



Atrios Hillcrest

RP ROBINSON PARK

110 W 7TH

RICK GUILD, SIOR  
rguild@newmarkrp.com  
(918) 645-3677

SAM HOGLE  
shogle@newmarkrp.com  
(918) 381-0833

**NEWMARK**  
ROBINSON PARK



**UNOBSTRUCTED  
VIEWS OF  
DOWNTOWN, THE  
RIVER, AND THE  
SURROUNDING  
AREA. AFTER  
DARK OFFERS A  
SPARKLING CITY  
SKYLINE.**



**PREMIER CLASS A  
OFFICE COMPLEX**  
Quality location, with  
walkability to entertainment



**THOUGHTFUL  
AMENITIES**  
Manicured outdoor green  
space with seating



**ATTACHED  
STRUCTURED PARKING**  
Including a covered parkway  
and lower level entry



**ACCESS TO AMENITIES**  
Available conference center,  
event space, and full-service  
deli onsite



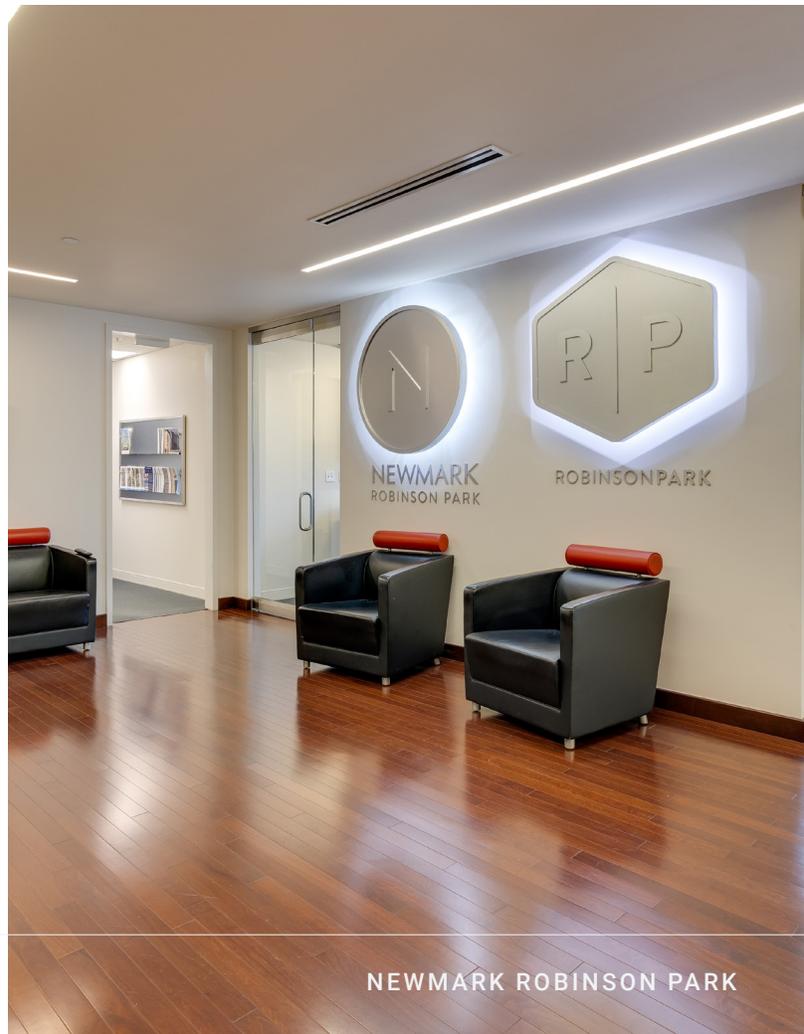
**QUICK ACCESS TO  
PREMIER SHOPPING**  
Proximity to Tulsa's  
highways offers quick  
access to premier shopping



**WALKABLE TO POPULAR  
RESTAURANTS**  
A variety of dining options  
for business and personal  
needs

# ELEGANT & SECURE

**BUILDING SECURITY IS ON-SITE 24/7  
WITH FRONT DESK VISITOR SCREENING,  
ENSURING YOUR CLIENTS AND GUESTS  
CHECK IN WITH CONVENIENCE AND  
COMFORT WHILE MAINTAINING A SAFE  
AND PROTECTED BUILDING.**





SCAN OR CLICK HERE  
FOR SUITE AVAILABILITY



# WALKABILITY

**110 W 7TH IS PERFECTLY LOCATED AT THE SOUTHWEST EDGE OF DOWNTOWN TULSA.**

**THIS PLACEMENT OFFERS WALKABILITY TO POPULAR DESTINATIONS WHILE AVOIDING THE HEART OF CENTRAL BUSINESS DISTRICT TRAFFIC.**

## BUILDING DETAILS

Size	521,854 SF
Rental Rate	\$20.00/SF
Lease Type	Full Service Gross
Lease Term	3-10 years
Freight Elevator	Yes

