Financial, Tulsa also supports a growing ecosystem of tech startups and advanced manufacturing. The city benefits from a pro-business climate and a skilled workforce, making it an **attractive destination for corporate relocations and capital investment**.

Tulsa's economic foundation is supported by a strategic **central U.S. location and robust infrastructure**, including Interstates 44, 244, and U.S. Highway 75, and proximity to Tulsa International Airport. The city is home to the Tulsa Port of Catoosa, one of the largest inland river-ports in the nation, supporting regional and national commerce. Continued investments in public infrastructure and broadband expansion bolster long-term growth.

The **commercial real estate market in Tulsa remains resilient**, characterized by low vacancy in prime office corridors, stable demand for medical office and retail assets, and ongoing redevelopment activity in the urban core. Class A office product near the BOK Center and the Arts District continues to see strong leasing interest.

Investors are drawn to the **market's relative affordability and long-term upside potential**.

Tulsa's livability continues to gain national attention, supported by its cultural institutions, outdoor amenities, and revitalized downtown. The city boasts a vibrant arts and music scene, a nationally acclaimed park system including the award-winning Gathering Place, and top-rated healthcare facilities. Education is a regional strength, led by the University of Tulsa and Tulsa Community College.

With favorable demographics, affordable land values, and strong public-private partnerships, Tulsa is **well-positioned for continued growth**, making it an increasingly attractive destination for businesses and real estate investors alike.



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