

NOW LEASING

— THE —

IRVING

3237 S. PEORIA AVE • TULSA, OK • BROOKSIDE

Class A office, retail and restaurant.
Delivering Spring 2028.



PRESENTED BY

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AMENITIES

Brookside Retail



— THE —
IRVING
BROOKSIDE · TULSA

 **GATHERING PLACE**
TULSA'S RIVERFRONT PARK

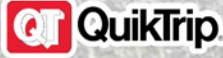
STASH  
TRADER JOE'S 
CAVA 
MONDO'S 

 **Reasor's**
tropical CAFE  **ACE Hardware**

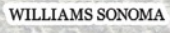

Walmart


WHOLE FOODS MARKET
DOLLAR TREE

SMOKE.   CHEEVER'S
Roosevelt's  **KILKENNY'S**
Irish Pub

URBAN OUTFITTERS  **LTd** 
  **QuikTrip**  
XO • EM • CO 
BRICKTOWN BREWERY  

 
PROSSIMO 

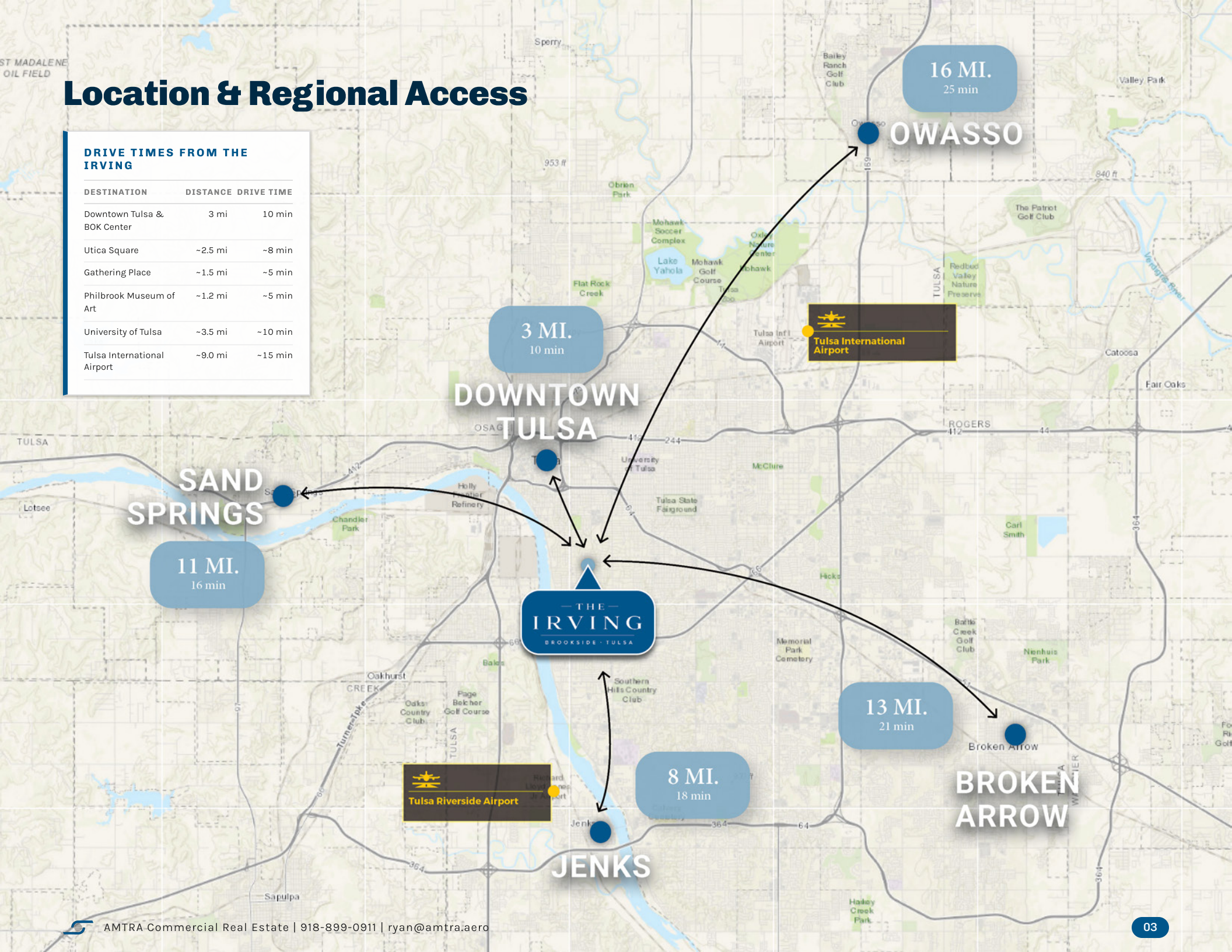
   
EVEREVE 
the lolly garden  **ANDOLINI'S**
TALBOTS  
   **GAP INC.** 
CLOTHIER CAFE 


