

Office Property For Lease

THE DOMINION BUILDING

1645 S 101ST E AVE., TULSA, OK



Property Snapshot

Available SF	149,154 SF	• Interstate visibility, near I-44 and Highway 169
Lease Rate	\$15.00 SF/YR (GROSS)	• TI commensurate with lease term
Lot Size	13.79 ACRES	• Full building available mid-November, 2017. Full floors of 28,392 SF and smaller
Building Size	149,154 SF	suites will be available.

Newmark Grubb
Levy Strange Beffort

Tim Strange, CCIM, SIOR
Mike Lester, CCIM

405.605.6628 / tstrange@newmarklsb.com
918.508.2807 / mlester@newmarklsb.com

MORE INFORMATION
AVAILABLE ONLINE:
www.newmarklsb.com

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Details

Available SF	149,154 SF
Lease Rate	\$15.00 SF/YR (GROSS)
Lot Size	13.79 Acres
Building Size	149,154 SF
Building Class	A
Year Built	1993
Market	Tulsa
Sub Market	Central
Cross Streets	I-44 and Highway 169

Property Overview

Building is well maintained and has TI commensurate with lease term
Building generator - 450 KW (parts of 1st-3rd-5th floors)
Two 1,500,000 BTU Boilers
One 500 Ton Trane Chiller
New roof in 2015
Locker rooms with showers
Fitness Center

Property Highlights

- Interstate visibility, near I-44 and Highway 169
- TI commensurate with lease term
- Full building available mid-November, 2017. Full floors of 28,392 SF and smaller suites will be available.

