



# One Place Tower

202 S CHEYENNE AVE, TULSA, OK 74103

 **LEGACY**  
COMMERCIAL PROPERTY ADVISORS

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# Property Summary

One Place Tower offers full floors and contiguous floor options, making it ideal for companies seeking a highly professional and efficient workspace in Downtown Tulsa's Central Business District. Formerly home to Coterra Energy, this Class A office building features expansive views of the downtown skyline, first-class interior finishes, and can accommodate immediate move-in requirements.

Tenants benefit from 24-hour access, on-site property management, and controlled security access on each floor, ensuring convenience and peace of mind. The property also includes 440 garage parking spaces, with over 1,152 total spaces available in the area for parking on evenings and weekends.

On the ground floor, Ti Amo Ristorante Italiano provides on-site dining, while the adjacent building offers additional food options, all without leaving the premises. This is an exclusive opportunity to secure Class A office space with immediate availability and unmatched amenities in the heart of downtown.

<b>RENTAL RATE</b>	\$25.00 SF/yr (Full Service)
<b>AVAILABLE SPACE</b>	28,053 to 308,583 SF / 11 Full Floors
<b>OFFICE / BUILDING CLASS</b>	A
<b>ZONING</b>	CBD
<b>STORIES</b>	18
<b>AVERAGE FLOOR SIZE</b>	28,053 SF
<b>BUILDING SIZE</b>	328,547 SF
<b>PARKING GARAGE</b>	440 spaces
<b>YEAR BUILT</b>	2013



# Property Amenities

## SECURITY

- 24/7 Building Security
- On-site armed security guards (TenSeven)
- On-site Engineers and Building Management
- 70 on site surveillance cameras, monitoring the perimeter, entrances, public lobbies, and five locations on every garage level.
- Secured garage facilities accessible 24/7 by tenants.

## FIRE LIFE SAFETY SYSTEMS

- Fully Sprinkled Building
- ADA Strobe/Visual Systems, throughout common areas including conference rooms.
- Voice enunciation System
- Pressurized Stairwells
- Two smoke detectors per floor
- Two fire alarm pull stations per floor

## HVAC SYSTEMS

- Chilled water & Steam provided by Vicinity Energy
- Variable Air Volume System with Reheats (VAV)
- An average of 33 Zones per floor.
- Each corner office has its own VAV with an occupant-controlled thermostat.
- Night and weekend cooling is available

## ELECTRICAL SYSTEMS

- Downtown is served by two sources, in the event one source is compromised, power is not lost to the property.
- 480-volt electrical riser, with six 250-amp panels per floor.
- Building electrical system capable of 11 watts per square foot.
- 250KW Emergency generator powers emergency egress lighting, elevators, security systems, fire panel, and fire pump in the event of power loss.



440 GARAGE  
PARKING  
SPACES



ON-SITE  
RESTAURANT



FIRST CLASS  
BUILDING  
SYSTEMS



ON-SITE  
SECURITY  
STAFF



4 ACCESSIBLE  
ELEVATORS



WALKABLE  
LOCATION

# Property Amenities

## PHASE I: CONFERENCE CENTER



Estimated completion by year-end 2027\*

## PHASE II: GYM, LOUNGE, & GOLF SIMULATOR



Estimated completion by year-end 2028\*

\*Timeline subject to lease-up schedule and tenant requirements

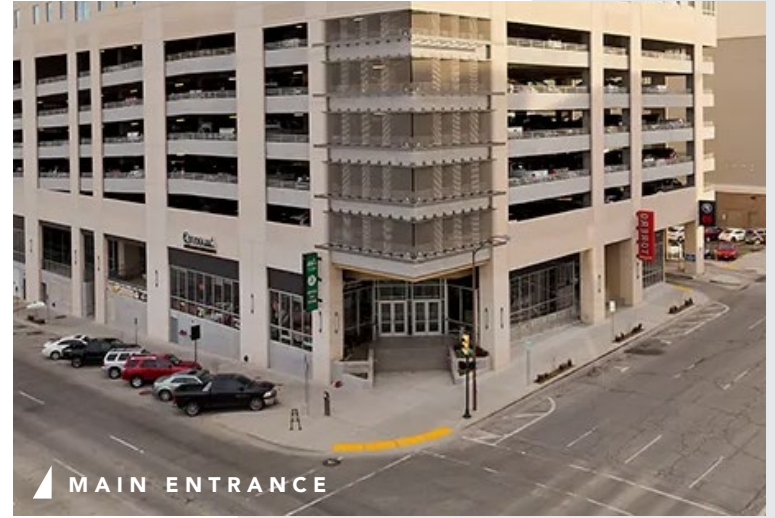
# Property Photos



OFFICE VIEWS



BREAK ROOM



MAIN ENTRANCE



LOBBY & SECURITY DESK



CONFERENCE ROOM

# Location Highlights



## PRIME DOWNTOWN LOCATION

Situated at 202 S Cheyenne Avenue in the heart of Tulsa's central business district.



