



 **NEWMARK GRUBB**
LEVY STRANGE BEFFORT

1645 S 101st E Ave | FOR SALE
Tulsa, OK, 74128

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Newmark Grubb Levy Strange Beffort in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY DETAILS

Lot Size	13.79 Acres
Building Size	171,281 RSF
Building Class	B
Year Built	1985
Market	Tulsa
Sub Market	Central
Cross Streets	I-44 & U.S. Highway 169

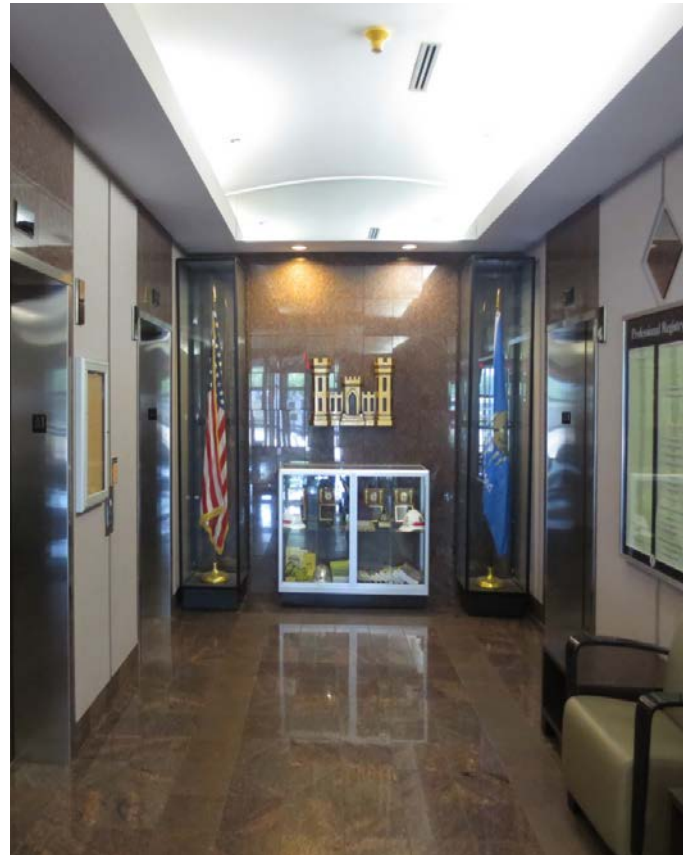
PROPERTY OVERVIEW

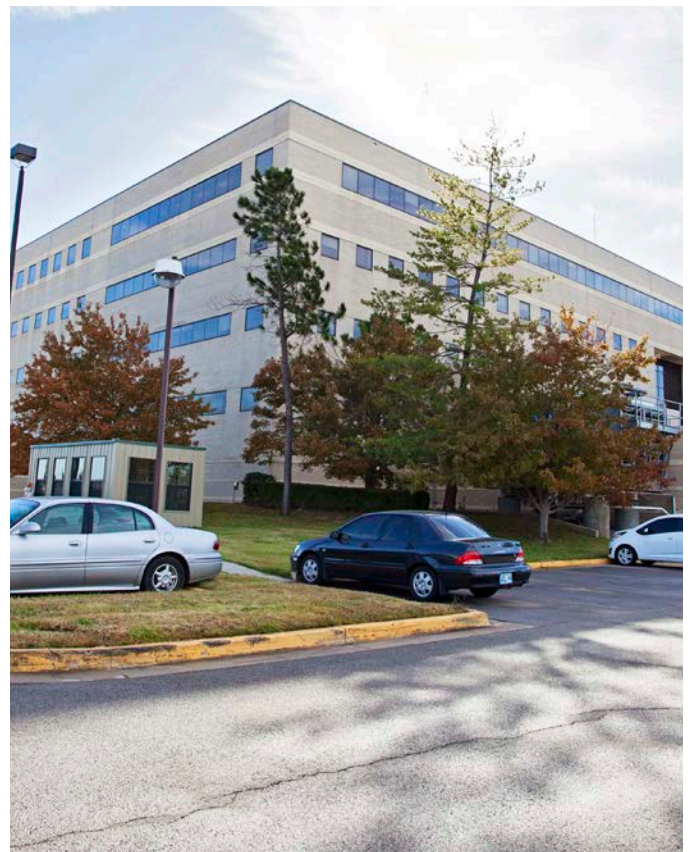
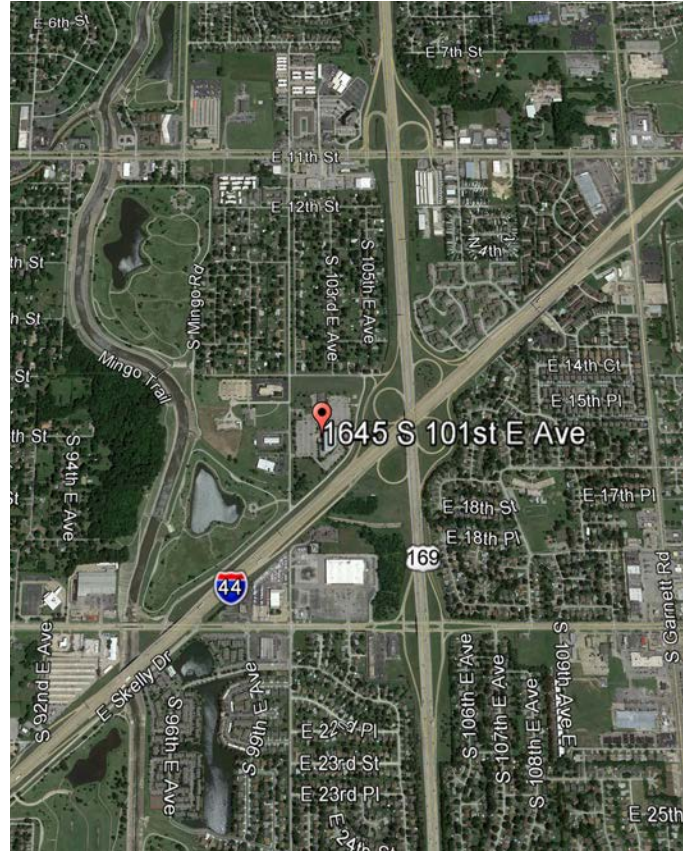
Main building and annex 23% occupied
Building generator - 450 KW (parts of 1st-3rd-5th floors)
Two 1,500,000 BTU Boilers, One 500 Ton Trane Chiller
New modified bitumen roof in 2015
641 parking spaces