Chick-fil-A

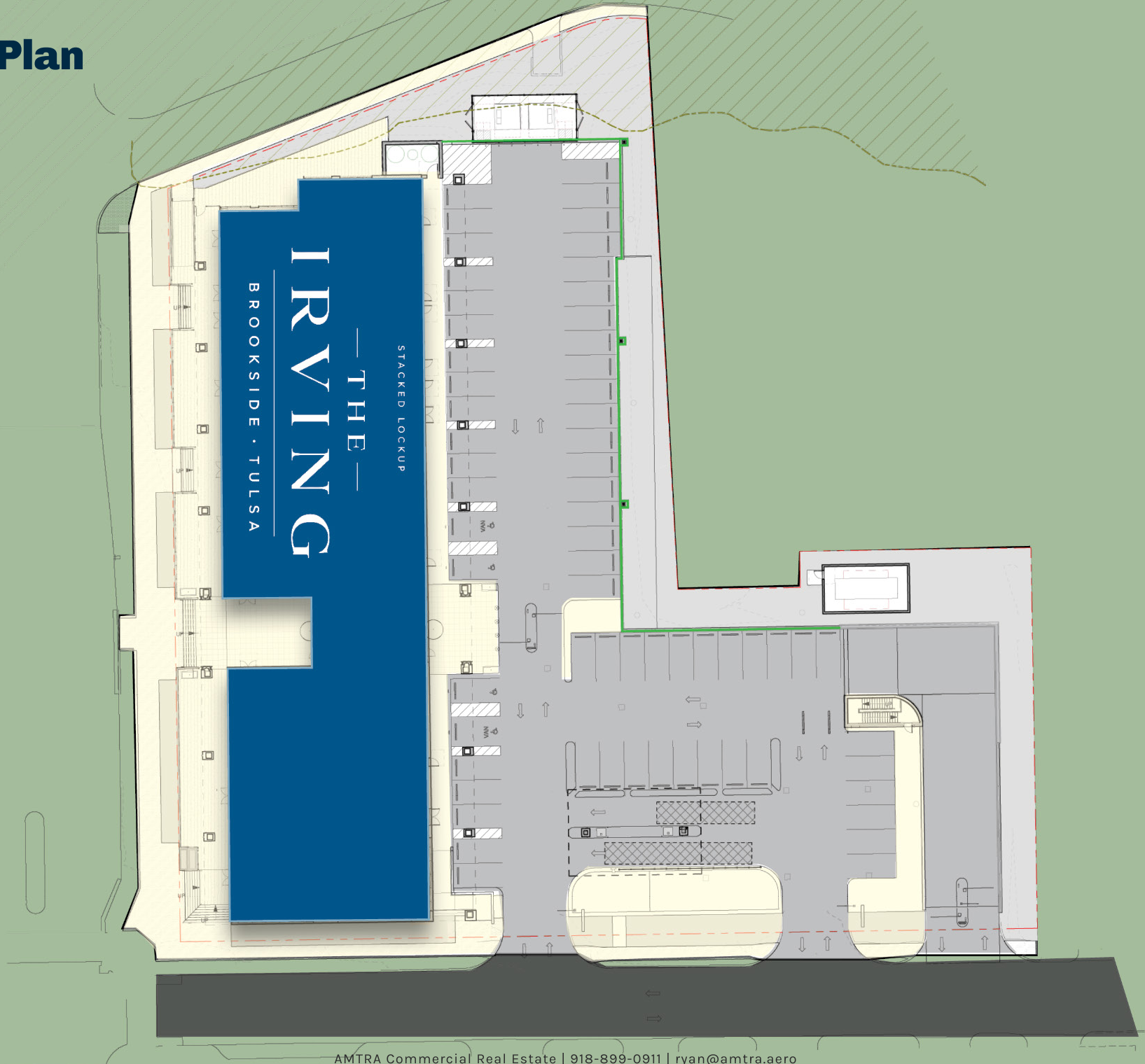
Location & Regional Access

DRIVE TIMES FROM THE IRVING

DESTINATION	DISTANCE	DRIVE TIME
Downtown Tulsa & BOK Center	3 mi	10 min
Utica Square	~2.5 mi	~8 min
Gathering Place	~1.5 mi	~5 min
Philbrook Museum of Art	~1.2 mi	~5 min
University of Tulsa	~3.5 mi	~10 min
Tulsa International Airport	~9.0 mi	~15 min



