



# TULSA'S MOST PRESTIGIOUS OFFICE ADDRESS

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**NEWMARK**  
ROBINSON PARK



**HIGHLY REGARDED  
AS A MARKET  
LEADER IN  
TULSA BECAUSE  
OF ITS BLUE-  
CHIP TENANCY,  
IMPECCABLE  
FINISHES AND  
UNPARALLELED  
SETTING.**



**PREMIER CLASS A  
OFFICE COMPLEX**  
Unrivalled quality, location,  
scale and prestige



**FULLY AMENITIZED  
DEVELOPMENT**  
Serene park-like setting |  
developed by Metlife with no  
expense spared



# PLACE & II



**ATTACHED  
STRUCTURED PARKING**  
Including a covered parkway



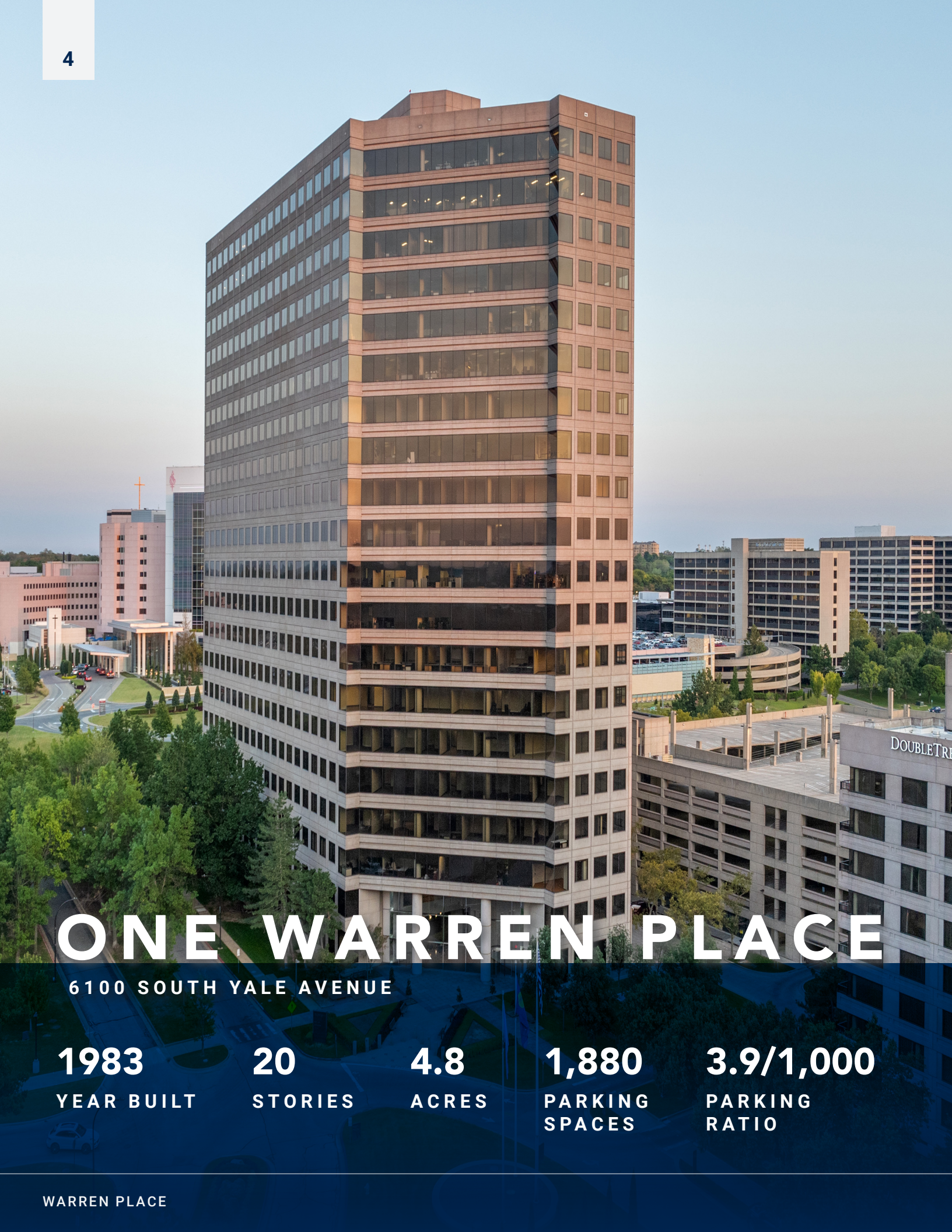
**ACCESS TO AMENITIES**  
Connected to DoubleTree  
hotel with event centers and  
Saint Francis Health Zone



