

OFFICE/FLEX BUILDING FOR SALE

2155 S 137TH E AVE, TULSA, OKLAHOMA



Listing Broker

CBRE



**EASTGATE
METROPLEX**
A SHELBOURNE PROPERTY

BUILDING DESCRIPTION

ONE-STORY, LARGE FLOOR PLATE BUILDING FOR SALE

131,521 SF

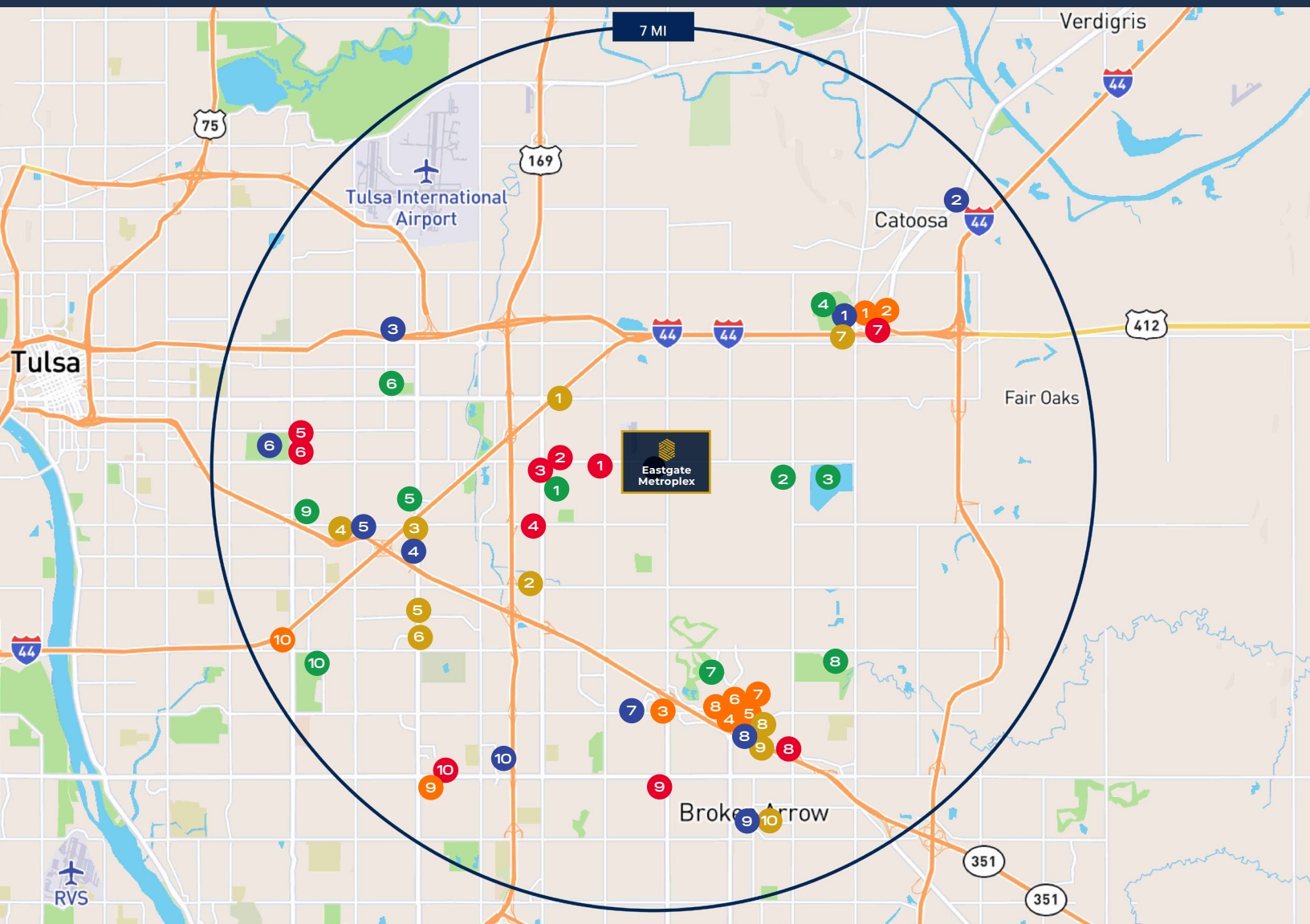


[VIEW GOOGLE MAPS](#)