Site Plan



Project Overview & Key Highlights

The Irving is a four-story Class A mixed-use building coming to 33rd and Peoria, the northern gateway to Tulsa's vibrant Brookside district. Restaurant, retail and bank space wraps a ground-floor entry plaza. Floors 2-4 deliver high end office space. The structure is cast-in-place concrete. Delivery is scheduled for Spring 2028.

KEY HIGHLIGHTS

- The only Class A development on Brookside
- Exterior balconies on all office floors
- Gateway position at 33rd and Peoria
- Two high-speed passenger elevators plus a dedicated freight elevator
- 235 parking spaces. Underground parking available
- Cast-in-place concrete structure with full-height glazing
- 24/7 access-controlled building security with security personnel
- Ground-floor restaurant, retail and bank

AT A GLANCE

ADDRESS	3237 S. Peoria Ave, Tulsa, OK 74105
DISTRICT	Brookside
PROPERTY TYPE	Class A mixed-use: office, retail, restaurant
STORIES	4 above grade, plus below-grade parking level
STRUCTURE	Cast-in-place concrete, fully sprinklered
TOTAL USABLE AREA	78,959 USF
LEVEL 4 OFFICE	19,769 USF, available
LEVEL 3 OFFICE	21,524 USF, available
LEVEL 2 OFFICE	24,017 USF, available
LEVEL 1 RETAIL & RESTAURANT	13,650 USF, partially leased
FINISHED OFFICE CEILING	10 ft typical
PARKING	Parking ratio 2.2/1,000 SF
ELEVATORS	Two passenger, one dedicated freight
DELIVERY	Spring 2028
LEASE RATE	Inquire for lease rates

Office areas shown are usable square feet taken from the architectural drawings. Rentable areas carry a load factor of ~15% pending final BOMA measurement.



Ground-Floor Restaurant & Retail

The 1st floor has 4 restaurant and 4 retail suites directly on the Peoria Avenue. The building features a covered patio and a breezeway to the lobby which allow for covered seating. Retail & restaurant tenants will benefit from 3 stories of office users above.



SUITE	USE	APPROX. USF	STATUS
110	Restaurant	~2,100	AVAILABLE
120	Retail	~1,250	AVAILABLE
130	Restaurant	~1,600	AVAILABLE
140	Retail	~1,150	AVAILABLE
150	Retail	~1,500	AVAILABLE
160	Restaurant	~2,400	AVAILABLE
170	Restaurant	~1,900	AVAILABLE
180	Retail	~1,750	LEASED

Stacking Plan & Availability

Levels 2, 3 and 4, contiguous or divisible, remain available; a portion of the ground floor is committed.

