

RIVERBRIDGE

OFFICE PARK

1323 EAST 71ST STREET | TULSA, OK

CBRE

*Riverbridge Office Park, located in Tulsa, OK is a **63,839 square foot** Class 'B' suburban office building that is conveniently accessible to Riverside Drive, Highway 75, and I-44 with all of the retail amenities that Tulsa Hills has to offer.*



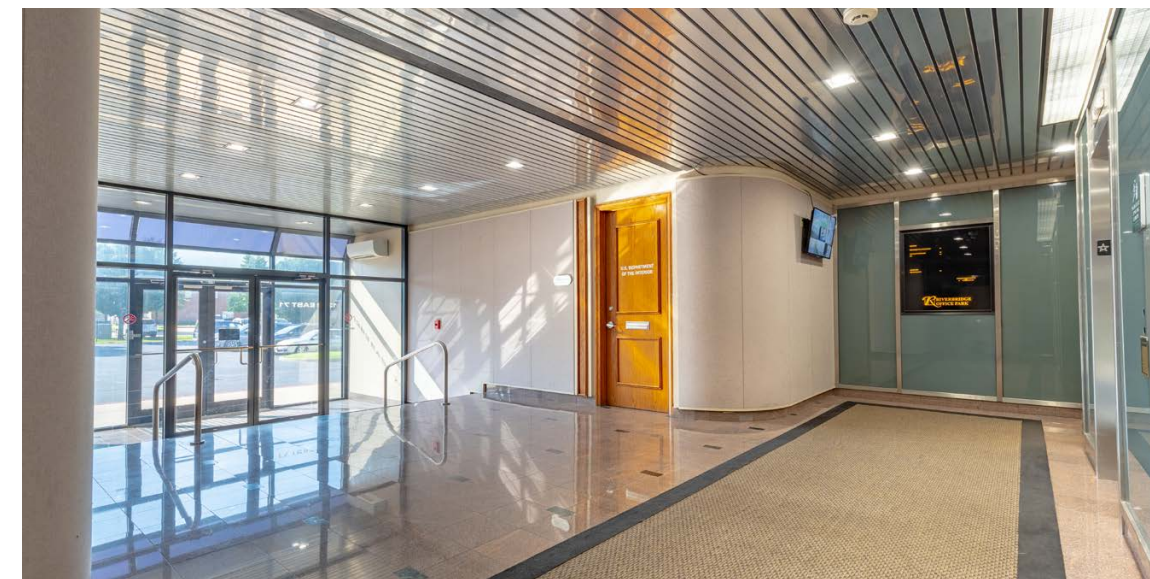