## PROXIMITY TO MAJOR INSTITUTIONS

Steps from Tulsa City Hall, US Federal Building, BOK Tower, Tulsa County Courthouse, and Tulsa Municipal Court.



## VIBRANT ENTERTAINMENT ACCESS

Walkable to the BOK Center and Tulsa Performing Arts Center for concerts, shows, and events.



## DYNAMIC DINING & NIGHTLIFE

Surrounded by dozens of local restaurants, bars, and social venues.



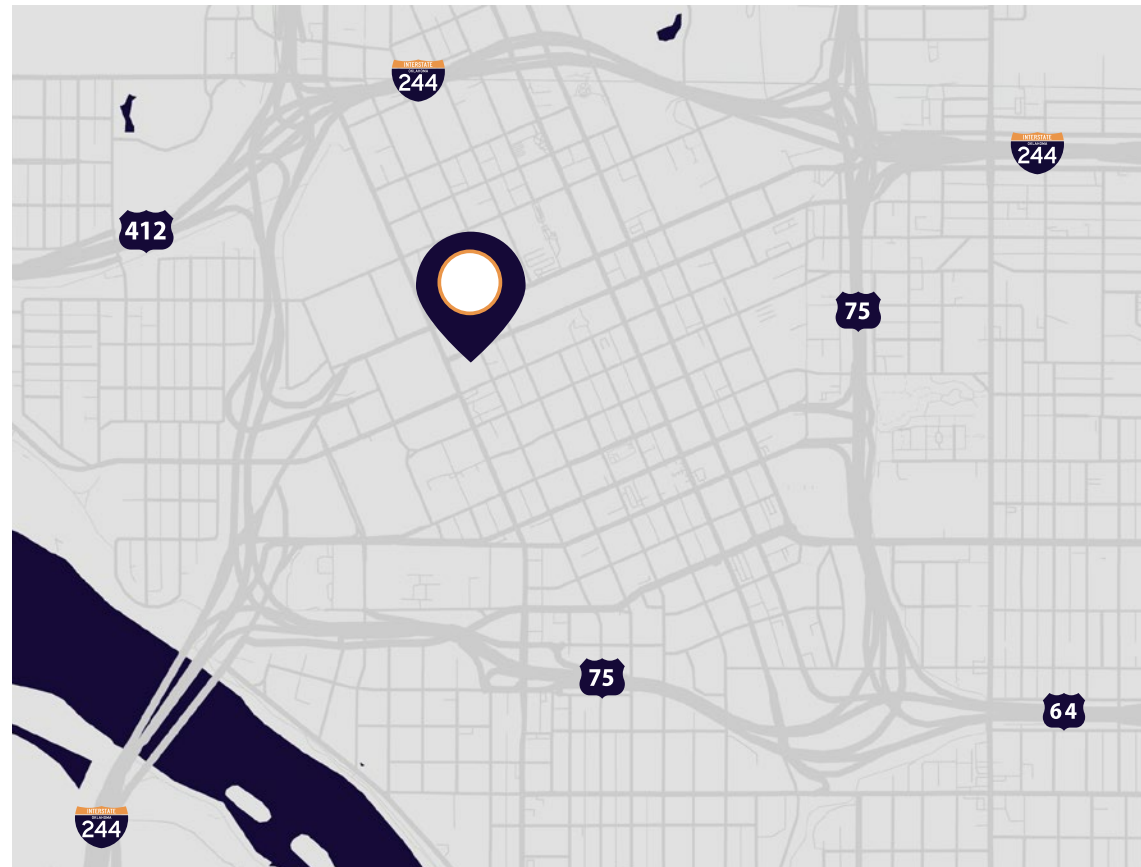
## CONVENIENT FOR TRAVELERS

Multiple upscale hotels within easy walking distance.