STACKING PLAN



Level 4 19,769 USF AVAILABLE

Level 3 21,524 USF AVAILABLE

Level 2 24,017 USF AVAILABLE

Level 1 13,650 USF PARTIALLY LEASED

LEVELS

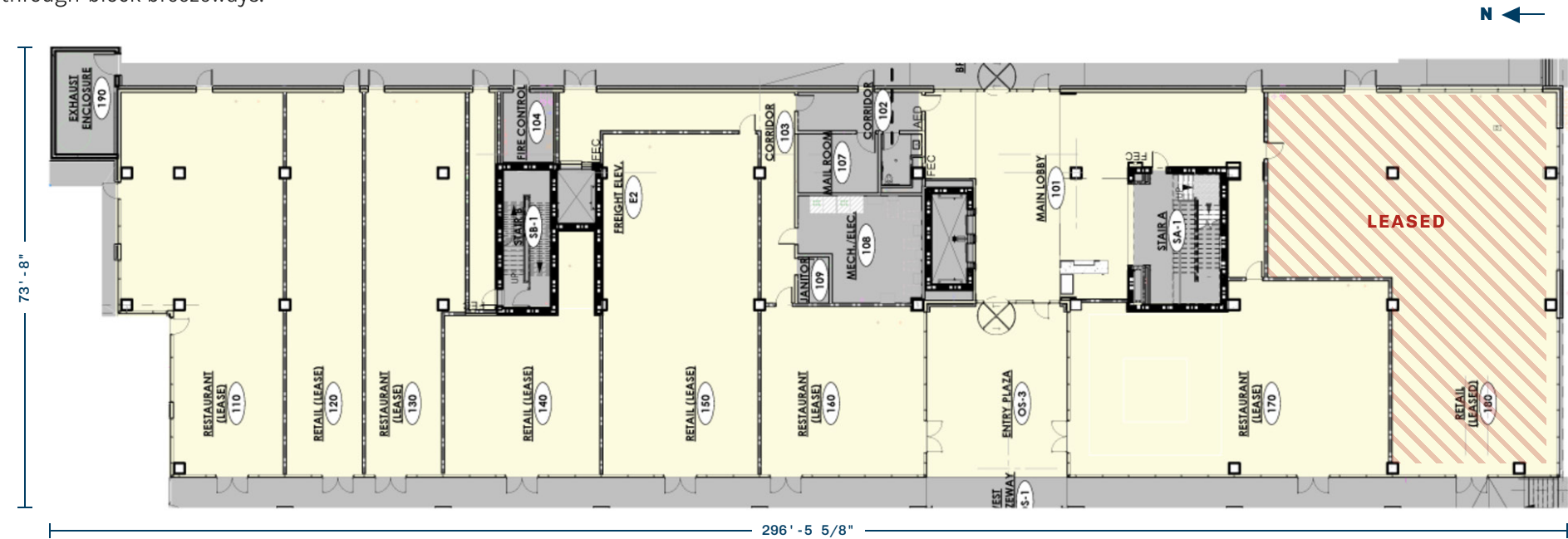
LEVEL	USE	AREA (USF)	STATUS
Level 4	Office	19,769	AVAILABLE
Level 3	Office	21,524	AVAILABLE
Level 2	Office	24,017	AVAILABLE
Level 1	Retail & restaurant	13,650	PARTIALLY LEASED
Level 0	Parking		

SUMMARY

FINISHED OFFICE CEILINGS	10 ft typical
DELIVERY	Spring 2028
LEASE RATE	Inquire for lease rates

Level 1 Retail & Restaurant

13,650 USF of restaurant, retail and bank space opening onto the Peoria Avenue entry plaza, the covered patio and two through-block breezeways.



SUITE SCHEDULE

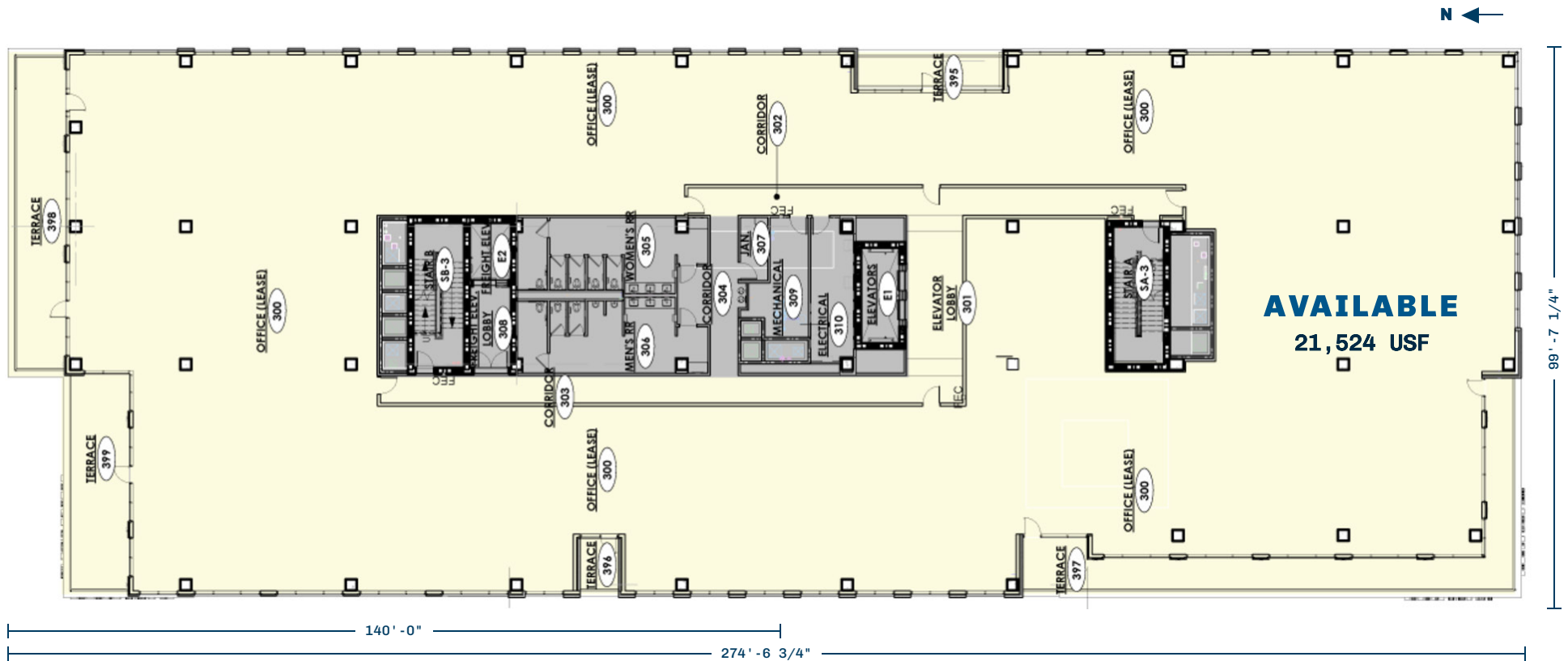
SUITE	LABEL	STATUS
110	Restaurant	AVAILABLE
120	Retail	AVAILABLE
130	Restaurant	AVAILABLE
140	Retail	AVAILABLE