# PARKING

**CONVENIENT PARKING RATIO OF  
1 PER 1,000 SF**



**586 ATTACHED  
GARAGE SPACES**

---

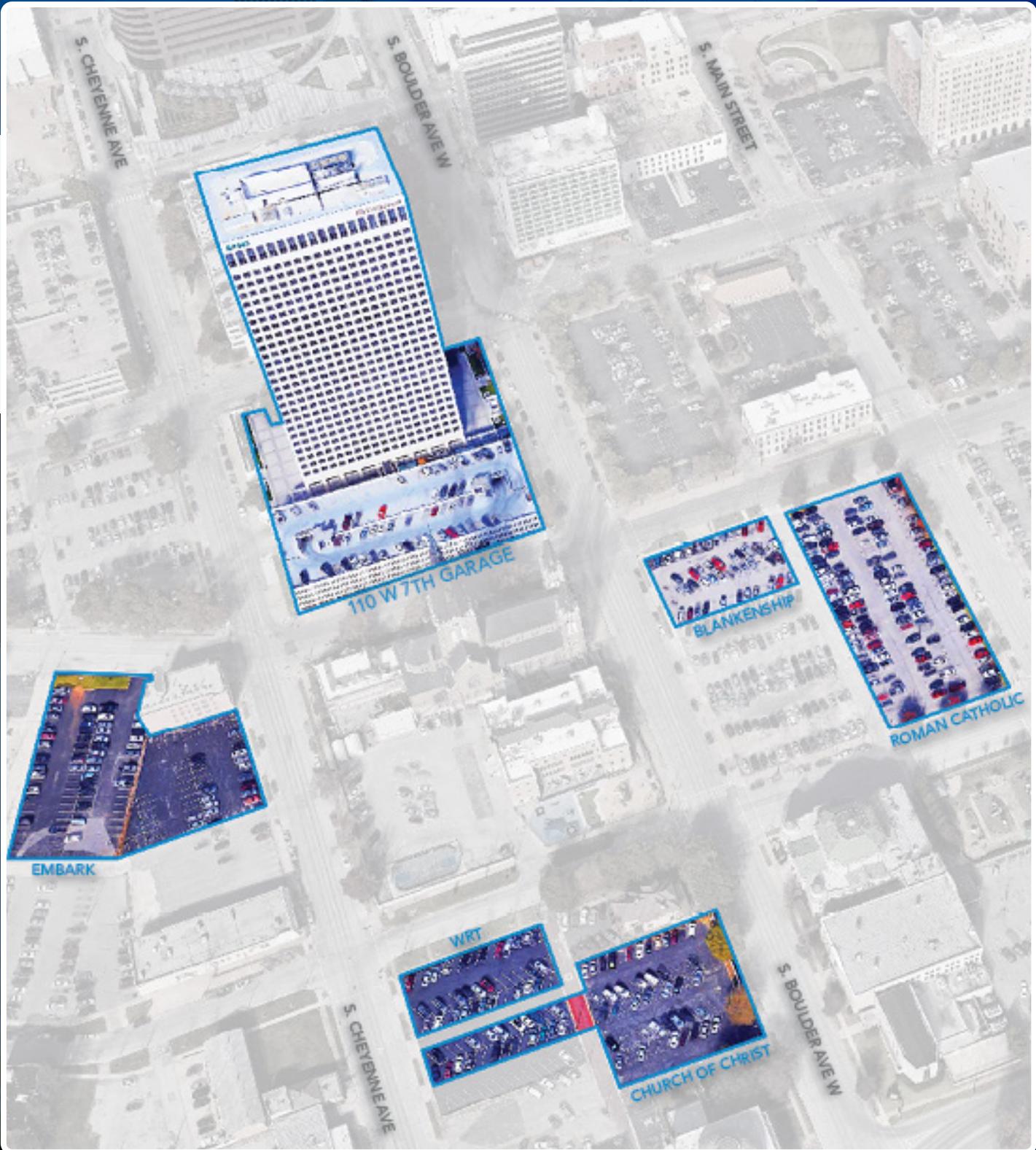
**\$85.00 PER SPACE**



**513 SURFACE  
LOT SPACES**

---

**\$65.00 PER SPACE**





-   
**Attached Parking Garage**
-   
**Surface Parking**
-   
**28th Floor Event Space**
-   
**24-Hour Security**
-   
**Covered Loading Dock**
-   
**EV Charging Stations**
-   
**Green Space**
-   
**Bike Racks**
-   
**On-site Deli**
-   
**Bus Line**
-   
**Indoor Lounge Area**
-   
**On-site Boutique**

  
**Chartreuse Chandelier Studio**  
110 W 7th

  
**Isle of Palm Snack Bar**  
110 W 7th

  
**DoubleTree Hotel**  
DoubleTree by Hilton

  
**The Vault Restaurant**  
The Vault Building

  
**Tulsa City-County Library**  
TCCL Central Branch

  
**Barrow & Grimm Attorneys at Law**  
110 W 7th

  
**The Mayo Hotel**  
Mayo Building

  
**Tulsa Community College**  
TCC Metro Campus

  
**Cherry Street Kitchen**  
Mayo Building

  
**Summit Club**  
Bank of America Center

 **ROBINSON PARK**  
**THE PEOPLE OF 110 W 7TH**

Robinson Park manages several commercial real estate buildings across the United States; including office, hospitality and parking garages. This sizable footprint 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!