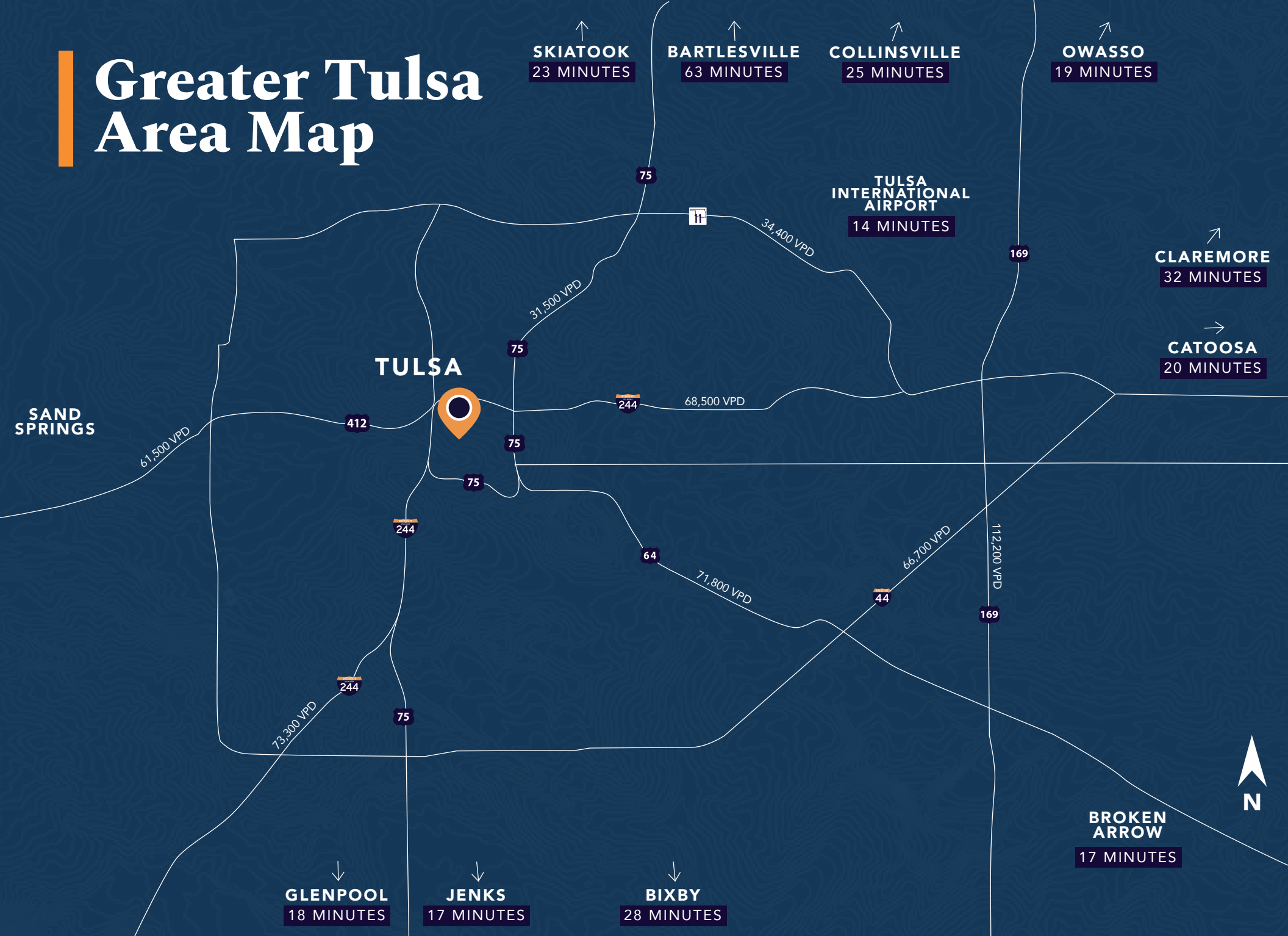


## SEAMLESS TRANSIT & PARKING

Easy access to public transportation, valet services, and covered parking garages, making commuting and client visits a breeze.