SUITE	LABEL	STATUS
150	Retail	AVAILABLE
160	Restaurant	AVAILABLE
170	Restaurant	AVAILABLE
180	Retail	LEASED

Suite square footages are not printed on the construction drawings; SF chips carry the apportioned estimates shown on page 7 until ownership supplies suite-level areas.

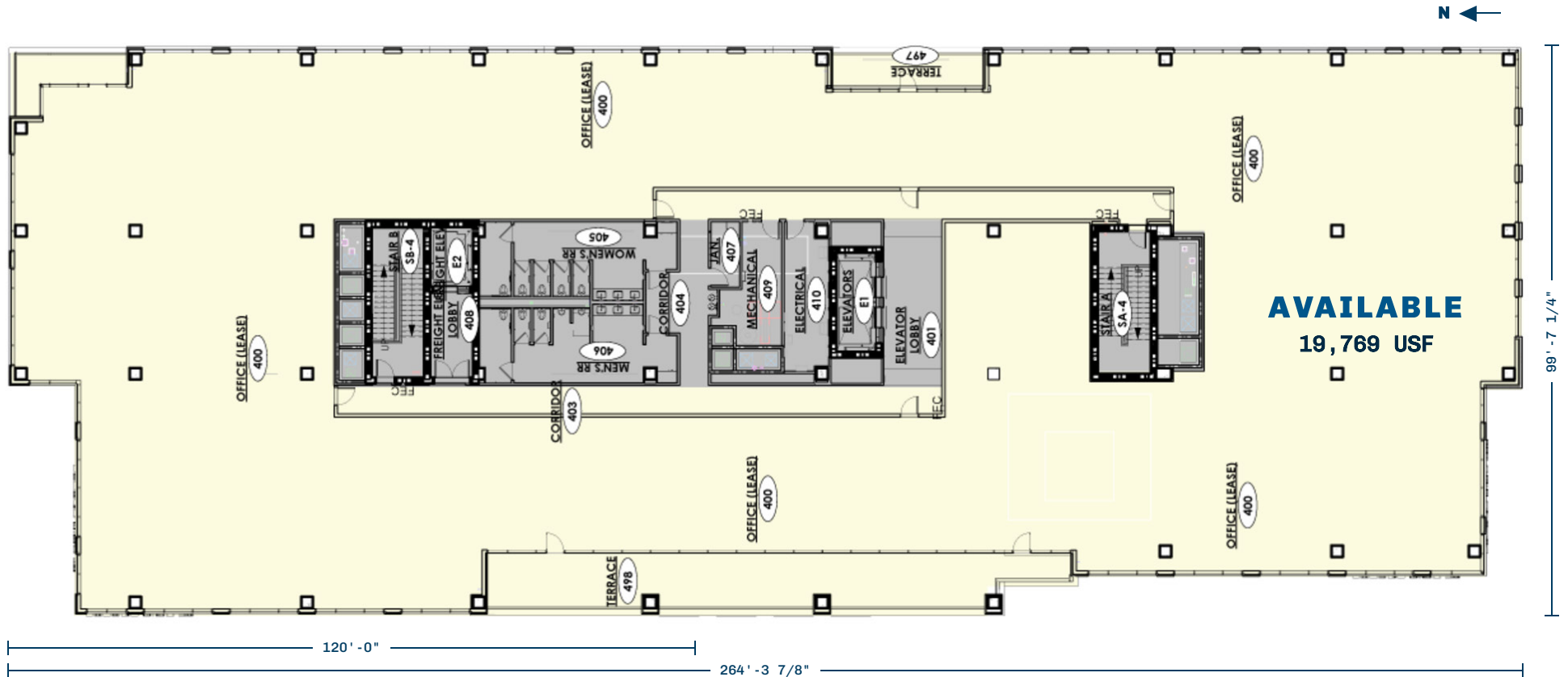


Level 3 Office



Demising shown is illustrative. Divisible to suit.

Level 4 Office





Area Demographics

9,956

 RESIDENTS WITHIN 1
MILE

\$141,531

 MEDIAN HOUSEHOLD
INCOME WITHIN 1 MILE

66.7%

 HOLD A BACHELOR'S
DEGREE OR HIGHER
WITHIN 1 MILE

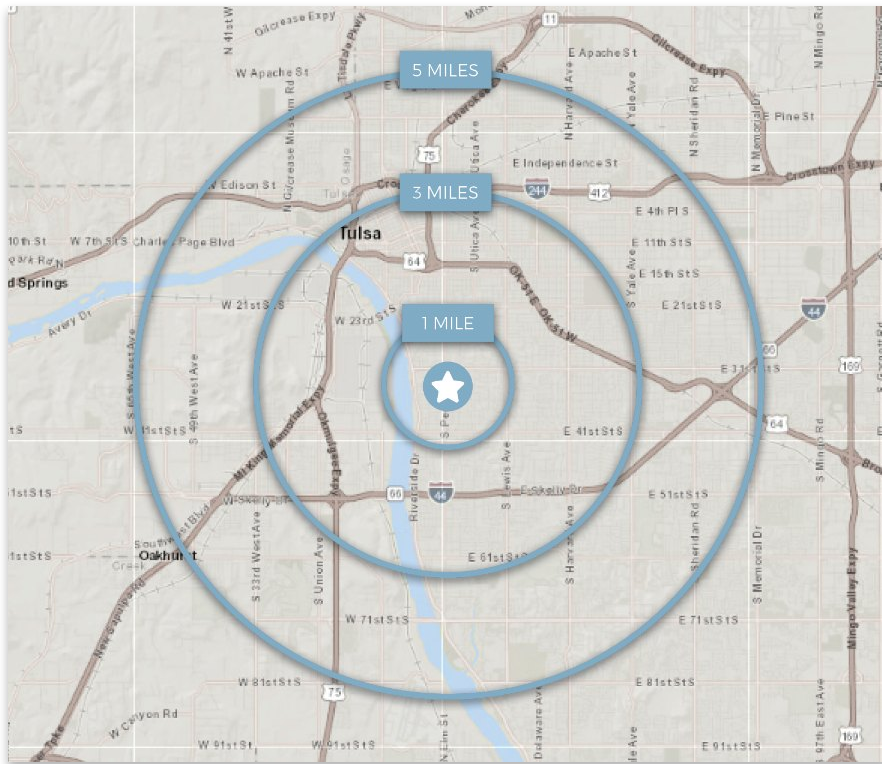
196,396

 RESIDENTS WITHIN 5
MILES

88,068

 HOUSEHOLDS WITHIN 5
MILES

17.1 min

 MEAN COMMUTE WITHIN
1 MILE


METRIC	1 MILE	3 MILES	5 MILES
Population	9,956	77,565	196,396
Households	4,912	38,135	88,068
Median household income	\$141,531	\$85,635	\$70,456
Average household income	\$188,732	\$115,300	\$91,739
Population under 18	1,835	14,174	40,678
Population 18 to 64	5,612	49,280	123,728
Population 65 and over	2,510	14,111	31,989
Bachelor's degree or higher	66.7%	49.8%	37.8%
Mean commute	17.1 min	18.1 min	19.3 min

Source: American Community Survey 5-year estimates 2020 to 2024, block-group geography, aggregated to 1, 3 and 5 mile radii centred on 3237 S. Peoria Ave, Tulsa, OK.



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