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405-840-1500

TULSA OFFICE

2021 S. Lewis, Suite 410

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918-481-3200

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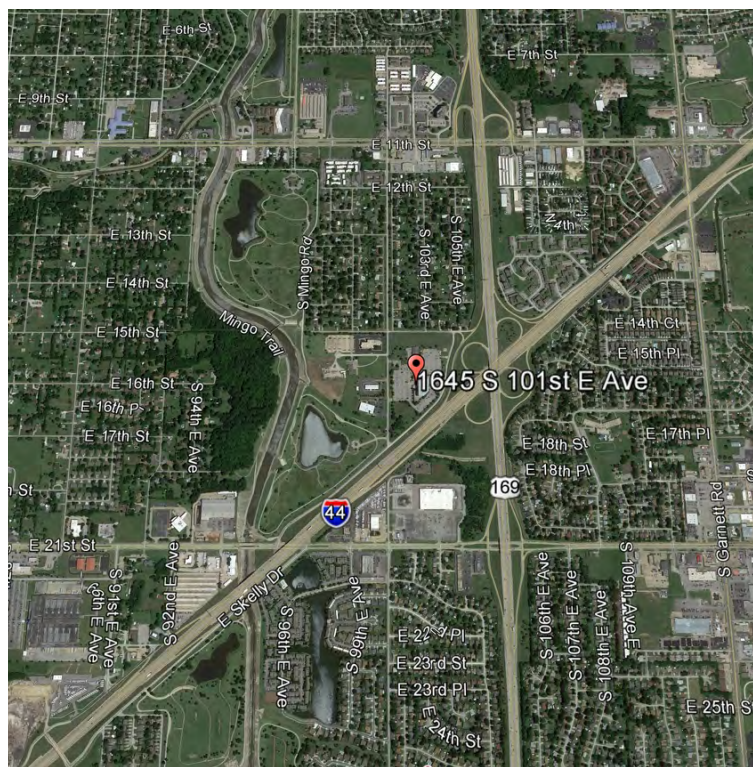
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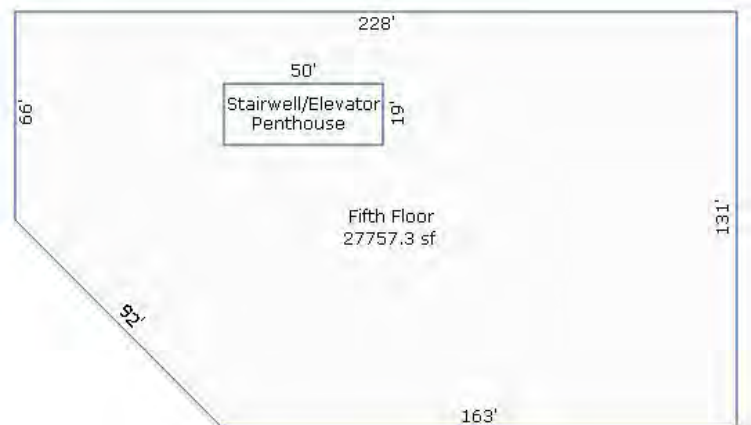
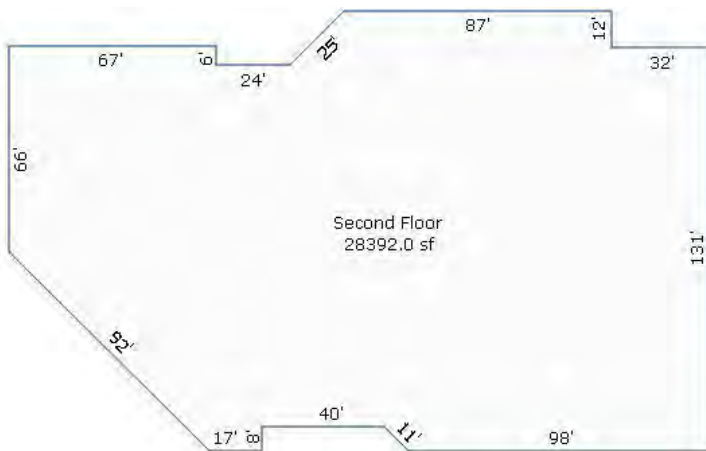
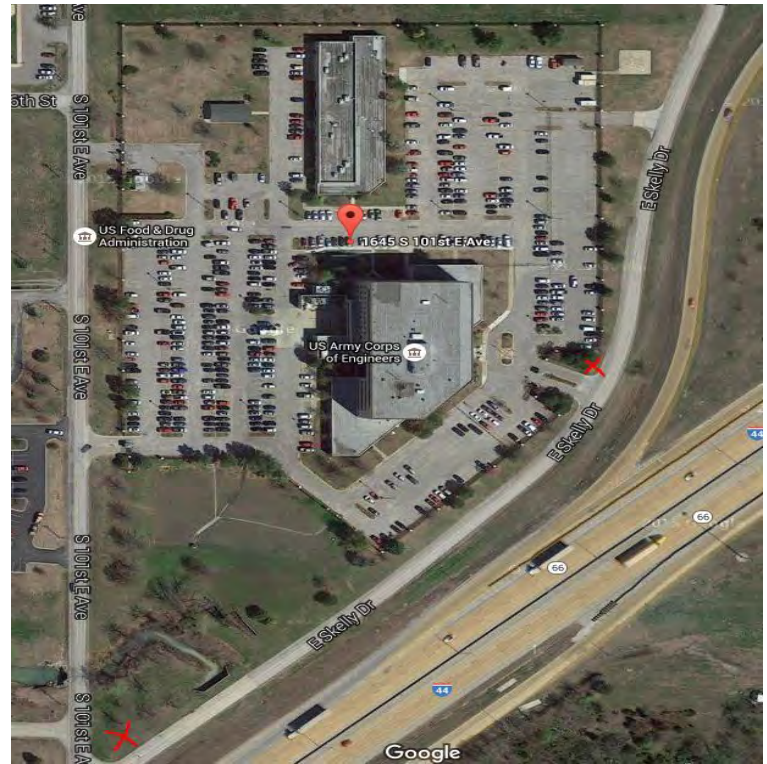
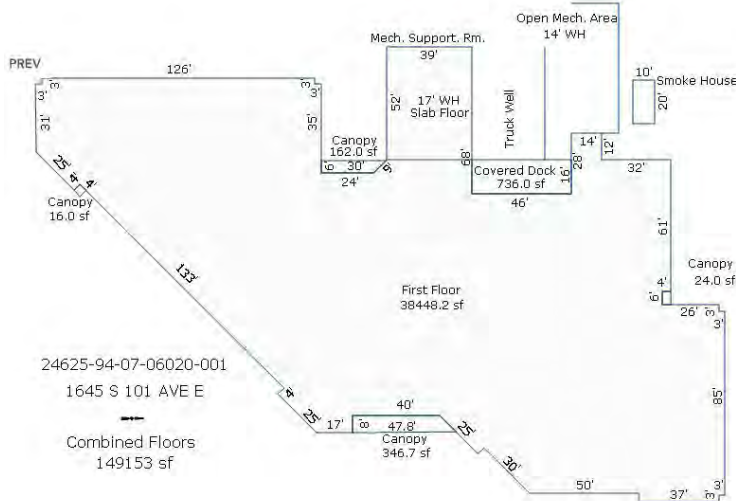
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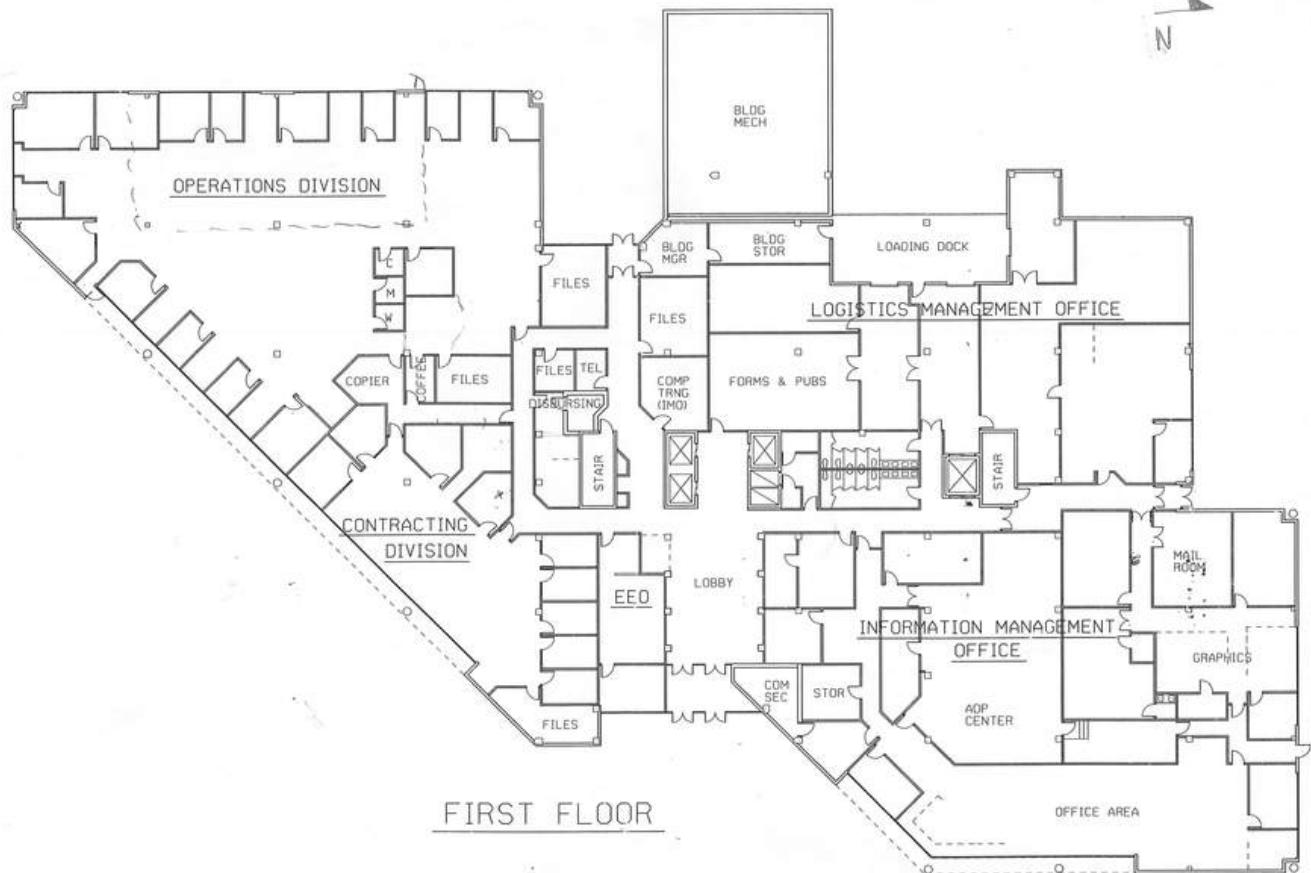
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Potential Floor Plan - First Floor