Positioned within Tulsa's renowned Eastgate Metroplex, this sale opportunity offers ownership of a highly visible large floor plate single story open layout office building located in one of East Tulsa's largest mixed-use business campuses. The property benefits from a stable employment base, excellent access to I-44 and Highway 169, making it ideal for healthcare providers, professional service firms, educational users, government agencies, and corporate occupiers. Situated within a campus that has experienced significant reinvestment and adaptive reuse, the building provides a professional environment, ample parking, and the opportunity for an owner-user to establish a long-term presence while benefiting from Eastgate's diverse tenant mix and regional accessibility.

AREA MAP



RESTAURANTS

1. Eggcellent & Things Cafe
2. Tikka Kabab
3. Bill & Ruth's Restaurant
4. Sawasdee Thai Restaurant
5. Nelson's Buffeteria
6. Tropical Restaurant & Bar | Thai
7. Carvers on 19
8. Los Cabos Mexican Grill and Cantina
9. Charleston's Restaurant
10. District Burger

SHOPPING

1. ALDI
2. Nam-Hai Food Market
3. Supermercados Morelos Garnett
4. Walmart Neighborhood Market
5. Target
6. Reasor's
7. Walmart Supercenter
8. Sprouts Farmers Market
9. Walmart Supercenter
10. Woodland Hills Mall

FUN THINGS TO DO

1. Hard Rock Hotel and Casino Tulsa
2. Blue Whale of Catoosa
3. Admiral Twin Drive-In
4. Tulsa Tech - Health Sciences Center
5. AMF Sheridan Lanes
6. Expo Square
7. D-Bat Tulsa
8. Bass Pro Shops
9. Pinot's Palette
10. Dave & Buster's Tulsa

PARKS / GOLF

1. McCullough Park
2. Carl Smith Sports Complex
3. Lynn Lane Reservoir
4. Cherokee Hills Golf Club
5. Terrance Park & Trail
6. McClure Park
7. Battle Creek Golf Club
8. Broken Arrow Golf Course
9. Darlington Park
10. LaFortune Park

HOTELS

1. Hampton Inn & Suites
2. Homewood Suites by Hilton
3. Hampton Inn
4. La Quinta Inn & Suites by Wyndham Tulsa
5. Hilton Garden Inn
6. Stoney Creek Hotel
7. TownePlace Suites by Marriott
8. Holiday Inn Express & Suites by IHG
9. Hampton Inn & Suites
10. Holiday Inn Express & Suites by IHG

PROPERTY FEATURES

BUILDING INFORMATION

- Office/Flex Building (131,521 SF)
 - 22'4" Clear Heights
 - 48' x 24' Column Spacing
- 2 - Diesel Back-up Generators - 500KW & 1009KW
 - HVAC - 15 RTUs - 440 Tons
- 8.51/1000 parking ratio, 709 spaces
 - Approximately 10.23 acres
- Roof replaced in 2022 with 20 year warranty
 - Zoning: Commercial General (CG)

COMPLEX AMENITIES

- Cafe
- OSU General Medical Practice
 - On-Site Daycare
 - Tulsa Transit Bus Stop
- Hair Stylist, Manicures, and Facials (Available by Paul Mitchell)

