



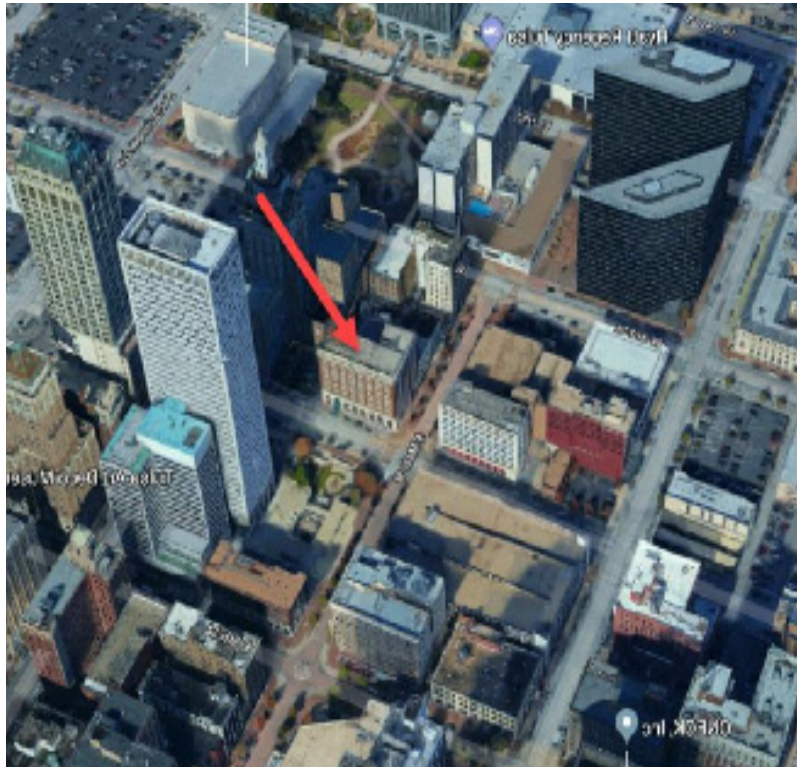
REUNION CENTER | RETAIL / OFFICE FOR LEASE

9 E. 4TH STREET TULSA, OK 74103

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NEWMARK GRUBB
LEVY STRANGE BEFFORT



PROPERTY OVERVIEW

Located in the heart of Downtown Tulsa, the historic Reunion Center is walking distance from BOK Center, Cox Business Center, Williams Center, Guthrie Green and the Performing Arts Center.

Reunion Center is a mixed-use redevelopment with 80 apartment units.

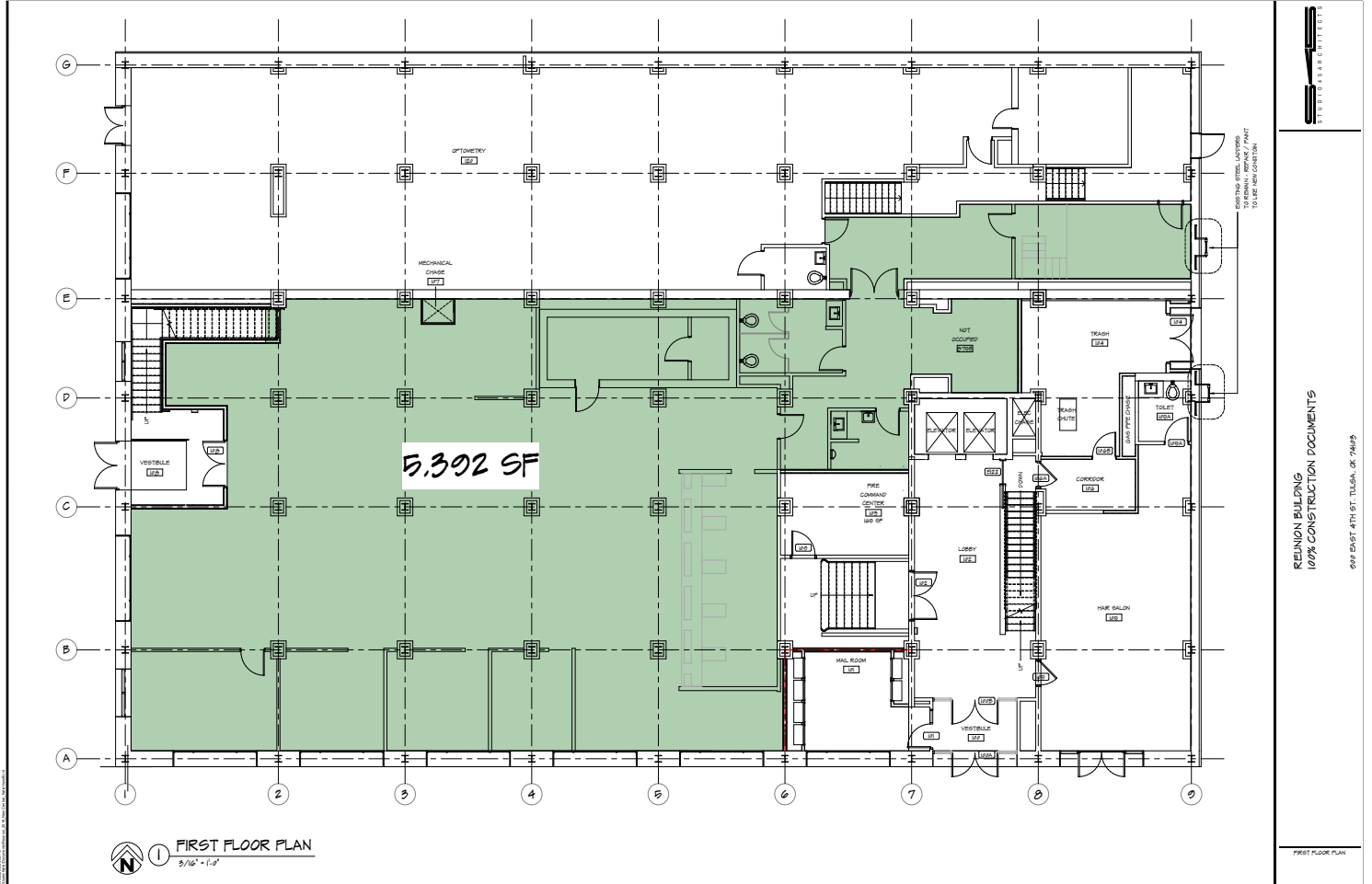
Currently there is 5,392 SF of retail space available for lease with first floor lobby and street frontage access.

