



# EXCHANGE CENTERS | SPACE FOR LEASE

4606 & 4608 S GARNETT, TULSA, OK 74146

**SAM HOGLE**

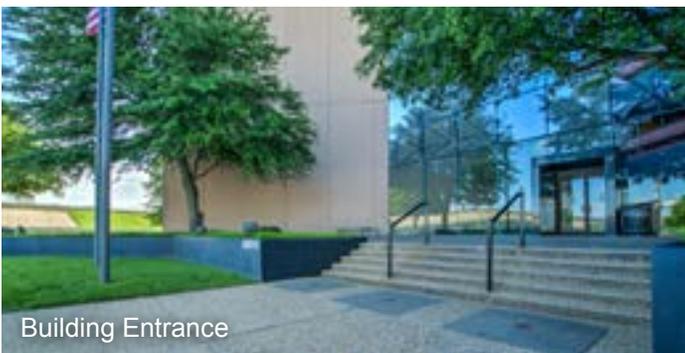
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**NEWMARK**  
ROBINSON PARK



Park-like campus



Building Entrance



Serene outdoor space

## EXECUTIVE SUMMARY

Perfectly situated office space with immediate access to the Broken Arrow Expressway and Highway 169. These class B buildings in East Tulsa offer high-visibility, especially from the BA Expressway traffic.

Exchange Centers East & West offer ample parking for tenants and guests with on-site property management.

## DETAILS

<b>Campus Buildings</b>	140,522 SF
<b>Land Size</b>	8.24 acres
<b>Rental Rate</b>	\$15.00/SF
<b>Operating Expenses</b>	\$2.90±/SF
<b>Lease Term</b>	3-5 Years
<b>Avg. Ceiling Height</b>	10'

## BUILDING SPECS

<b>Engineering</b>	On-site	<b>Convenience Amenity</b>	Conferencing Facility
<b>Management</b>	On-site	<b>Signage</b>	Monument
<b>Elevators</b>	2 per building	<b>Storage Space</b>	Available on site
<b>Construction</b>	Steel	<b>Outdoor Comfort</b>	Seating and green spaces
<b>Safety Features</b>	Controlled access	<b>Parking</b>	604 surface spaces

## AMENITIES + NEARBY RETAILERS



**Conference Center**



**Controlled Access**



**Outdoor Seating**



Arvest Bank



Mike Fretz  
Event Center



At Home  
Home Decor



Oklahoma  
Central Credit



El Patron  
Cocina Mexicana



**ROBINSON PARK**

**THE PEOPLE OF EXCHANGE CENTERS**

In the Downtown district of Oklahoma City, Robinson Park manages several multi-tenant office buildings, hotels and parking garages centered around the intersection of Robinson and Park. This sizable footprint in the district cultivates an amenity-rich environment for our tenants to mutually benefit from.

When your company joins our network, you and your team will experience the Robinson Park difference!

**2.7M**

Total Office  
Square Feet

**3,841**

Parking Spaces

**333**

Hotel  
Rooms

**60+**

Unique  
Amenities



**BRIAN KIRBY**

**Business Manager**

[bkirby@robinson-park.com](mailto:bkirby@robinson-park.com)



**RYAN DEMETER**

**Building Engineer**

[rdemeter@robinson-park.com](mailto:rdemeter@robinson-park.com)

## THE BENEFITS OF ROBINSON PARK

**Tenant App** | The RP App allows you to interact with our properties like never before. Listed are just some of the amazing features, and we're always adding more to make it your One-Stop-RP-Shop!

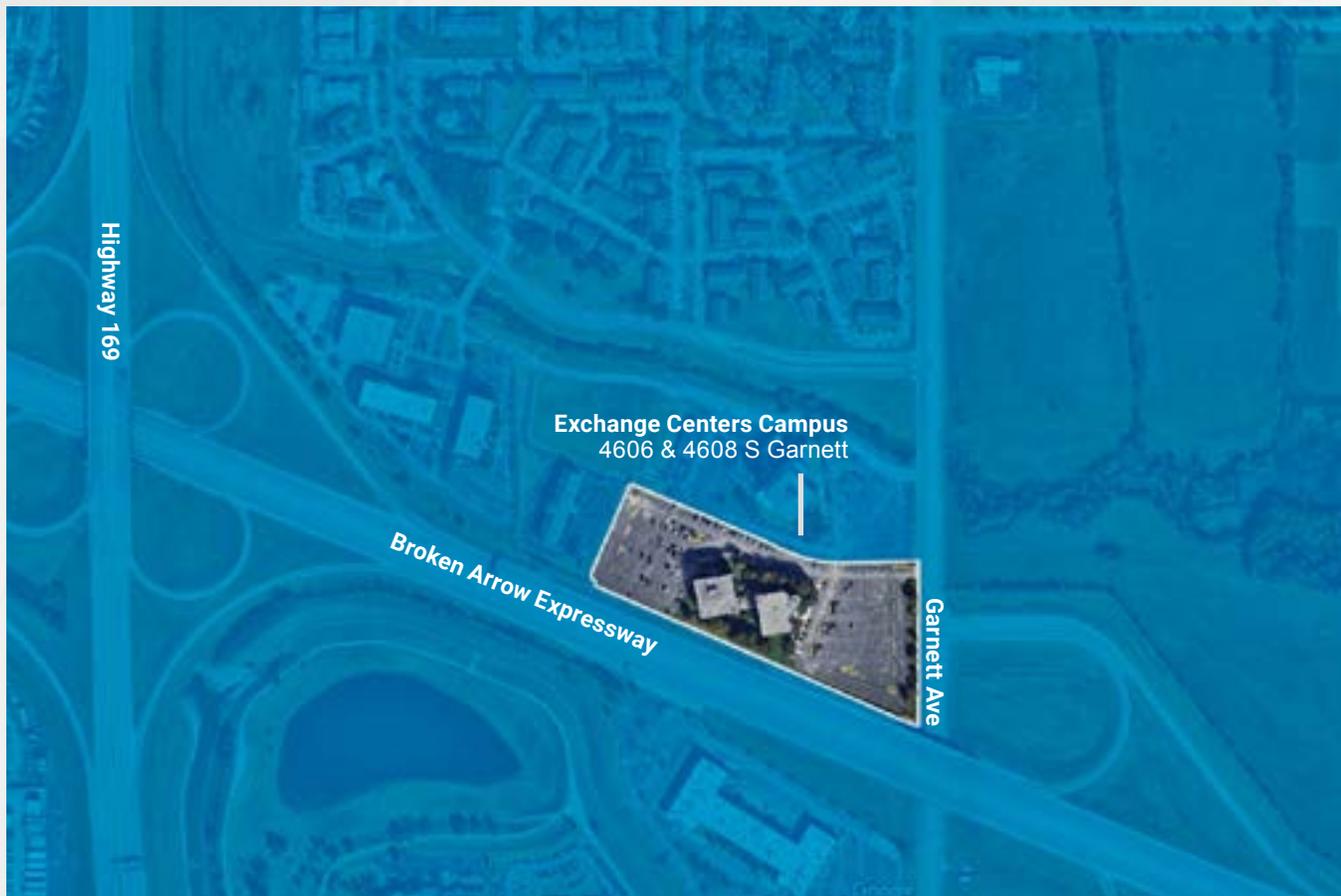
**Corporate Discounts** | As a RP Tenant, you gain access to several Corporate Discounts for things like hotels, tickets, technology, and much more!