**Generous
TI allowance**



**Competitive
Rates**



**Signage
Opportunity**



amenities

Showers on floors 2, 3 and 4

Lobby Surveillance System

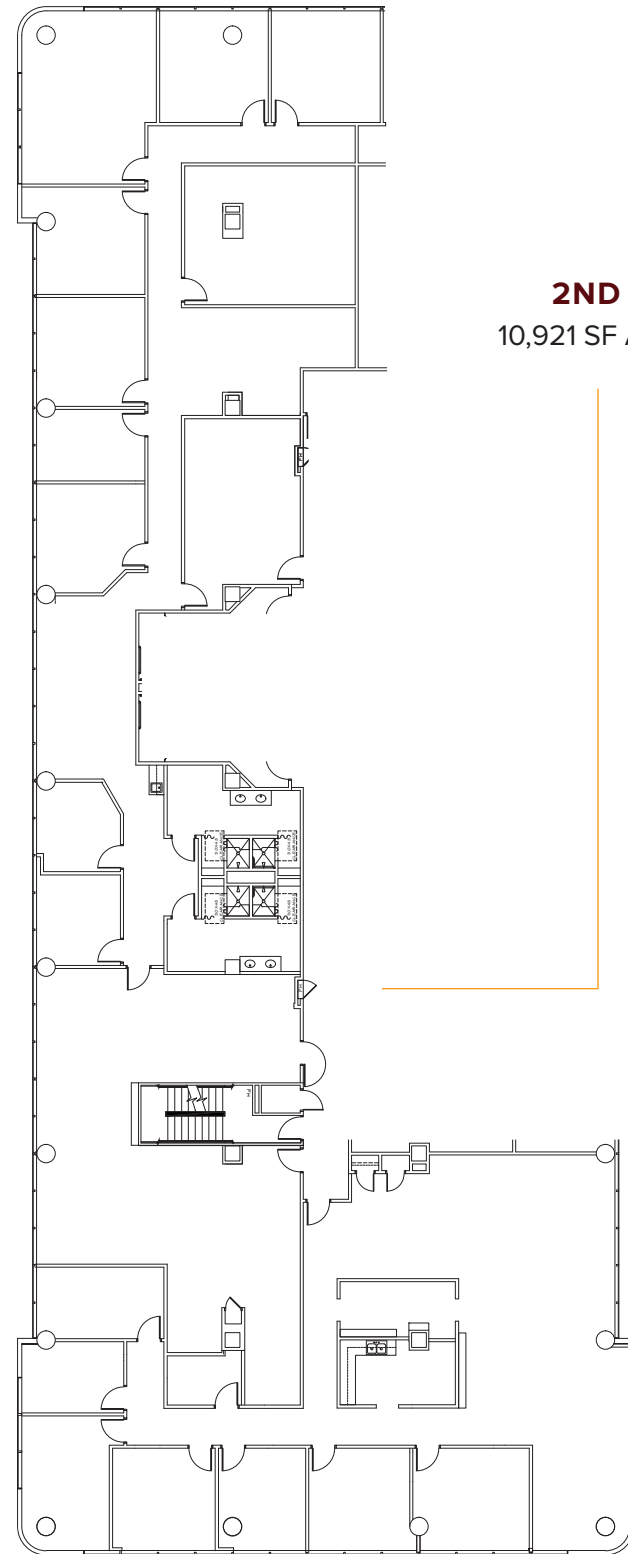
Renovated lobby and
common areas

24-hour card access security
system

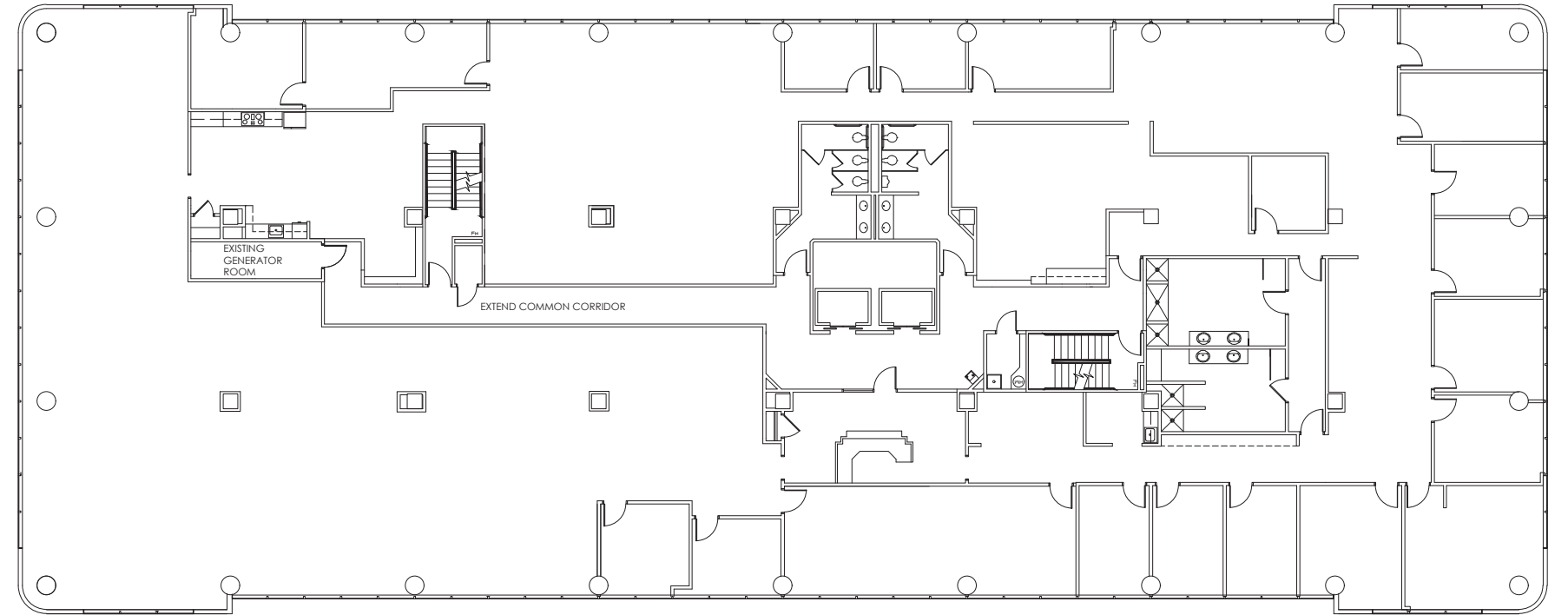
High-End Finishes on former
tenant space