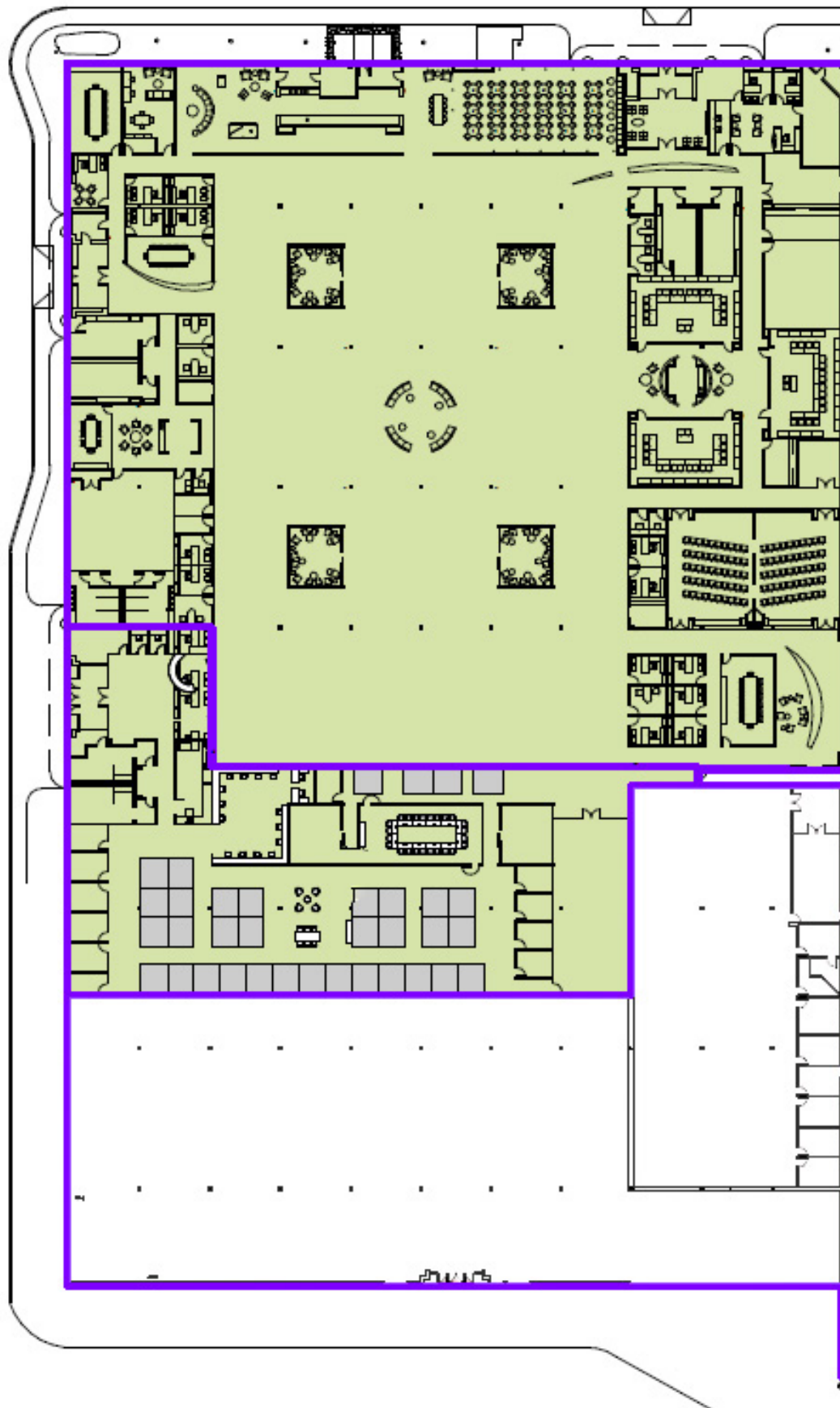
SITE PLAN



FLOOR PLANS

Upper Level

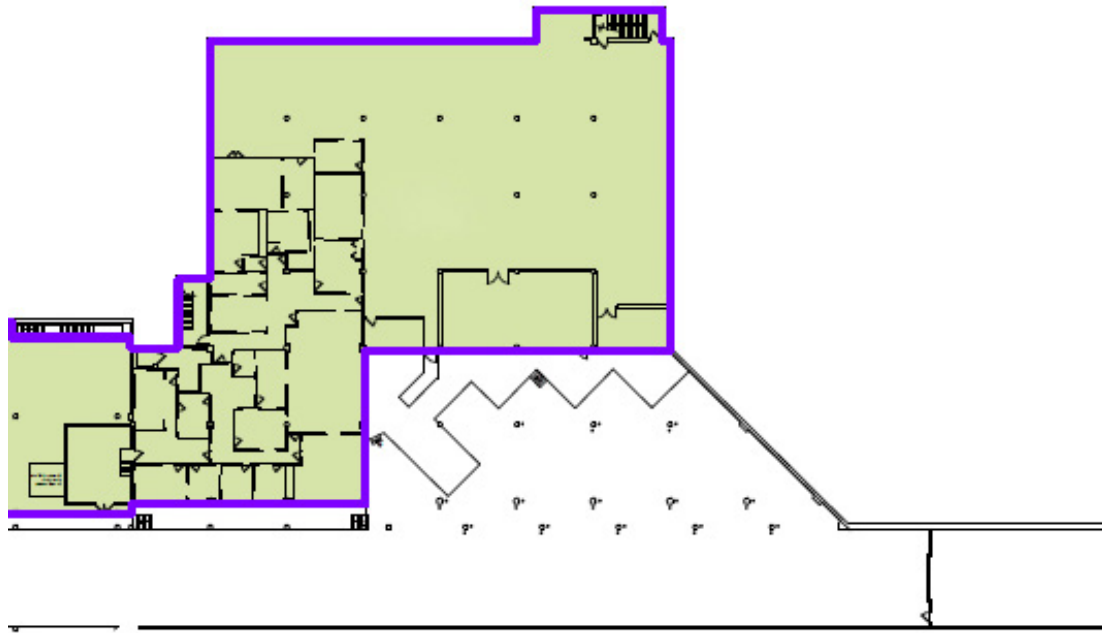
108,632 SF



FLOOR PLANS

Lower Level