**UNMATCHED  
NEIGHBORHOOD  
DEMOGRAPHIC PROFILE**  
Proximity to Tulsa's premier  
residential and retail supply



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



# ONE WARREN PLACE

6100 SOUTH YALE AVENUE

**1983**

YEAR BUILT

**20**

STORIES

**4.8**

ACRES

**1,880**

PARKING  
SPACES

**3.9/1,000**

PARKING  
RATIO



# TWO WARREN PLACE

6120 SOUTH YALE AVENUE

**1987**  
YEAR BUILT

**19**  
STORIES

**5.5**  
ACRES

**1,584**  
PARKING  
SPACES

**3.2/1,000**  
PARKING  
RATIO

# UPSCALE FINISHES

**UPSCALE COMMON AREA FINISHES ARE UNMATCHED IN THE MARKET. HIGH-END TENANT SPACES REFLECT A SUBSTANTIAL INVESTMENT AND DEDICATED LONG-TERM COMMITMENT TO THE PROPERTY.**







# AMENITIES



**STATE-OF-THE-ART  
CONFERENCE CENTER**  
Theater style on the first  
floor



**FULL SERVICE DELI**  
Convenient grab-and-go  
lunch on-site



**COVERED PARKING  
GARAGES**  
Fully covered canopied  
walkways



**24/7 ON-SITE SECURITY**  
Security officers provide after  
hours escort to vehicles





**52-ACRE CAMPUS  
STYLE LOCATION**  
Fully paved and lit walking  
trails throughout



**SAINT FRANCIS  
HEALTH ZONE**  
Corporate discount rates  
available



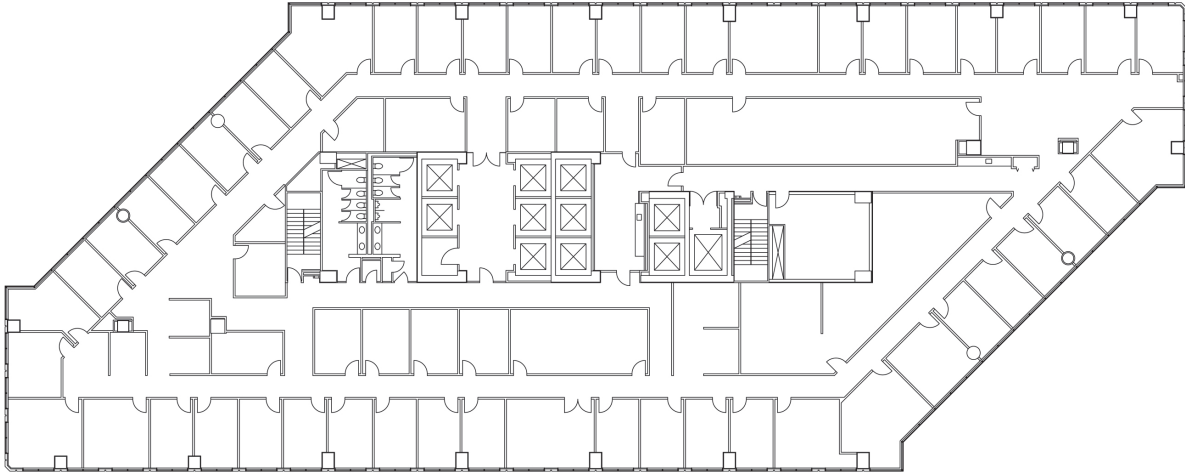
**MINUTES FROM DOWNTOWN  
+ TULSA AIRPORT**  
Conveniently located and easily  
accessible



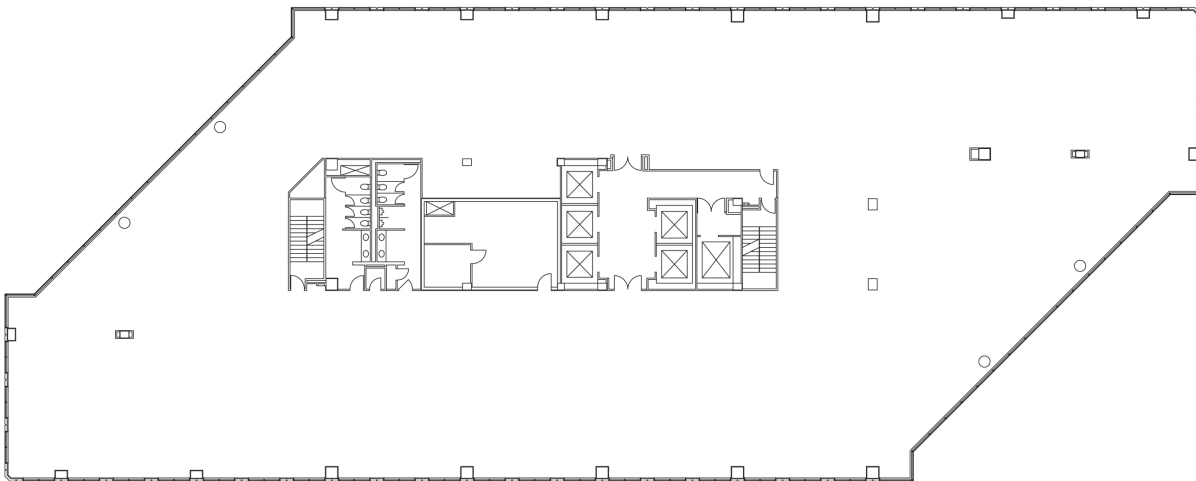
**WALK TO AWARD WINNING  
RESTAURANTS**  
Mahogany Steakhouse, Pub W,  
Neighborhood Jam, Starbucks  
and more