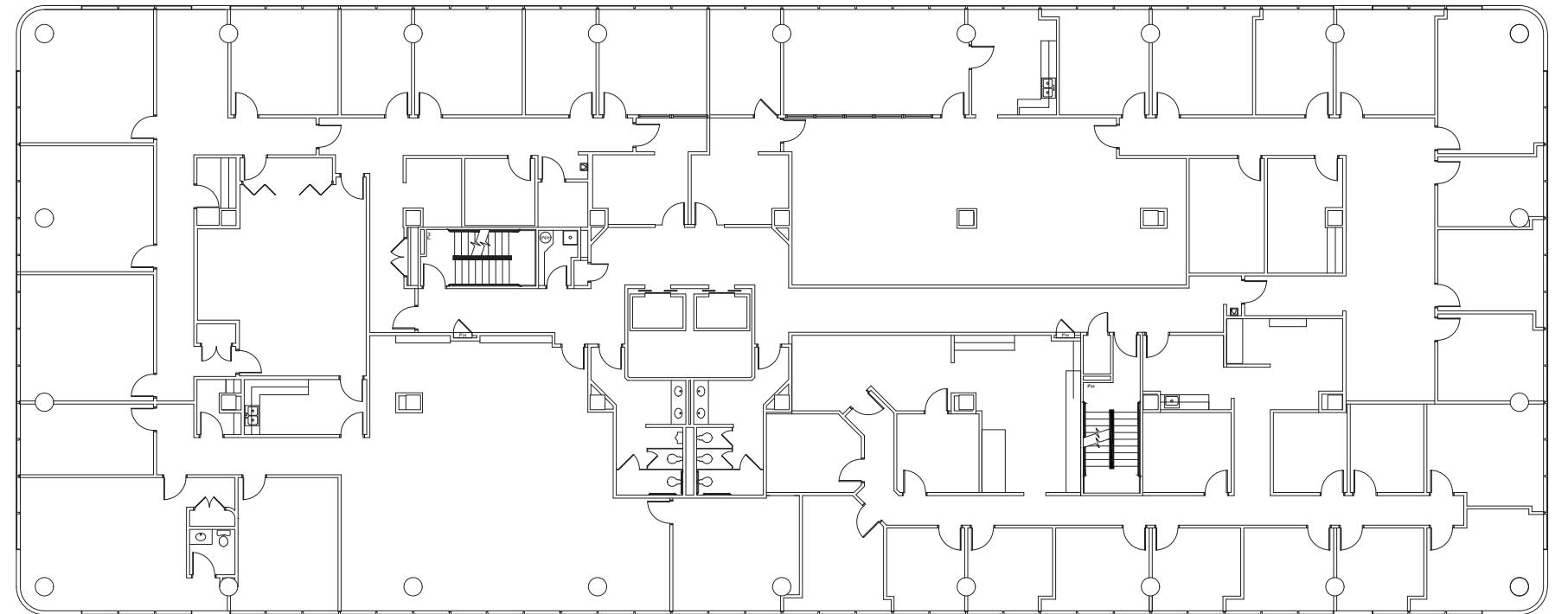
AVAILABILITIES



2ND FLOOR
10,921 SF Available



3RD FLOOR
16,631 SF Available



4TH FLOOR
17,303 SF Available

LOCATION



RIVERBRIDGE OFFICE IS IN CLOSE PROXIMITY TO TULSA HILLS
and a variety of dining and retail options.

**15-MINUTE CBD
DRIVE TIME**

**MULTIPLE HOTEL
OPTIONS**

**3 MILES FROM
THE GATHERING
PLACE**

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RIVERBRIDGE

OFFICE PARK

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