- Direct Communication Link To Management 24/7
- Submit Work Orders and Maintenance Requests
- Schedule Conference Rooms
- Join our Gyms and Manage your Membership
- View and Register for Events
- Receive Notifications Directly from Management
- Security Access to Enter Property
- More features are added regularly!



## EASY ACCESS LOCATION



SCAN HERE FOR  
SUITE AVAILABILITY

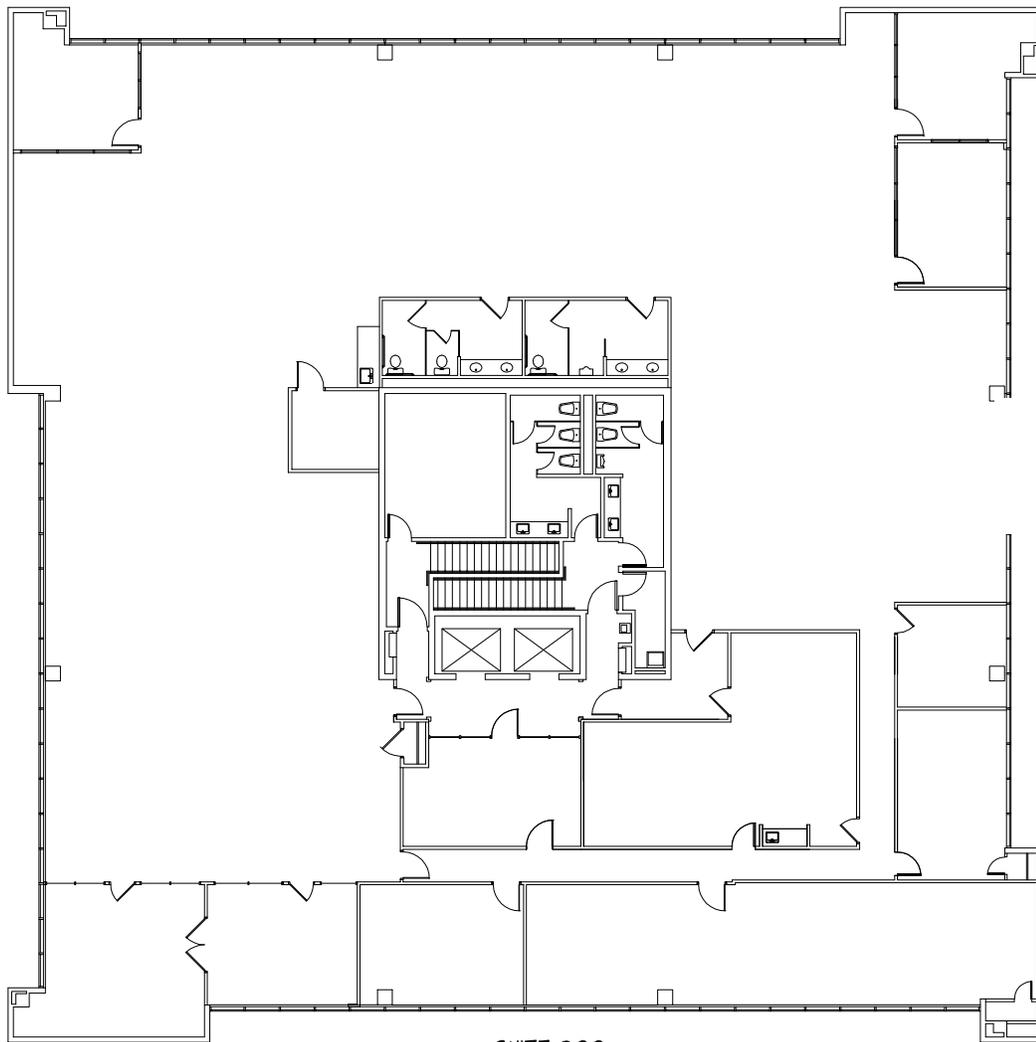


# SUITE 200

EXCHANGE CENTER | 4608

2nd Floor

13,908 SF



SUITE 200