22,889 SF



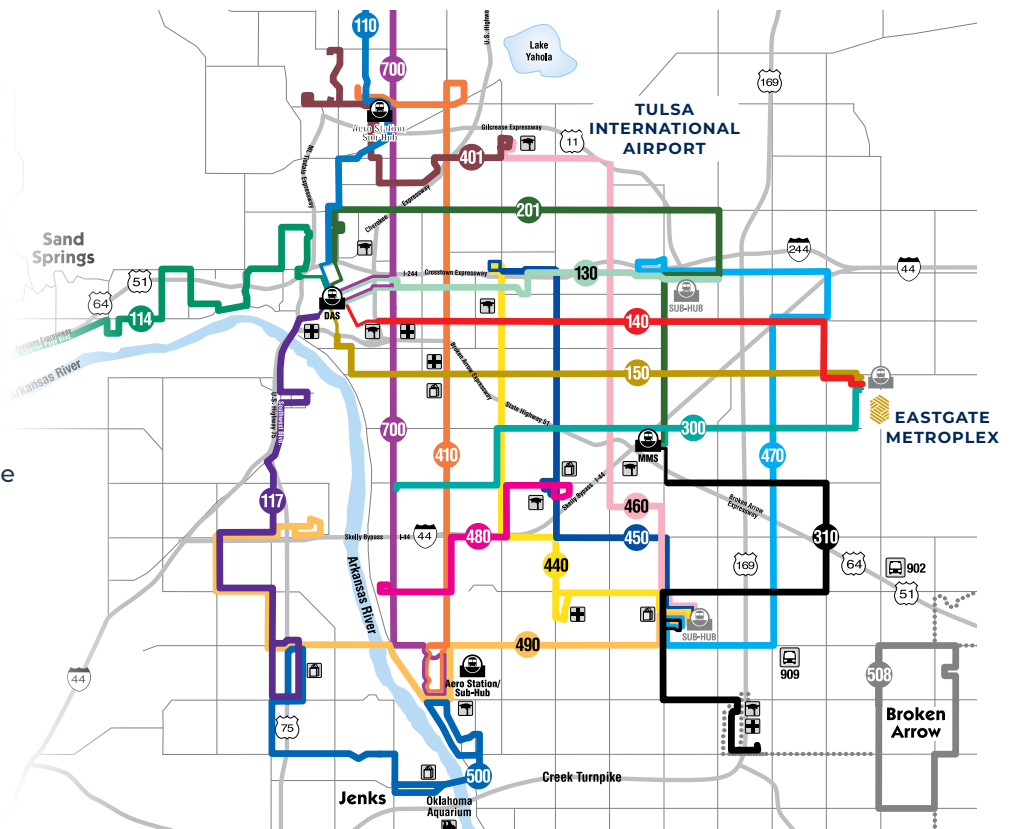
Area Employers



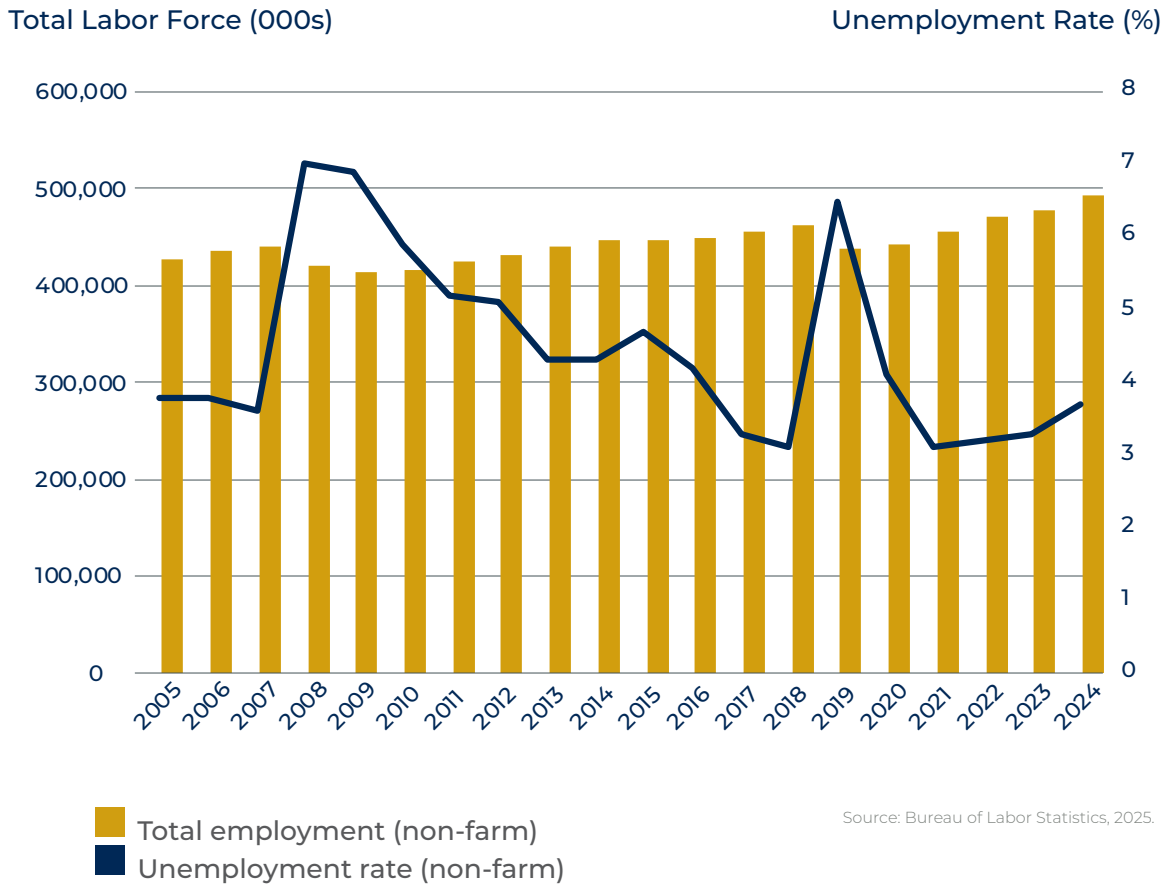
Public Transportation

The property is easily accessible by multiple bus routes that stretch across the city.

The bus stop is immediately in front of the complex, making the commute to work seamless.