# Greater Tulsa Area Map



# Property Aerial

Tulsa THEATER

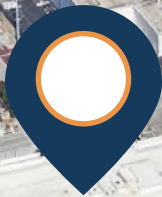
guthrie green

BOK TOWER

CommunityCare

TULSA CITY HALL

TULSA PERFORMING ARTS CENTER  
TPAC



BOK CENTER

Hampton Inn

S CHEYENNE AVE

S DENVER AVE (6,000 VPD)

THE MAYO

PAGE BELCHER FEDERAL BUILDING

Tulsa City-County LIBRARY

ONEOK

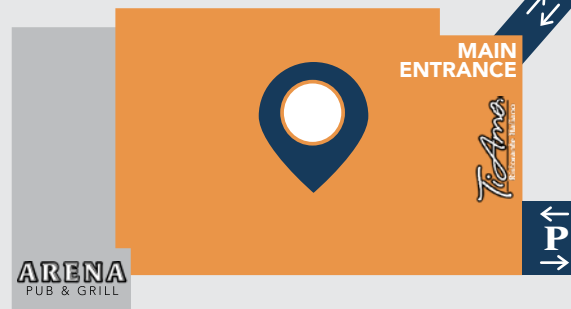
# Parking Availability

 BOK CENTER

W 1ST ST



W 2ND ST



S DENVER AVE (6,000 VPD)

P

S CHEYENNE AVE

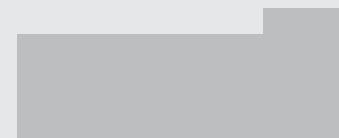
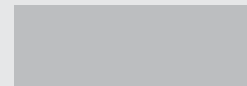
W 3RD ST



FEDERAL GOVT. OFFICE

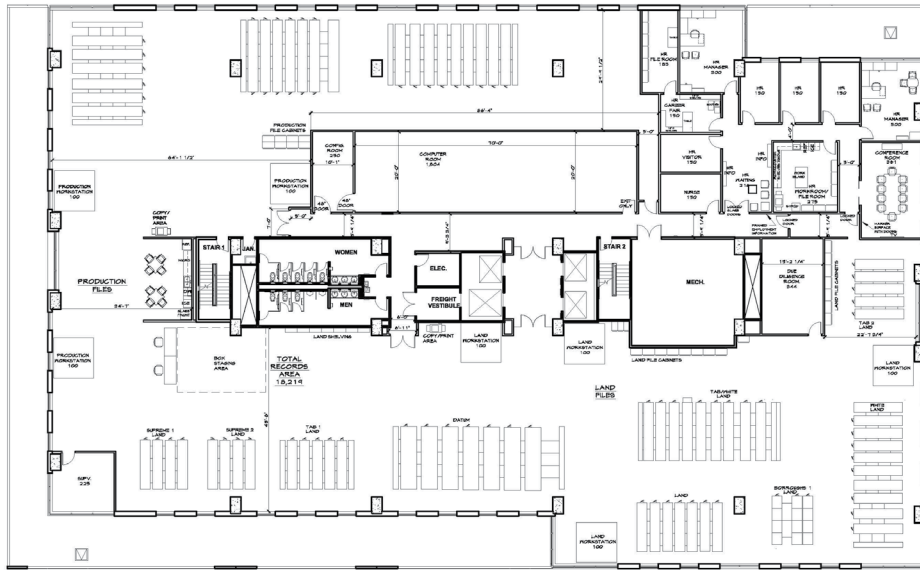
SOUTH BORDER AVE W

PAGE BELCHER FEDERAL BUILDING  
U.S. COURT HOUSE AND POST OFFICE



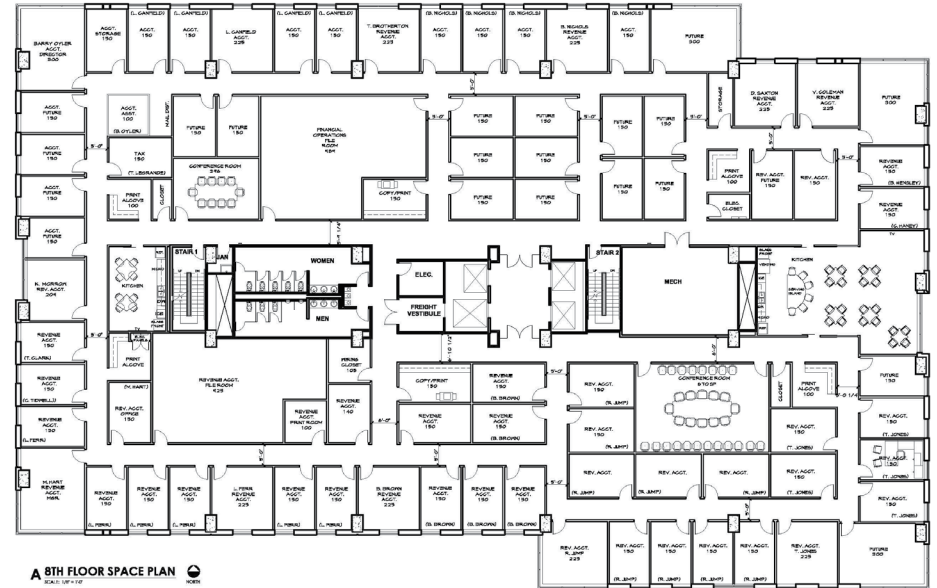
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# Floor Plans