[Click here for video](#)

PROPERTY HIGHLIGHTS

Interstate visibility, near I-44 and U.S. Highway 169
Full floors of 28,392 SF and smaller suites are available
1st - 5th floors 143,885 contiguous rentable square feet
Perimeter high security fencing and entries

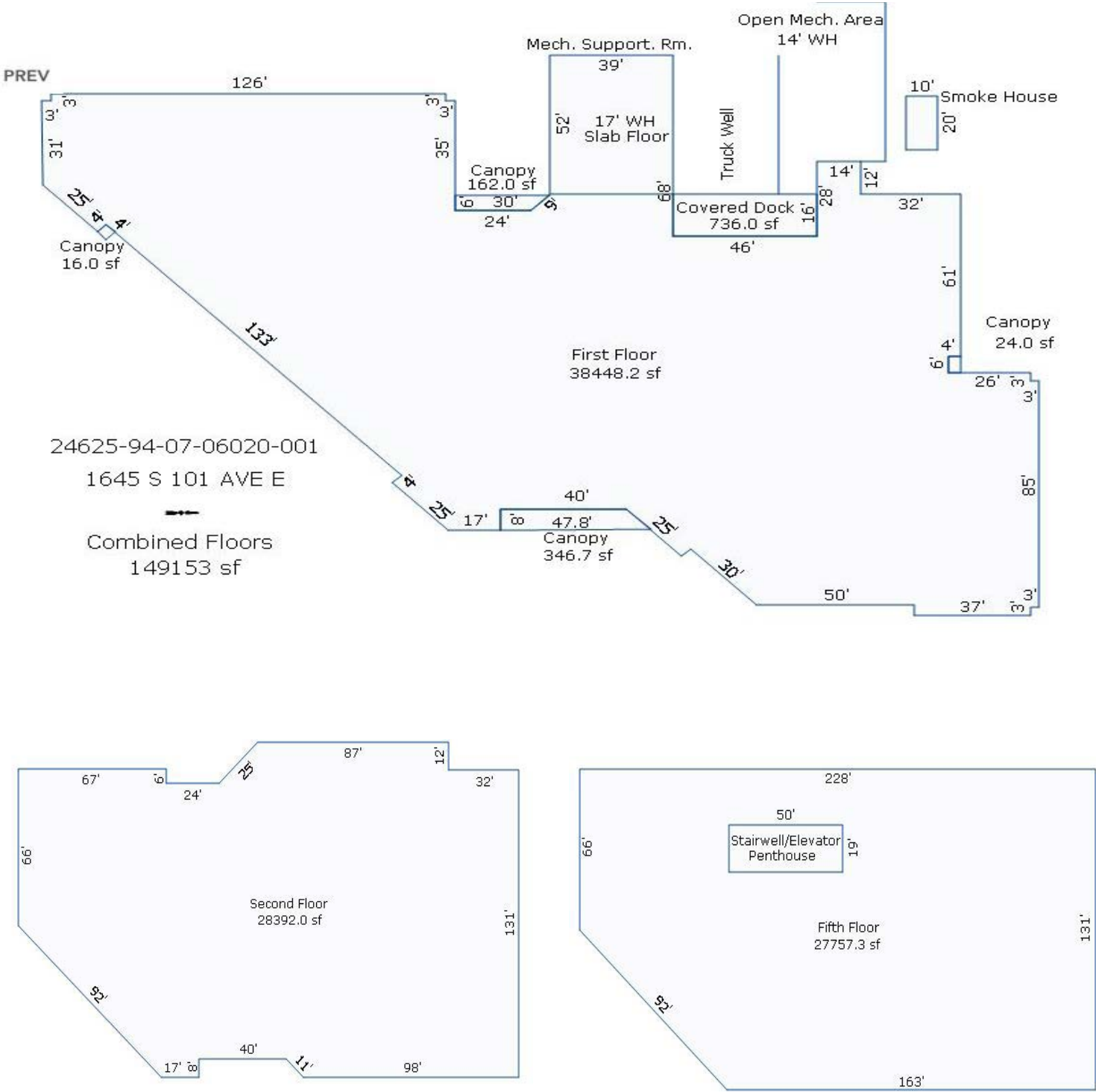


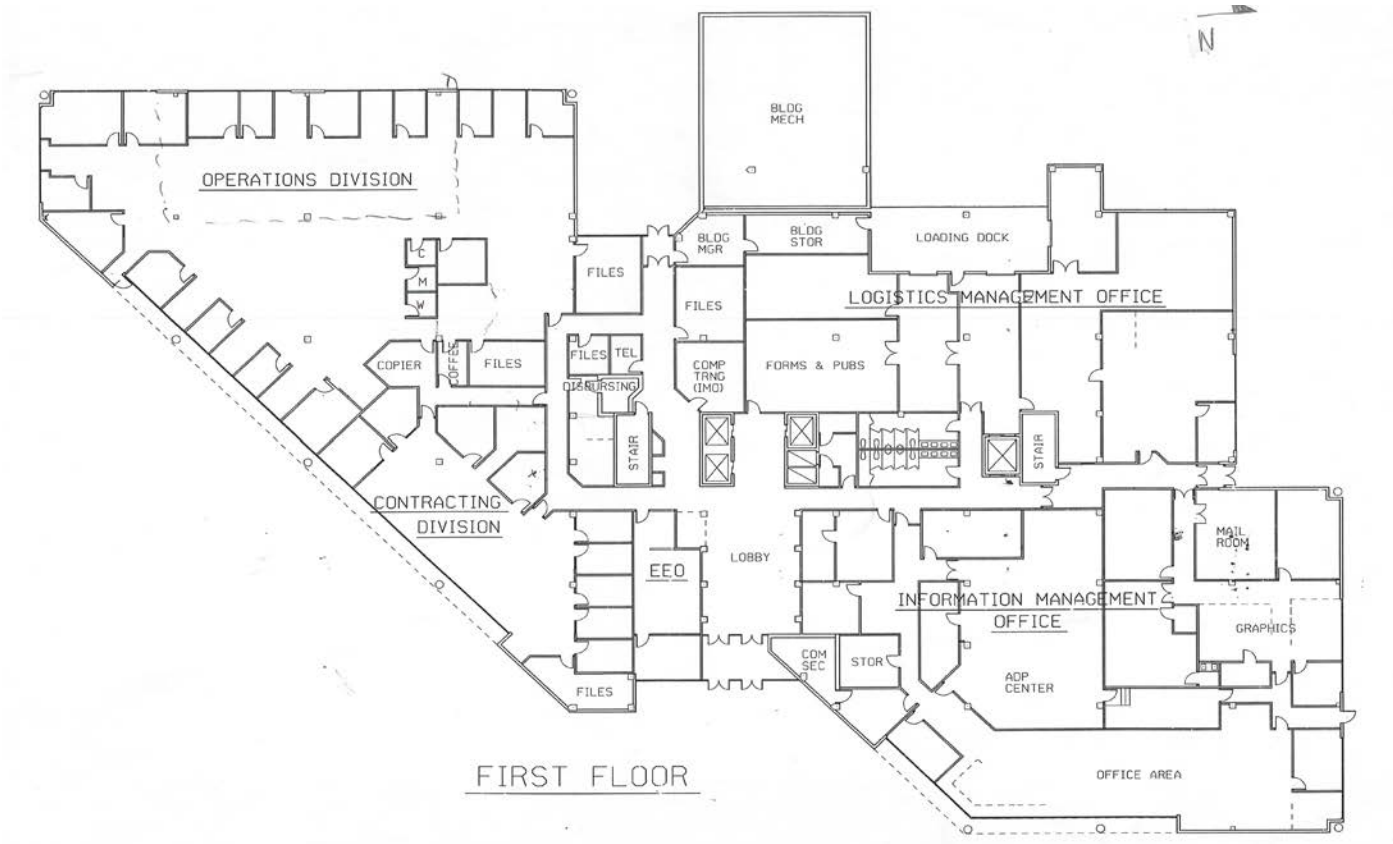


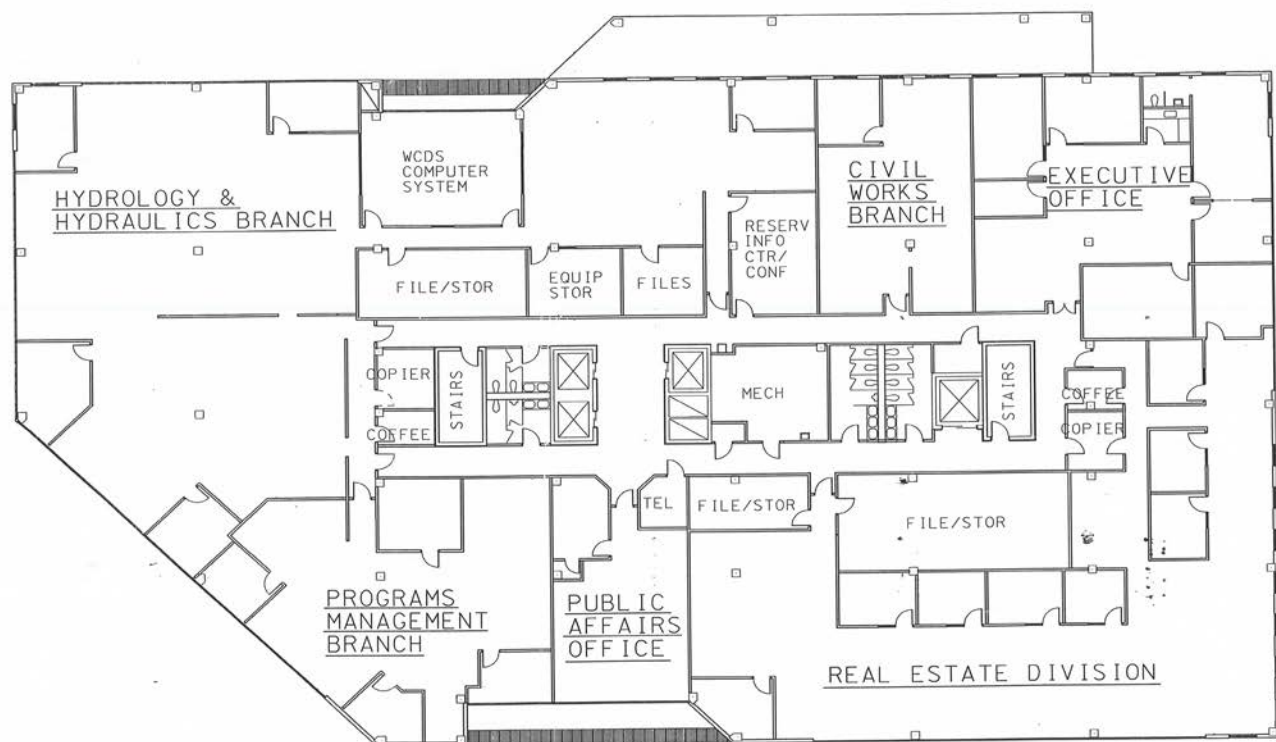




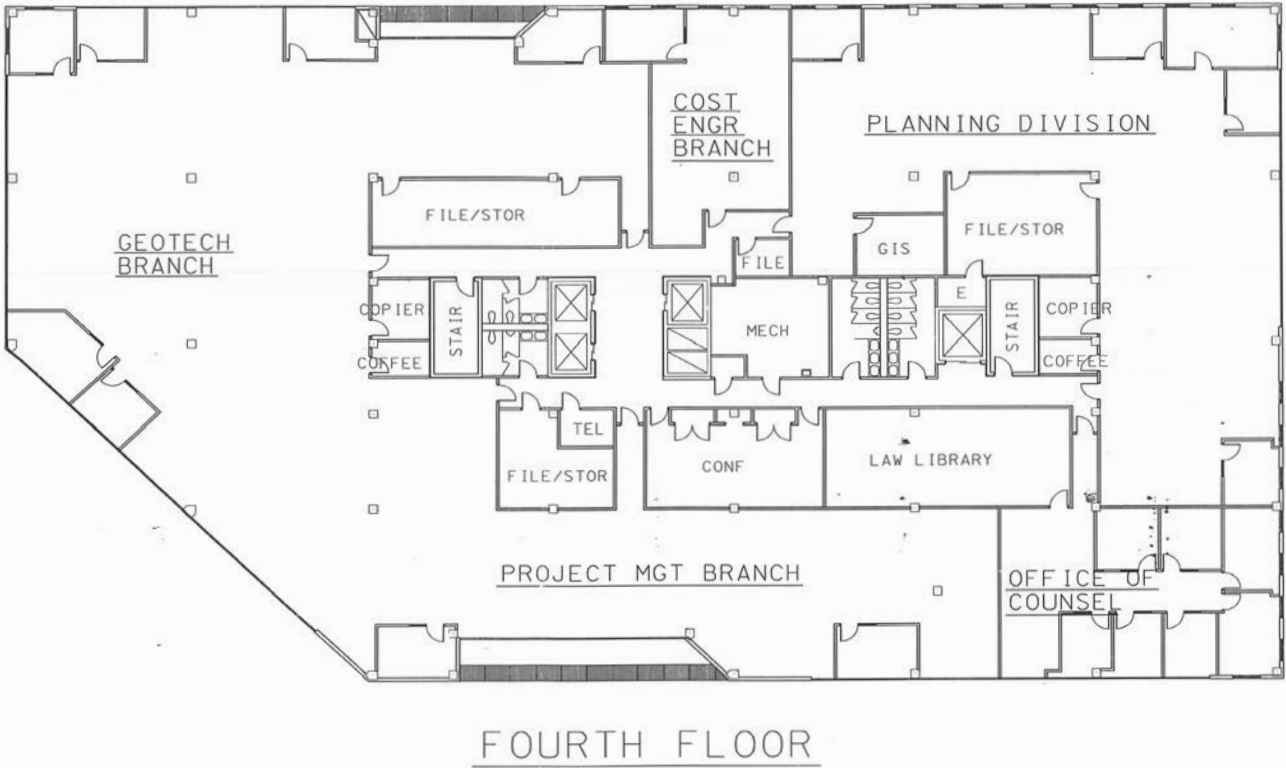
RENT ROLL November 2020									
Floor	Tenant Name	Rentable Square Feet	Lease Term		Monthly	PRSF	Annually	PRSF	