Tulsa labor force & unemployment



493,000

Total employment
(Non-farm — Tulsa)

3.7%

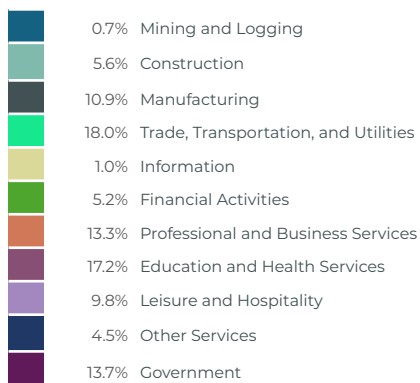
Unemployment rate
(Non-Farm — Tulsa)

4.4%

Unemployment rate
(Non-Farm — US)

WHY TULSA?

Tulsa economy



Source: Bureau of Labor Statistics, 2025.

\$70.9B
Current GDP

5.0%
Est. 2025 GDP growth

61st
in the U.S. for GDP value

Source: Oxford Economics, 2025.

Fortune 500 Companies in Tulsa

Alaska Air Group
American Airlines Group
Avis Budget Group
Boeing
Capital One Financial
CBRE Group
CenterPoint Energy
Charles Schwab
Chipotle Mexican Grill
Cintas
Costco Wholesale
Delta Airlines
Dick's Sporting Goods
Enterprise Products Partners
Estée Lauder
FannieMae
Hewlett Packard Enterprise
Humana
Johnson & Johnson
Jones Financial
Land O'Lakes
Lockheed Martin
Lululemon Athletica
Macy's
MetLife
Mondelez International
New York Life Insurance
Oracle
PepsiCo
Progressive
Stanley Black & Decker
State Farm Insurance
Southwest Airlines
Travelers
Ulta Beauty
United Airlines Holdings
UnitedHealth Group
Verizon Communications
Whirlpool

Source: Oklahoma Dept. of Commerce, 2025.

WHY TULSA?