# ONE WARREN PLACE

TYPICAL SIZE: 23,500 SF  
TYPICAL BAY DEPTHS: 30'6" - 42'0"



**LOW RISE FLOORS 3-11**



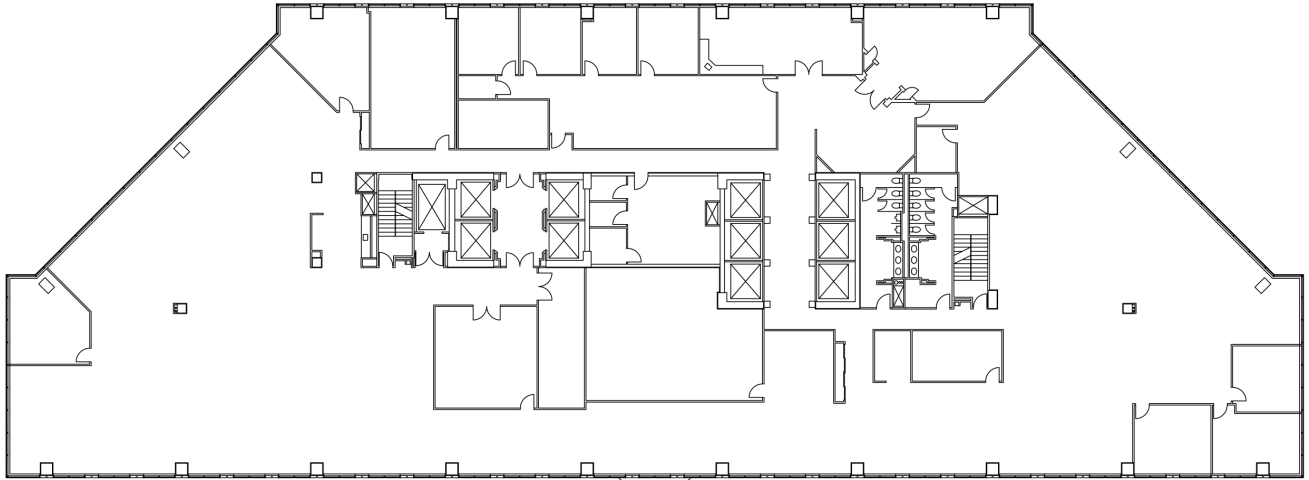
**HIGH RISE FLOORS 12-20**



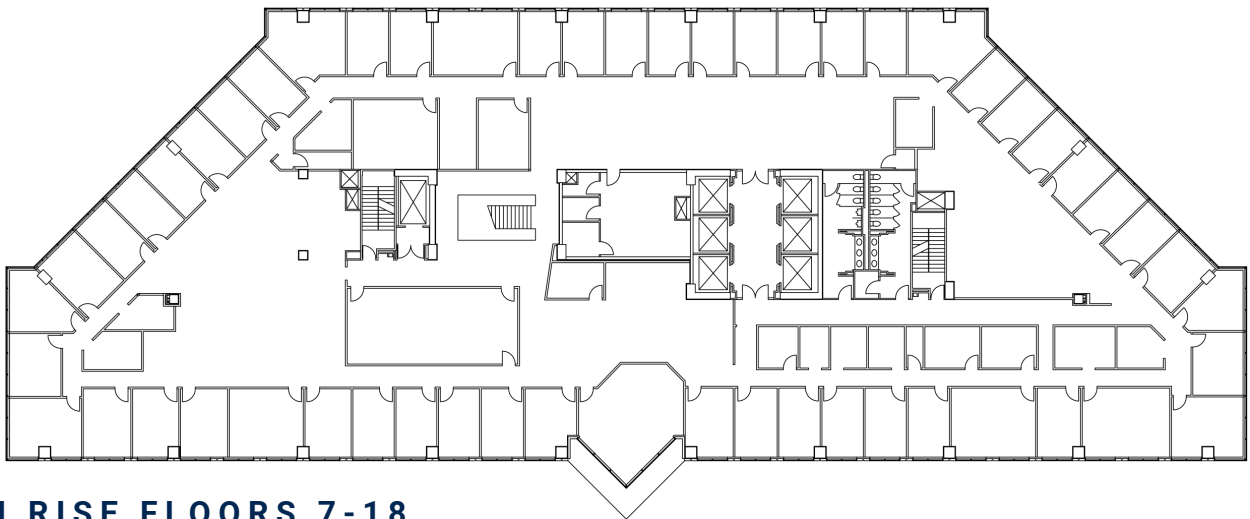
**SCAN OR CLICK HERE FOR  
AVAILABLE SUITES**