			Begin	End					
Annex		22,128							
	ICE	8,765	Firm Term Non-Firm Term	9/1/2018 9/1/2028	8/31/2028 8/21/2033	\$16,565.66 \$11,012.12	\$1.89 \$1.26	\$198,787.92 \$132,145.41	\$22.68 \$15.08
	DOD	3,815	Firm Term Non-Firm Term	7/25/2019 7/25/2024	7/24/2024 7/24/2029	\$7,231.29 \$4,301.76	\$1.90 \$1.13	\$86,775.53 \$51,621.12	\$22.75 \$13.53
	Vacant	9,415							
First Floor		38,448							
	OSMRE	5,271	Firm Term Non-Firm Term	1/10/2018 1/10/2023	1/9/2023 1/9/2028	\$8,623.94 \$6,527.26	\$1.64 \$1.24	\$103,487.22 \$78,327.06	\$19.63 \$14.86
	Vacant	33,177							
Second Floor		28,392							
	Vacant	28,392							
Third Floor		27,278							
	Vacant	27,278							
Fourth Floor		27,278							
	Vacant	27,278							
Fifth Floor		27,757							
	IRS	20,901	Month - Month			\$26,627.88	\$1.27	\$319,534.56	\$15.29
	Vacant	6,856							
Occupied	38,752 SF	23%							
Vacant	132,529 SF	77%							
Total	171,281 SF								
Note: First floor has small fitness center without equipment									