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.

PROPERTY DETAILS

Price/SF	\$17.50 NNN
Year Built	1918
Renovated	2020
Total SF	5,392

FLOORPLAN



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 HOUSEHOLD 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 HOUSEHOLD 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%



RICK GUILD, SIOR

SENIOR VICE PRESIDENT

rguild@newmarklsb.com

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YEARS OF EXPERIENCE

37 Years

SPECIALIZATION

Office Leasing and Sales

Tenant Representation

ACHIEVEMENTS + RECOGNITIONS

CoStar Top Office Leasing Broker: 2019

CoStar Top Office Company Leasing: 2019

NAIOP Office Lease of the Year: 2019

NAIOP Retail Lease of the Year: 2019

NAIOP Office Building Development of the Year: 2019

PROFESSIONAL AFFILIATIONS

National Board Member, NAIOP

Member, Society of Industrial and Office Realtors (SIOR)

Lifetime Board Member, Tulsa Boys Home

Board Member, Girl Scouts of Oklahoma

Board Member, Tulsa Little League

Member, Nicholas Club Organization

Former President, NAIOP (1991-1992 and 2017-2018)

Former Vice President, NAIOP (1990)

Former Chairman, Tulsa Trends (1998)

Former Board Member, Tulsa International Mayfest (1988 - 1992)

Former Board Member, Tulsa Arts and Humanities Council (1990)

PERSONAL AFFILIATIONS

Southern Hills County Club

Sigma Chi Fraternity

PROFESSIONAL BACKGROUND

Rick Guild joined the Tulsa office of Newmark Leysieff Beckett in 2020. He began his career in commercial real estate in 1983 with Trammell Crow Company, where he was responsible for the leasing and marketing of the entire 4,500,000 square foot Tulsa office building and warehouse ownership portfolio. This portfolio included the 52-story BOK Tower (1.4 million square feet), Williams Towers I & II (770,000 square feet), Triad Center I and II, and many others. In 1992, Mr. Guild became the Director of Leasing over a 3,000,000 square foot real estate portfolio with Property Company of America where he oversaw all leasing, brokerage, and tenant relation activities. During his time at PCA, Guild was personally responsible for the acquisition of over 2,500,000 square feet of new management and leasing contracts including CityPlex Towers, the largest office building complex in Tulsa.

Mr. Guild has over \$775M in transactions involving leasing, managing, developing and selling office and industrial properties in Tulsa, OK.

NOTABLE TRANSACTIONS

American Airlines	\$14.2 million (sale)
SWPA Building (2020)	\$7.1 million (sale)
One Memorial Place	\$6.9 million (sale)
Detroit Lofts (2020)	\$4.6 million (sale)
Vandever Lofts (2020)	\$4.5 million (sale)
BP Amoco	212,285 SF
McLeodUSA	162,000 SF
Samuel Son & Co Steel	100,100 SF
Cimarex Energy	71,546 SF
The Williams Companies	70,730 SF
L3 Communications	59,865 SF
Harrison House Publishing	58,750 SF
Midstates Petroleum	56,841 SF
L3 Communications	54,500 SF
Dresser Ind./John Brown	51,319 SF
Internal Revenue Service	51,121 SF
US Corp of Engineers	48,000 SF
The Williams Companies	47,680 SF
Sonoco Products	46,000 SF
GableGotwals Law Firm (2020)	42,511 SF
Southwest Power Administration	40,300 SF
ORS Nasco (2020)	37,816 SF
L3 Technologies	37,500 SF
Williams Communications	35,375 SF
Connor & Winters Law Firm (2020)	34,616 SF
McAfee & Taft Law Firm	32,619 SF

PARTIAL CLIENT LIST

Connor & Winters Law Firm	McAfee & Taft Law Firm
Vast Bank	Fidelity Bank (Wichita)
Stan Johnson Company	Unit Corporation
Casillas Petroleum	Midstates Petroleum
KBR (Oklahoma City)	The Zarrow Foundation





TIM STRANGE, CCIM, SIOR PRESIDENT

TSTRANGE@NEWMARKLSB.COM

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C: 405.413.8467

YEARS OF EXPERIENCE

34 YEARS

SPECIALIZATION

GOVERNMENT LEASED SALES (GSA)

AND VETERANS AFFAIRS (VA)

OFFICE SALES

OFFICE LEASING

EDUCATION

BACHELORS DEGREE IN MECHANICAL
ENGINEERING, SOUTHERN METHODIST
UNIVERSITY

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.

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)

PARTIAL CLIENT LIST

Sammye Cravins, Public Strategies

Trey Ayers, Dominion Group

Sean Bannon, Zurich Asset Management

Richard Tanenbaum, Gardner Tanenbaum Holding