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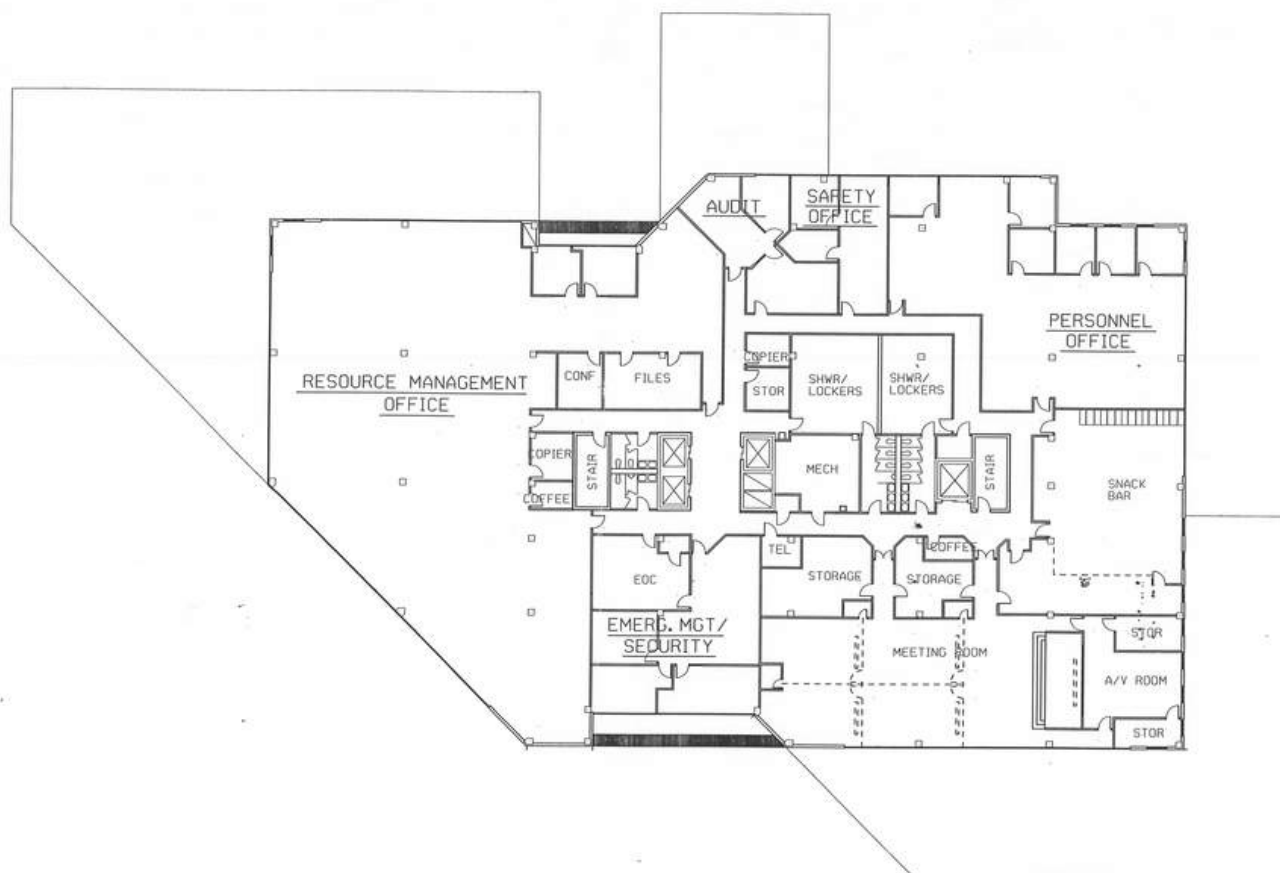
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Potential Floor Plan - Second Floor