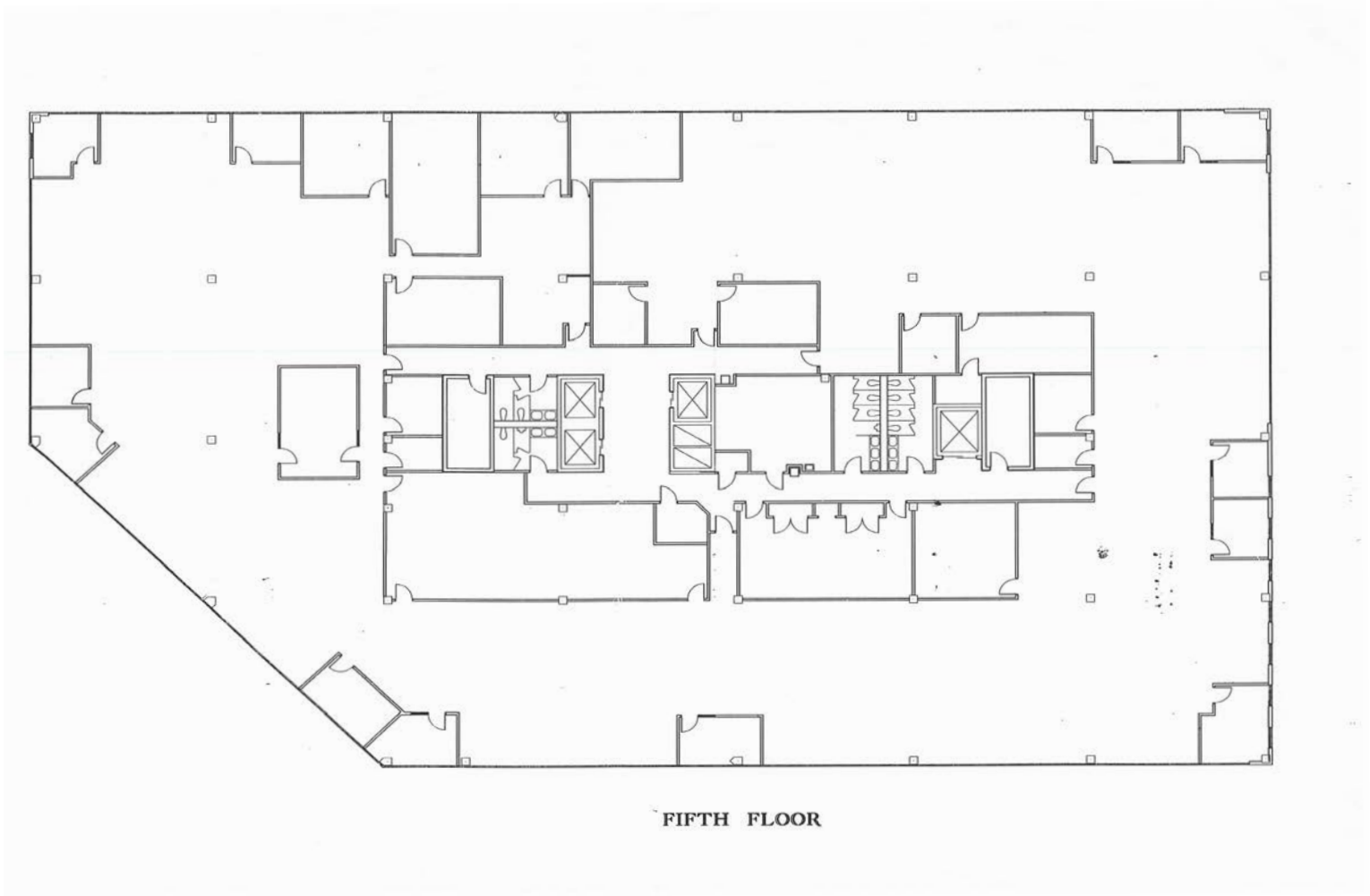


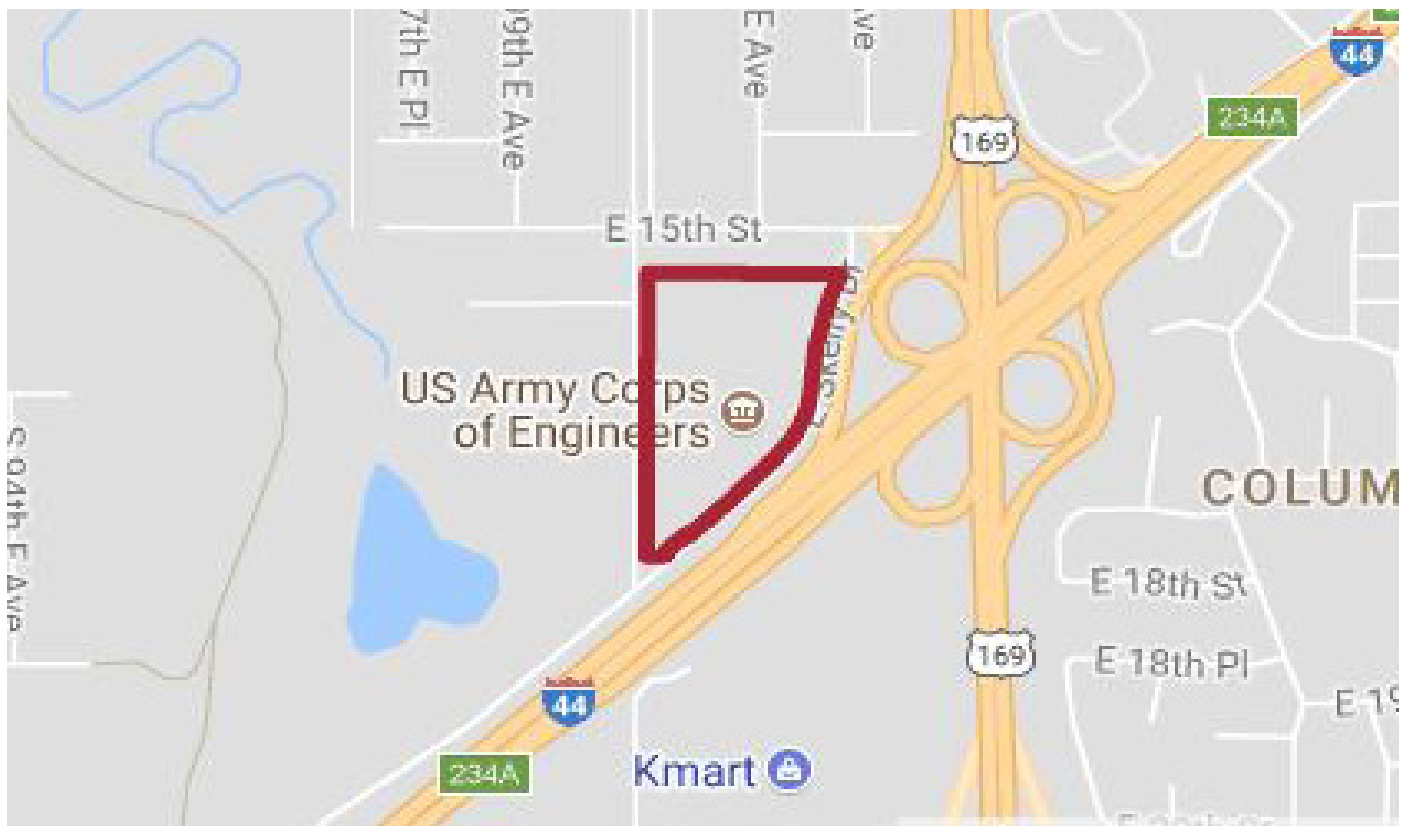




THIRD FLOOR





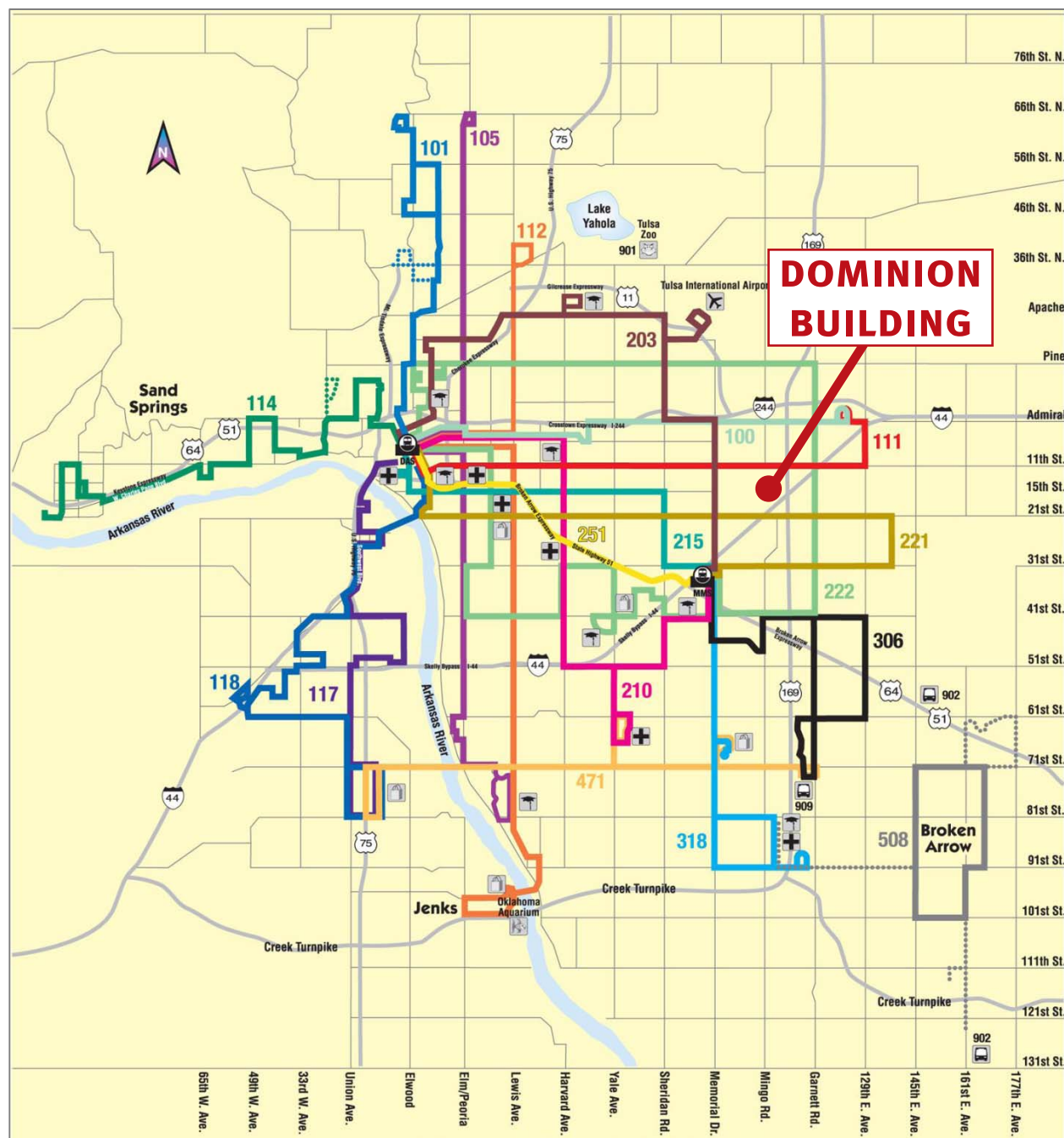


TULSA TRANSIT FIXED ROUTE SERVICES

Table 1.1: Tulsa Transit Fixed Route Services

Route	Route Name	Transit Stations Served	Weekday				Saturday		
			Span of Service	Peak	Midday	Night	Span of Service	Day	Night
Local									
100	Admiral	DAS	5:20 am - 7:15 pm	40	40	--	7:00 am - 6:15 pm	80	--
101	Suburban Acres	DAS	4:50 am - 7:30 pm	30	45	--	6:58 am - 6:55 pm	45	--
105	Peoria	DAS	5:25 am - 8:06 pm	30	30	--	6:57 am - 6:02 pm	50	--
111	11th Street	DAS	5:25 am - 6:55 pm	45	45	--	6:51 am - 6:00 pm	90	--
112	Lewis/Jenks	DAS	5:20 am - 7:43 pm	60	60	--	7:12 am - 5:46 pm	80	--
114	Charles Page/Sand Springs	DAS	5:08 am - 7:52 pm	55	55	--	6:27 am - 6:40 pm	114	--