A 7TH FLOOR SPACE PLAN  
SCALE: 1/8" = 1'-0"

**7TH FLOOR**  
28,053 SF



A 8TH FLOOR SPACE PLAN  
SCALE: 1/8" = 1'-0"

**8TH FLOOR**  
28,053 SF

# Floor Plans



A 9TH FLOOR SPACE PLAN

**9TH FLOOR**  
28,053 SF



A 10TH FLOOR SPACE PLAN

**10TH FLOOR**  
28,053 SF

# Floor Plans



A 11TH FLOOR SPACE PLAN  
SCALE 1/8" = 1'-0"

**11TH FLOOR**  
28,053 SF



A 12TH FLOOR SPACE PLAN  
SCALE 1/8" = 1'-0"

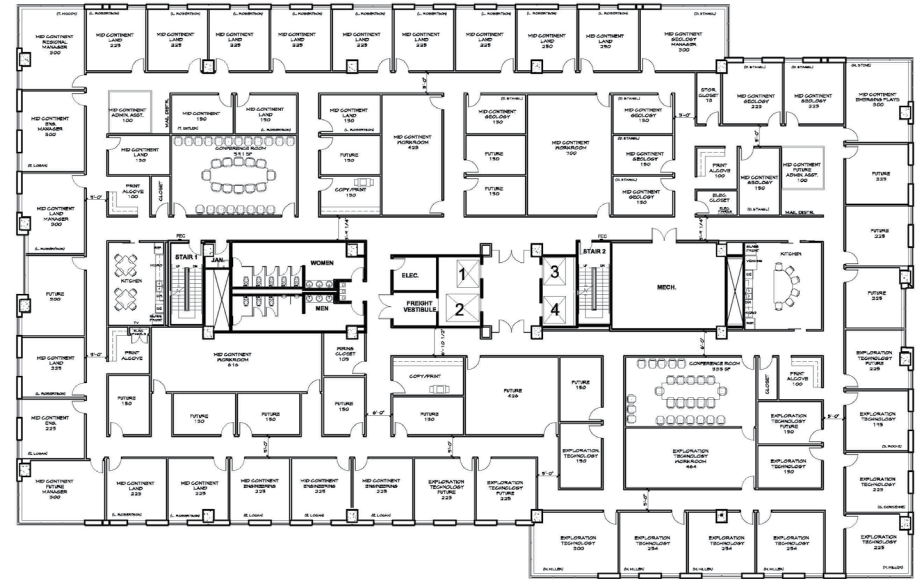
**12TH FLOOR**  
28,053 SF

# Floor Plans



A 13TH FLOOR SPACE PLAN  
SCALE: 1/8" = 1'-0"

**13TH FLOOR**  
28,053 SF



A 14TH FLOOR SPACE PLAN  
SCALE: 1/8" = 1'-0"