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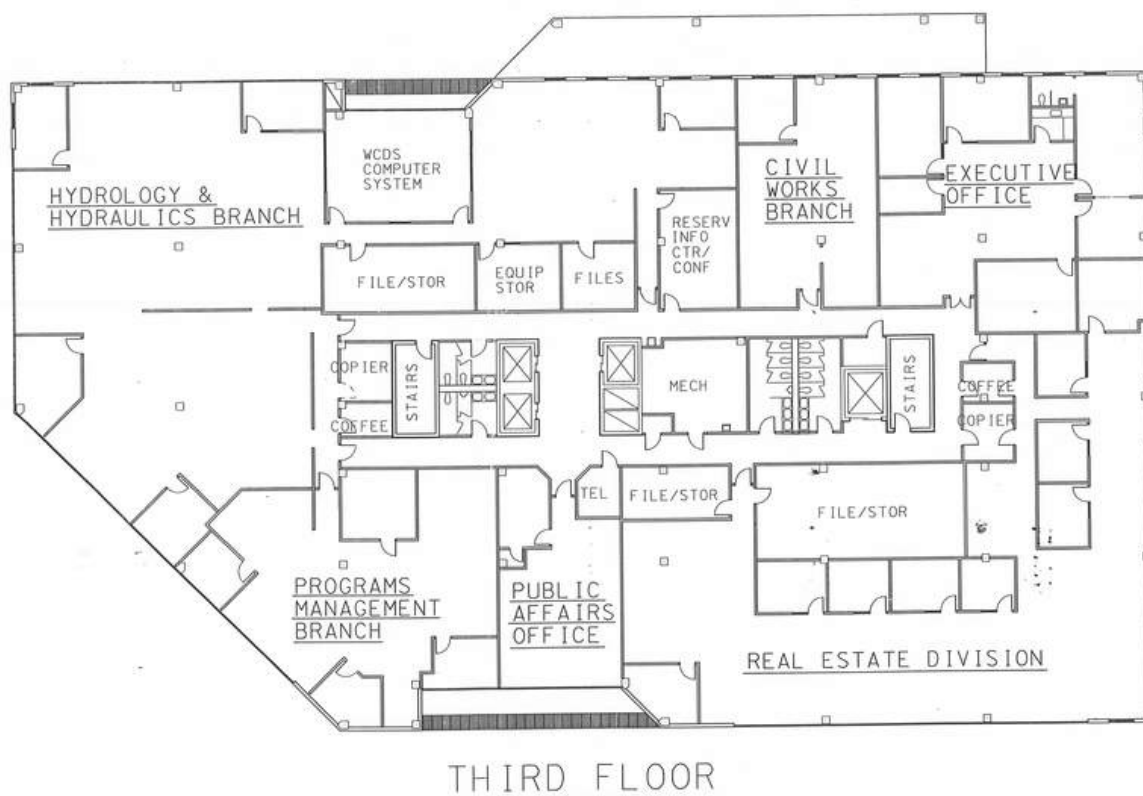
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Potential Floor Plan - Third Floor