# TWO WARREN PLACE

TYPICAL SIZE: 26,000 SF  
TYPICAL BAY DEPTHS: 35'0" - 45'6"



LOW RISE FLOORS 4-6



HIGH RISE FLOORS 7-18



SCAN OR CLICK HERE FOR  
AVAILABLE SUITES





**ONE OF TULSA'S  
MOST HIGHLY  
TRAVERSED  
INTERSECTIONS  
OFFERING  
VALUABLE VISIBILITY  
TO MORE THAN  
60,000 VEHICLES  
EACH DAY**



**SHOPS AT WARREN  
PLACE**

Upscale dining, services and retail



**SAINT FRANCIS**

Corporate discounts available for Health Zone



**LAFORTUNE PARK**

Golf, tennis center, fishing and walking trails



**KINGSPONTE VILLAGE**

Dining, shopping and experience retail

# SUPERIOR LOCATION



**KINGSPOINTE VILLAGE**



**WARREN I + II  
SHOPS AT  
WARREN PLACE**



**SOUTHERN HILLS COUNTRY CLUB**



**DOUBLETREE HOTEL**



HARVARD AVENUE

VALE AVENUE

51ST STREET

LAFORTUNE PARK



61ST STREET

SAINT FRANCIS HOSPITAL



Health Zone

SHERIDAN ROAD

71ST STREET

MEMORIAL DRIVE

WOODLAND HILLS MALL



15 MINUTES TO MIDTOWN  
20 MINUTES TO DOWNTOWN



20 MINUTES TO TULSA INTERNATIONAL



WITHIN 1 MILE OF WARREN PLACE

HOUSEHOLD INCOME \$103K

35% greater than Tulsa avg



WITHIN 1 MILE OF WARREN PLACE

HOME VALUES \$297K

Exceeds Tulsa avg by 42%



# AREA AMENITIES



## SOUTHERN HILLS COUNTRY CLUB

A prestigious golf club, renowned for its championship course that has hosted multiple major golf tournaments, set amidst beautifully manicured landscapes and offering world-class amenities.



## DOUBLETREE HOTEL

Offers a blend of comfort and convenience, featuring modern accommodations, upscale amenities, and scenic views of the surrounding woodland, making it an ideal choice for both business and leisure travelers.





**LA FORTUNE PARK**

A recreational hub featuring expansive green spaces, a popular golf course, walking trails, and a variety of sports facilities, making it a favorite destination for outdoor activities and community gatherings.



**SHOPS AT WARREN PLACE**

An upscale shopping and dining destination, offering a curated selection of boutiques, restaurants, and services within a sophisticated, tree-lined setting.

**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**





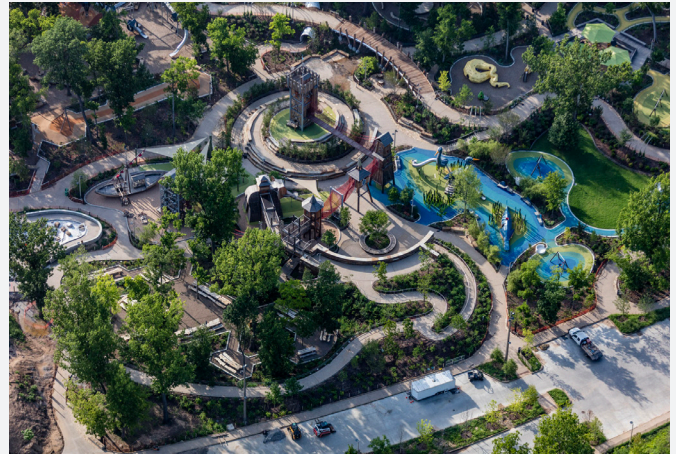
# WORLD CLASS ENVIRONMENT

**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.



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