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 expansions

2,639

jobs generated as reported
by Tulsa's Future

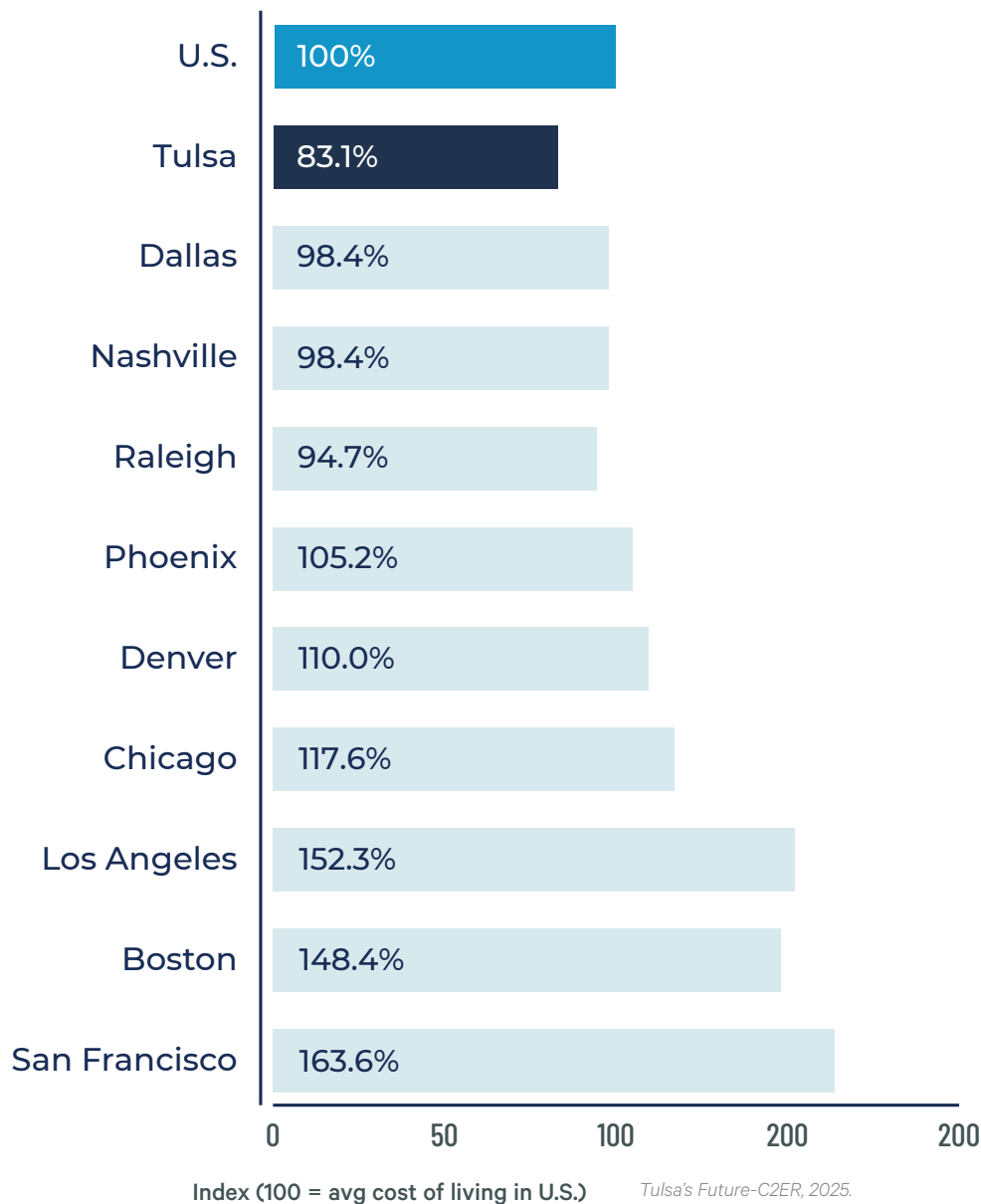
\$7.3B

capital investment generated
as reported by Tulsa's Future

Source: Tulsa's Future, Tulsa Regional Chamber.

Cost of living

Compared to other major metros with bustling business epicenters, Tulsa is well known for offering affordable living, with living costs below the national average.



WHY TULSA?

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.

Tulsa Ratings & Rankings

Top 10 Places to Visit in 2026
(Wall Street Journal, 2026)

Top 100 Best Places to Live
(Livability.com, 2025)

Top 5 Large Manufacturing Hubs in the US
(Business Facilities, 2025)

Top 10 Fastest growing Cities for New Grads
(LinkedIn News, 2025)

#30 Best Cities to Buy a House
(Niche 2024)

#32 Cities With the Lowest Cost of Living
(Niche, 2024)

#64 Best Cities to Raise a Family
(Niche, 2024)

#37 Least Stressed Cities in America
(Best Places, 2024)

#42 Best Cities to Retire in America
(Niche, 2024)

#46 Most Diverse City in America
(Niche, 2024)

#15 Best Places to Live and Work as a Filmmaker
(MovieMaker Magazine, 2025)



Oklahoma Ratings & Rankings

#2 State Where Retirement Savings Last Longest
(Business Insider, 2024)

#5 Ranked States for Oil Production
(Newsweek, 2024)

#12 Hardest Working States in America
(WalletHub, 2024)

#3 Most Underrated State in the U.S.
(FinanceBuzz, 2023)

#4 Least Expensive State to Live In
(Forbes, 2023)

#4 States with Lowest Median Home Price
(World Population Review, April 2022)

#9 Friendliest State in America
(World Population Review, 2022)

#11 Best States for Manufacturing
(Site Selection Group, December 2022)

#12 States for Most Military Families
(U.S. Census, March 2022)

#21 Most Diverse State in America
(Wallethub, 2022)

#10 Lowest Tax Burden State in the U.S.
(U.S. Census, February 2021)

#11 Best States to Start a Business
(WalletHub, July 2021)

#22 Best States for Jobs
(WalletHub, June 2021)

#25 Most Fun States in America
(WalletHub, June 2021)



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