117	Union/Southwest Blvd	DAS	5:10 am - 6:40 pm	45	90	--	7:50 am - 6:20 pm	90	--
118	33rd West Ave	DAS	4:50 am - 7:30 pm	55	110	--	7:05 am - 6:57 pm	110	--
203	Airport	DAS and MMS	4:56 am - 7:07 pm	65.5	65.5	--	6:58 am - 6:54 pm	70	--
210	Harvard	DAS and MMS	5:14 am - 7:13pm	45	67.5	--	7:00 am - 5:50 pm	130	--
215	15th Street	DAS and MMS	5:15 am - 7:11 pm	38	76	--	7:00 am - 6:16 pm	76	--
221	21st St/Eastgate	DAS and MMS	5:25 am - 7:58 pm	45	67.5	--	7:20 am - 5:43 pm	70	--
222	Pine/41st Street	DAS and MMS	5:17 am - 7:30 pm	70	70	--	7:05 am - 5:55 pm	65	--
251	Fast Track	DAS and MMS	5:15 am - 7:45 pm	25	50	--	7:10 am - 6:20 pm	50	--
306	Southeast Industrial	MMS	6:40 am - 7:45pm	60	60	--	--	--	--
318	Memorial	MMS	5:30 am - 7:45 pm	45	90	--	6:30 am - 5:35 pm	90	--
471	71st Street	none	6:05 am - 7:25 pm	100	100	--	7:00 am - 5:50 pm	100	--