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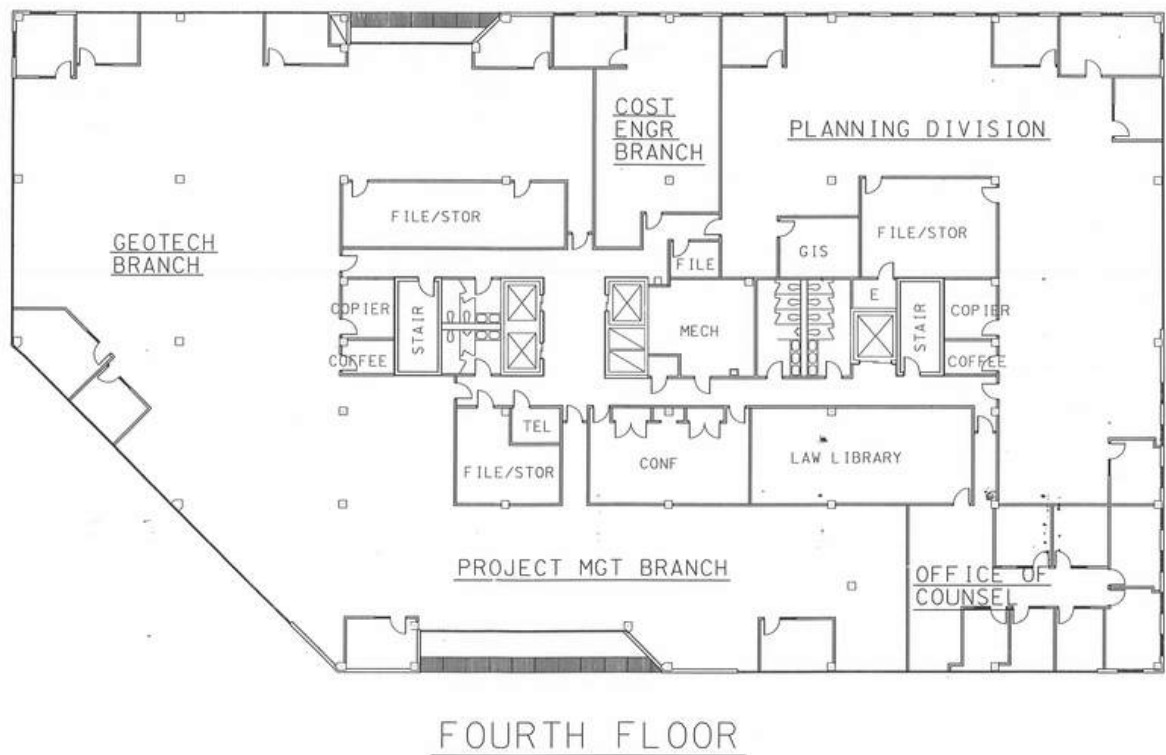
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Potential Floor Plan - Fourth Floor