-   
Total Office Square Feet
-   
Hotel Keys
-   
Parking Spaces
-   
Unique Amenities



**MICHELLE TUTTLE**  
**Business Manager**  
mtuttle@robinson-park.com



**MELISSA BRESE**  
**Asst Business Manager**  
mbrese@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!

**1+ MILLION**

RESIDENTS

**\$50 BILLION**

GROSS METRO  
PRODUCT

**3.7%**

UNEMPLOYMENT  
RATE

**TOP 5 METRO**

JOB CREATION BY SITE  
SELECTION MAGAZINE



**FROM FORTUNE 500, LIKE GOOGLE AND AMAZON TO HOME-GROWN TECH STARTUPS, COMPANIES CHOOSE TULSA FOR ITS INCREDIBLE VALUE, SKILLED WORKFORCE, LOW TAXES AND VIBRANT CULTURE.**

**-TULSA REGIONAL CHAMBER ECONOMIC DEVELOPMENT**





# WORLD CLASS ENVIRONMENT

**TULSA IS A VIBRANT HUB OF CULTURE, INNOVATION, AND COMMUNITY, WITH ITS RICH HISTORY REFLECTED IN THE STUNNING ART DECO ARCHITECTURE AND REVITALIZED DOWNTOWN AREAS. TULSA IS HOME TO A THRIVING ARTS SCENE, ANCHORED BY THE RENOWNED PHILBROOK AND GILCREASE MUSEUMS, AND BOASTS A DYNAMIC MIX OF RESTAURANTS, ENTERTAINMENT VENUES, AND GREEN SPACES. THE GATHERING PLACE, A 66-ACRE RIVERSIDE PARK, STANDS AS A TESTAMENT TO THE CITY'S COMMITMENT TO CREATING SPACES THAT FOSTER CONNECTION AND WELL-BEING.**



### UTICA SQUARE

Upscale destination known for its elegant boutiques and fine dining and landscaped outdoor setting.



### GATHERING PLACE

A \$465 million 66-acre park offering world-class recreational facilities. Named "The World's 100 Greatest Places" by Time Magazine.



### ONEOK FIELD

Premier downtown Tulsa stadium, home to the Tulsa Drillers and a variety of other events.



### UNIVERSITY OF TULSA

A prestigious private university known for its vibrant campus and commitment to research and innovation.



**THE BOK CENTER IN TULSA IS AN ICONIC MULTI-PURPOSE ARENA KNOWN FOR HOSTING A WIDE ARRAY OF EVENTS, FROM MAJOR CONCERTS AND SPORTS GAMES TO CONVENTIONS AND FAMILY SHOWS. DESIGNED BY RENOWNED ARCHITECT CÉSAR PELLI, ITS STRIKING MODERN ARCHITECTURE, WITH SWEEPING GLASS FACADES AND A UNIQUE OVAL SHAPE, MAKES IT A STANDOUT LANDMARK IN THE CITY. SINCE ITS OPENING IN 2008, THE BOK CENTER HAS PLAYED A PIVOTAL ROLE IN TULSA'S CULTURAL AND ENTERTAINMENT SCENE, ATTRACTING TOP-TIER TALENT AND BRINGING A VIBRANT ENERGY TO THE DOWNTOWN AREA.**

# TULSA ECONOMY

**HISTORICALLY A ROBUST ENERGY SECTOR FUELED TULSA'S ECONOMY, WHICH TODAY IS INCREASINGLY DIVERSIFIED AND INCLUDES A GROWING PRESENCE OF FINANCE, AEROSPACE AND AVIATION, HEALTHCARE, TELECOMMUNICATIONS AND TECHNOLOGY.**

## **PORT OF CATOOSA**

The Port of Catoosa is one of the largest, most inland river-ports in the US. Seventy companies employing nearly 3,000 people are based within its 2,000 acre industrial park.

Many port tenants also have office space in Tulsa, including Linde Engineering North America, which has its North American headquarters at Warren Place.





**GOOGLE SERVER FARM**  
 Google's data center facility 45 minutes northeast of Warren Place citing the "right combination of energy infrastructure, developable land and available workforce."



**AMERICAN AIRLINES MAINTENANCE BASE**  
 Tulsa is home to the world's largest commercial aviation maintenance facility and was recently awarded \$22 million from the State of Oklahoma.



**AMAZON FULFILLMENT CENTER**  
 Amazon opened a 2.6 million SF fulfillment center that employs 3,000 people.



**SAINT FRANCIS**  
 Tulsa's largest healthcare system and neighbor of Warren Place, employs nearly 10,000 employees and is widely regarded for its outstanding medical care.



**RICK GUILD, SIOR**  
rguild@newmarkrp.com  
(918) 645-3677



**SAM HOGLE**  
shogle@newmarkrp.com  
(918) 381-0833

---

**NEWMARK**  
ROBINSON PARK