

REMODELED I-44 OFFICE/MEDICAL FOR LEASE



(Construction Photo - In progress)

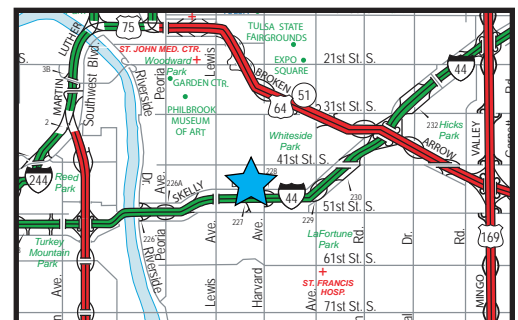
2865 E SKELLY DR, TULSA, OK 74105

SIZES

- 495 to 18,620 RSF space sizes
- Full building size potential

FEATURES

- New Exterior Remodel underway; completion August 2018
- Office, medical and lab space options (several plumbed locations)
- Generous Improvements available for qualified leases/terms
- Large I-44 Facing Monument Signage; multiple signage options
- Common ADA restrooms; various private restrooms in certain spaces
- Oversized parking with 90 spaces ±
- New Remodel includes:
 - Resurfaced parking/restripping with additional parking added
 - Front Double door entry with glass transoms
 - Front Lobby enhancements
 - Exterior landscaping
 - Stacked stone elements to exterior
 - New sign base with stacked stone; new colors
- New Fresenius Dialysis Clinic next door (2017)
- Local onsite and responsive ownership
- Great central Tulsa location next to widened I-44 (Skelly Drive)
- Accessed between Harvard/Lewis with convenient I-44 entrance/exits



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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Aerial



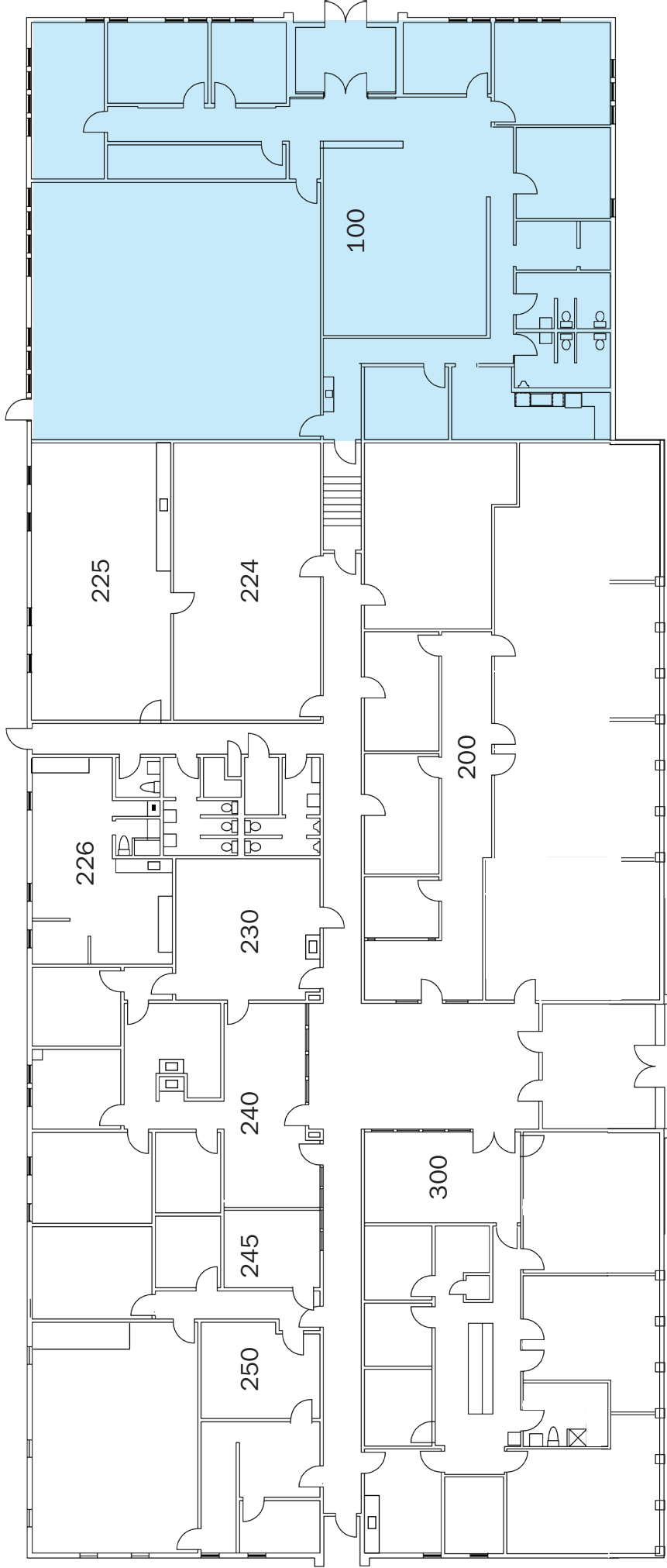
Building Front (Construction Photo - In progress)




Suite 100 with Separate Outside Entry (Construction Photo - In progress)



Floor Plan



2865 E. SKELLY DRIVE

 - Owner's Space Suite 100: 5,729 RSF (can be made available)

200 : 3,800 RSF (divisible)

224 - 225 : 938 - 1,876 RSF

226 - 250 : 495 - 5,012 RSF

300 : 2,936 RSF

*Entire building of 18,620 RSF can be made available