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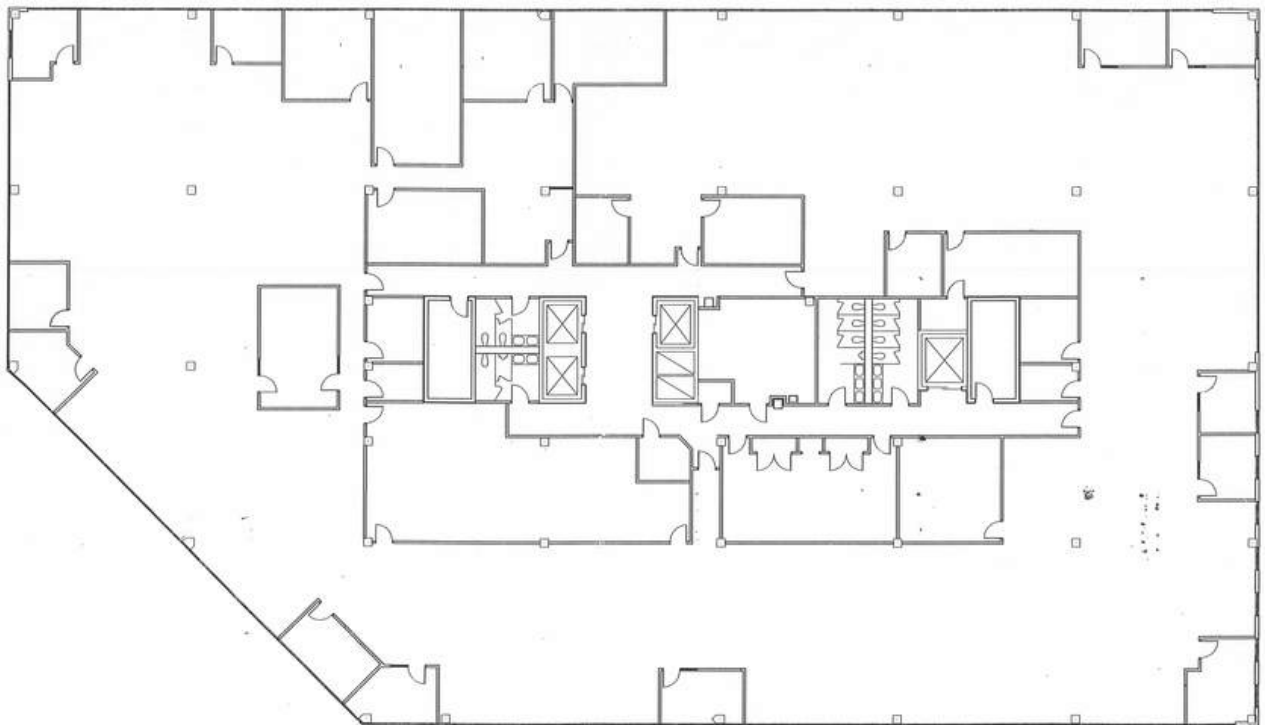
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FIFTH FLOOR

