



VANDEVER LOFTS | RETAIL / OFFICE FOR LEASE
16 E. 5TH STREET TULSA, OK 74103

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NEWMARK
ROBINSON PARK

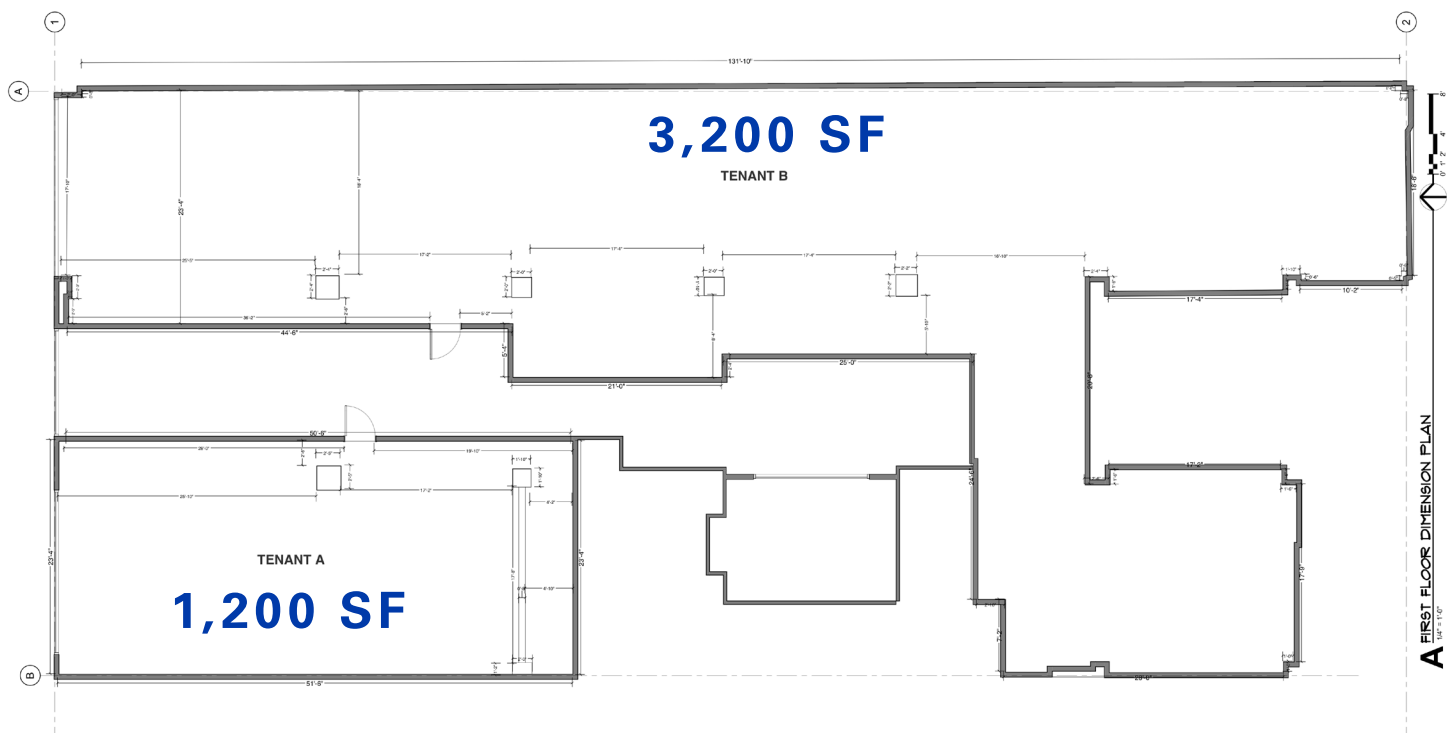
DETAILS

Total SF	1,200 SF - 2,000 SF
Price/SF	\$16.00/SF/YR (NNN)
Year Built	1924
Year Renovated	2015
Market	Tulsa

Vandever Lofts is a mixed-use redevelopment with 44 apartment units. It is located in the heart of Downtown Tulsa, within walking distance from BOK Center, Cox Business Center, Williams Center, Guthrie Green and the Performing Arts Center.

There are currently two first floor retail spaces available for lease with lobby and street frontage access. One space is 1,200 SF and the other space is 2,000 SF. Both spaces can be built to suit for any retailer's needs.

Within a quarter mile radius of the historic Reunion Center, there is 9.4 million square feet of office space at 90% occupancy. There are 40,000 employees within a one mile radius.



RENDERINGS



MARKET DATA

POPULATION

	1 mile	3 miles	5 miles
2000	8,014	75,423	166,231
2010	8,211	72,203	157,959
2019	8,955	73,690	161,893
2024	9,615	75,278	165,097
2010 - 2019 Annual Rate	0.94%	0.22%	0.27%
2019 - 2024 Annual Rate	1.43%	0.43%	0.39%

HOUSEHOLDS

	1 mile	3 miles	5 miles
2010	3,509	31,131	67,924
2019	4,001	31,598	69,058
2024	4,467	32,391	70,423

MEDIAN HOUSEHOLDS INCOME

	1 mile	3 miles	5 miles
2019	\$37,915	\$38,188	\$40,710
2024	\$39,443	\$42,122	\$45,629
2019 - 2024 Annual Rate	0.79%	1.98%	2.31%

AVERAGE HOUSEHOLDS INCOME

	1 mile	3 miles	5 miles
2019	\$59,893	\$67,113	\$40,710
2024	\$64,470	\$74,096	\$73,272
2019 - 2024 Annual Rate	1.48%	2.00%	2.35%

PER CAPITA INCOME

	1 mile	3 miles	5 miles
2019	\$27,417	\$29,006	\$27,926
2024	\$30,465	\$32,105	\$31,348
2019 - 2024 Annual Rate	2.13%	2.05%	2.34%



TIM STRANGE

President

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Years of Experience

34 Years

Areas of Specialization

Government Leased Sales (GSA)
and Veterans Affairs (VA)

Office Sales

Office Leasing

Education

Southern Methodist University,
BS in mechanical engineering

Tim Strange serves as the president of Newmark Robinson Park, specializing in investment sales of properties throughout the U.S. For the past six years, a major focus has been on federal government leased properties to the General Services Administration (GSA) and Veteran's Affairs (VA). Mr. Strange has 34 years of experience and has closed over \$1.2 billion in sale and leasing transactions over his career. He was the first SIOR in Oklahoma City to be designated as an office specialist.

PARTIAL LIST OF TRANSACTIONS

GSA Portfolio I: \$44.3M

GSA Portfolio II: \$34.5M

Oklahoma Publishing Company: 67,823 SF Headquarters

Public Strategies: 35,132 SF

Oklahoma Municipal Assurance Group: 21,000 SF

PARTIAL CLIENT LIST

Sammye Cravins, Public Strategies

Calvin Burgess, Dominion Group

Sean Bannon, Zurich Asset Management

Richard Tanenbaum, Gardner Tanenbaum Holding

PROFESSIONAL AFFILIATIONS

Former program co-chair, LOYAL of Leadership Oklahoma City

Former board member, Leadership Oklahoma City

Former director, Oklahoma City Chamber of Commerce

Former director, Central Oklahoma Transportation & Parking Authority

Past president, Oklahoma Certified Commercial Investment Member (CCIM)

Past president, Oklahoma Society of Industrial and Office Realtors (SIOR)

Past president, Commercial Real Estate Council (CREC) of OKC

Past president, Rotary Club of OKC

Member, CCIM

Member, SIOR

Member, Economic Club of OKC

Member, Downtown Business Improvement District Board (BID)