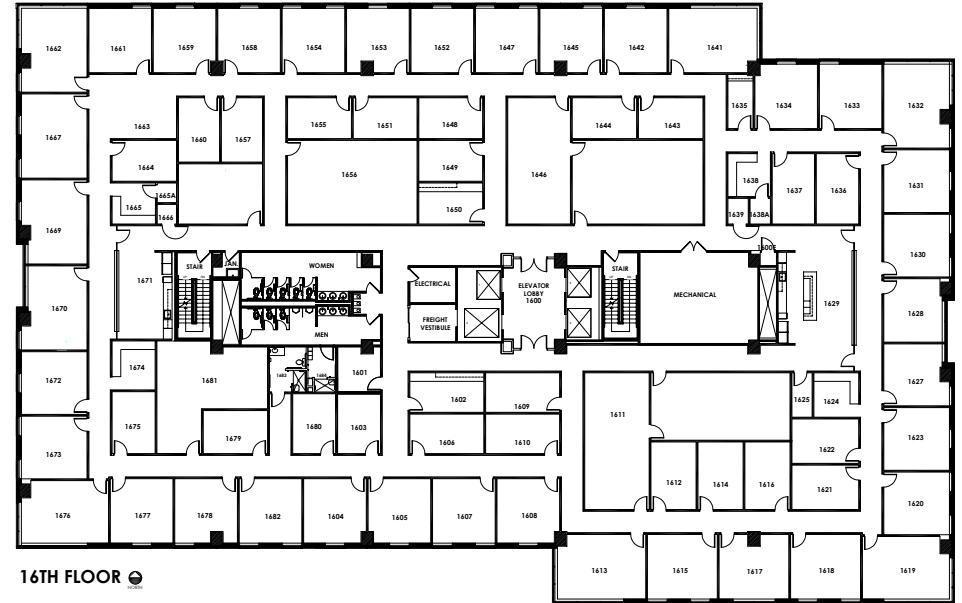
**14TH FLOOR**  
28,053 SF

# Floor Plans



**A 15TH FLOOR SPACE PLAN**  
SCALE: 1/8" = 1'-0"

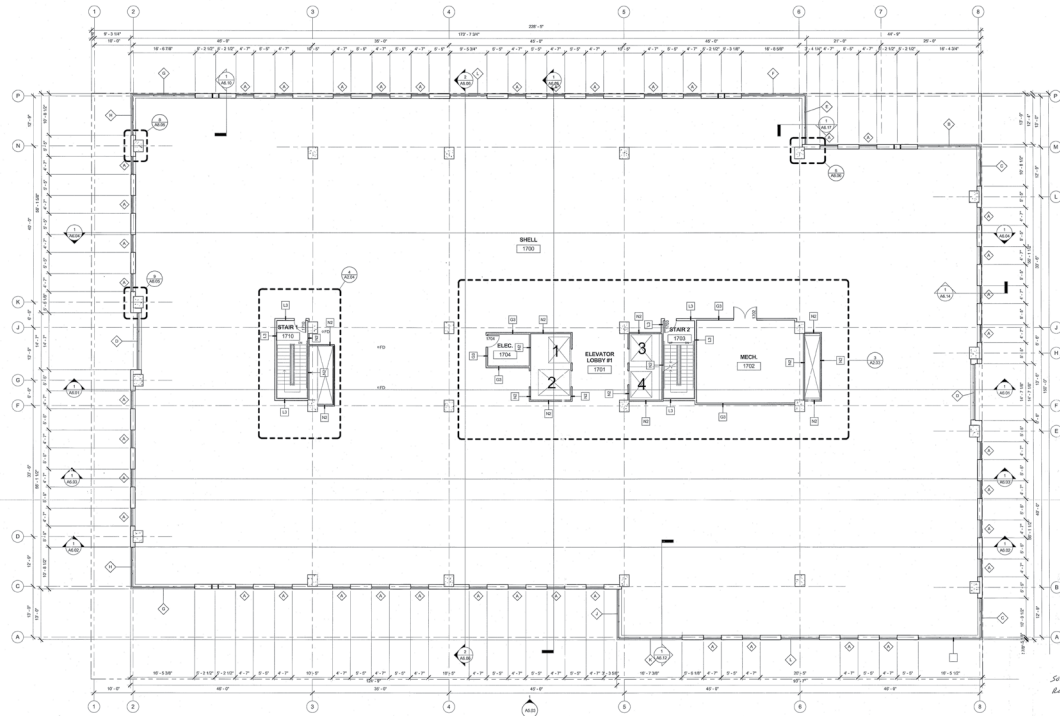
**15TH FLOOR**  
28,053 SF



**16TH FLOOR**

**16TH FLOOR**  
28,053 SF

# Floor Plans



**MILES ASSOCIATES**  
 ARCHITECTURAL FIRM  
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 SUITE 1000  
 TULSA, OK 74103  
 TEL: 918.438.1100  
 FAX: 918.438.1101  
 WWW.MILESASSOCIATES.COM

**OFFICE TOWER AT ONE PLACE (BUILDING SHELL AND CORE)**  
 OWNER: CJP CHEYNE TULSA, LLC  
 DESIGN BUILDER: PULASKI  
 TULSA, OK



Scale: 1/8" = 1'-0"  
 Rev: 04/14

1 FLOOR PLAN - LEVELS 16 - 17 TYP.  
 DATE: 08/11/17

**17TH FLOOR**  
 28,053 SF



# 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.



 **BOK CENTER**

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