Potential Floor Plan - Fifth Floor

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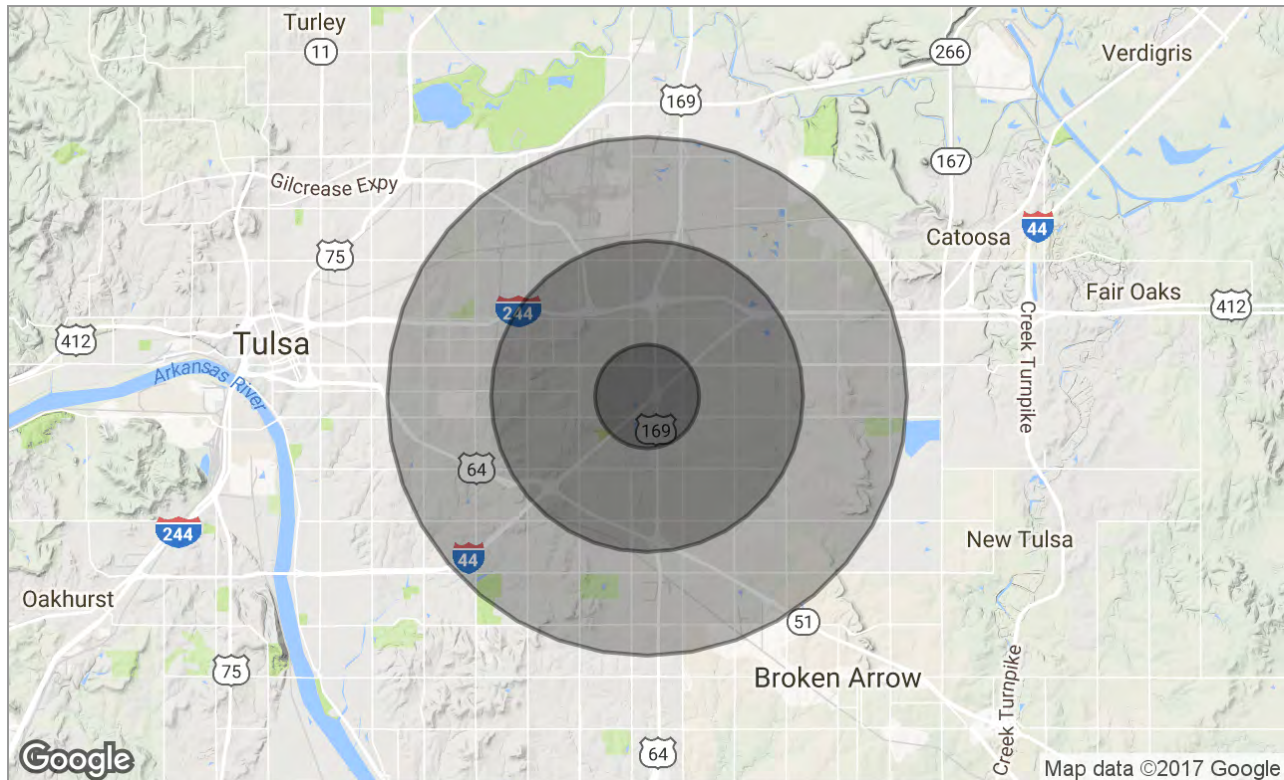
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Demographics Snapshot