508	Broken Arrow Connection	none	5:55 am - 6:20 pm	85	240	--	--	--	--
Express									
902	Broken Arrow Express	DAS	6:20-8:33 am / 4:06-6:03 pm	4 trips	--	--	--	--	--
909	Union Express	DAS	6:50-7:37 am / 4:47-5:45 pm	1 trip	--	--	--	--	--
Nightline									
840	North Nightline	DAS	8:15 pm - 12:59 am	--	--	5 trips	7:30 pm - 12:10 am	--	5 trips
860	East Nightline	DAS	8:05 pm - 12:06 am	--	--	4 trips	7:45 pm - 12:08 am	--	5 trips
870	South Nightline	DAS	8:00 pm - 12:13am	--	--	8 trips	7:30 pm - 12:08 am	--	8 trips
880	Southeast Nightline	DAS	8:00 pm - 11:15pm	--	--	4 trips	7:30 pm - 11:00 pm	--	4 trips
890	West Nightline	DAS	8:00 pm - 12:02 am	--	--	5 trips	7:30 pm - 11:43 pm	--	5 trips

Figure 1.1: Tulsa Transit Fixed Route System Map





TIM STRANGE, SIOR, CCIM

President

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YEARS OF EXPERIENCE

34 YEARS

SPECIALIZATION

GOVERNMENT LEASED SALES (GSA)
AND VETERANS AFFAIRS (VA)

OFFICE SALES
OFFICE LEASING

EDUCATION

SOUTHERN METHODIST UNIVERSITY,
BS IN MECHANICAL ENGINEERING

PROFESSIONAL BACKGROUND

Tim Strange serves as the president of Newmark Grubb Levy Strange Beffort, 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

Legacy Apartment Portfolio: \$152 M

GSA Portfolio I: \$44.3 M

GSA Portfolio II: \$34.5 M

Oklahoma Publishing Company: 67,823 sf

Public Strategies: 35,132 sf

Oklahoma Municipal Assurance Group: 21,000 sf

PARTIAL CLIENT LIST

Trey Ayers, Dominion Group

Sean Bannon, Zurich Asset Management

Richard Tanenbaum, Gardner Tanenbaum Holdings

PROFESSIONAL AFFILIATIONS

Program co-chair, LOYAL of Leadership Oklahoma City

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