	1 Mile	3 Miles	5 Miles
Total Population	12,157	84,196	167,012
Population Density	12,157	84,196	167,012
Median Age	36.3	33.6	34.1
Median Age (Male)	31.8	31.4	32.3
Median Age (Female)	40.3	35.5	35.7
Total Households	4,919	32,881	68,443
# of Persons Per HH	2.5	2.6	2.4
Average HH Income	\$46,763	\$44,701	\$47,937
Average House Value	\$109,658	\$97,871	\$98,175

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1645 S 101st E Ave., Tulsa, OK



TIM STRANGE, CCIM, SIOR

President



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Professional Background

Expertise

- Sales and Leasing of Office Buildings
- Government-Leased Investment Sales (GSA) and Veterans Affairs (VA)

Summary of Qualifications

- 30 years of commercial brokerage experience
- 15 years of development and construction experience
- Career sales volume of over \$1 Billion
- Sold and leased over 8 million square feet
- Active member of and contributor to the CRE and GSA industries

Tim Strange serves as the president of Newmark Grubb Levy Strange Beffort, specializing in investment sales of properties throughout the U.S. For the past six years, his focus has been on federal government leased properties to the General Services Administration (GSA) and Veteran's Affairs (VA). Mr. Strange has 32 years of experience and has closed over \$1 billion in sale and leasing transactions over the past ten years. He was profiled in the book "Brokers Who Dominate, 8 Traits of Top Producers."

Mr. Strange has represented such clients as Robert Jones with Rainier Realty Acquisitions; Trey Ayers with Dominion Group; Mukang Cho with In-Rel Properties; and Sean Bannon with Zurich Asset Management.

Prior to joining Newmark Grubb, Strange served as Managing Director of Sperry Van Ness / William T. Strange and Associates for 9 years. While at Sperry Van Ness, Strange was recognized as the number one broker in the company (of over 950) in 2010, and he was a Partner's Circle winner for six years. Strange was named SVN Humanitarian of the year in 2005 and Ambassador of the year in 2010. In 2011 William T. Strange and Associates was the 93rd fastest growing inner city company in the nation by ICIC and was recognized for three years (2010, 2011 and 2012) as one of OKC's Fastest Growing Private Firms in the Metro Top 50.

Memberships & Affiliations

Former President

- Rotary Club of OKC, the largest Rotary club in the world with over 650 members
- Oklahoma CCIM
- Oklahoma SIOR
- Commercial Real Estate Council - OKC

Former Director

- OKC Chamber of Commerce
- Central OK Transportation & Parking Authority
- Last Frontier Council of the Boys Scouts of America

Member

- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Leadership Oklahoma City Board
- 2013-2015 Program Co-Chair for LOYAL of Leadership OKC
- Economic Club of OKC

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MIKE LESTER, CCIM

Tenant Representative



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F 918.938.6055
mlester@newmarklsb.com

Professional Background

Mike Lester, CCIM, is currently the tenant representative at the Tulsa office of Newmark Grubb Levy Strange Beffort. Mr. Lester focuses primarily on providing his clients with guidance in meeting their individual practices needs, while at the same time understanding how changes in office use will affect their current needs. Through his years of working with his clients and their individual needs, he understands that each use and their specific needs are to be met with effectiveness and efficiency to assure innovative and comprehensive solutions.

Mr. Lester joined Newmark Grubb Levy Strange Beffort with more than 33 years of experience in commercial real estate and construction, with the most recent 10 years spent facilitating healthcare needs. He has also worked for the Tulsa Police Department, Lester & Associates, and developed his own office projects.

Mr. Lester specializes in Tenant Representation and Owner Representation.

A lifelong resident of Broken Arrow, he resides there with his wife of 34 years. He has two sons and two granddaughters

Memberships & Affiliations

Member

- Certified Commercial Investment Member (CCIM)
- OK CCIM
- OK Chapter NAIOP
- Greater Tulsa Board of Realtors Commercial Real Estate Specialist Committee
- Broken Arrow Economic Development Authority

Former Director

- Broken Arrow Economic Development Corporation
- Board Member Union Public Schools
- Founding Member Broken Arrow Public Schools Education Foundation
- Founding Member Union Public Schools Education Foundation
- President Union Public Schools Education Foundation
- Union Schools Long Range Planning Committee (29 years)

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