

EASTGATE METROPLEX

14002 E 21ST STREET • TULSA, OKLAHOMA



Leasing Broker

CBRE



**EASTGATE
METROPLEX**
A SHELBOURNE PROPERTY

EASTGATE METROPLEX

1,016,500 RSF

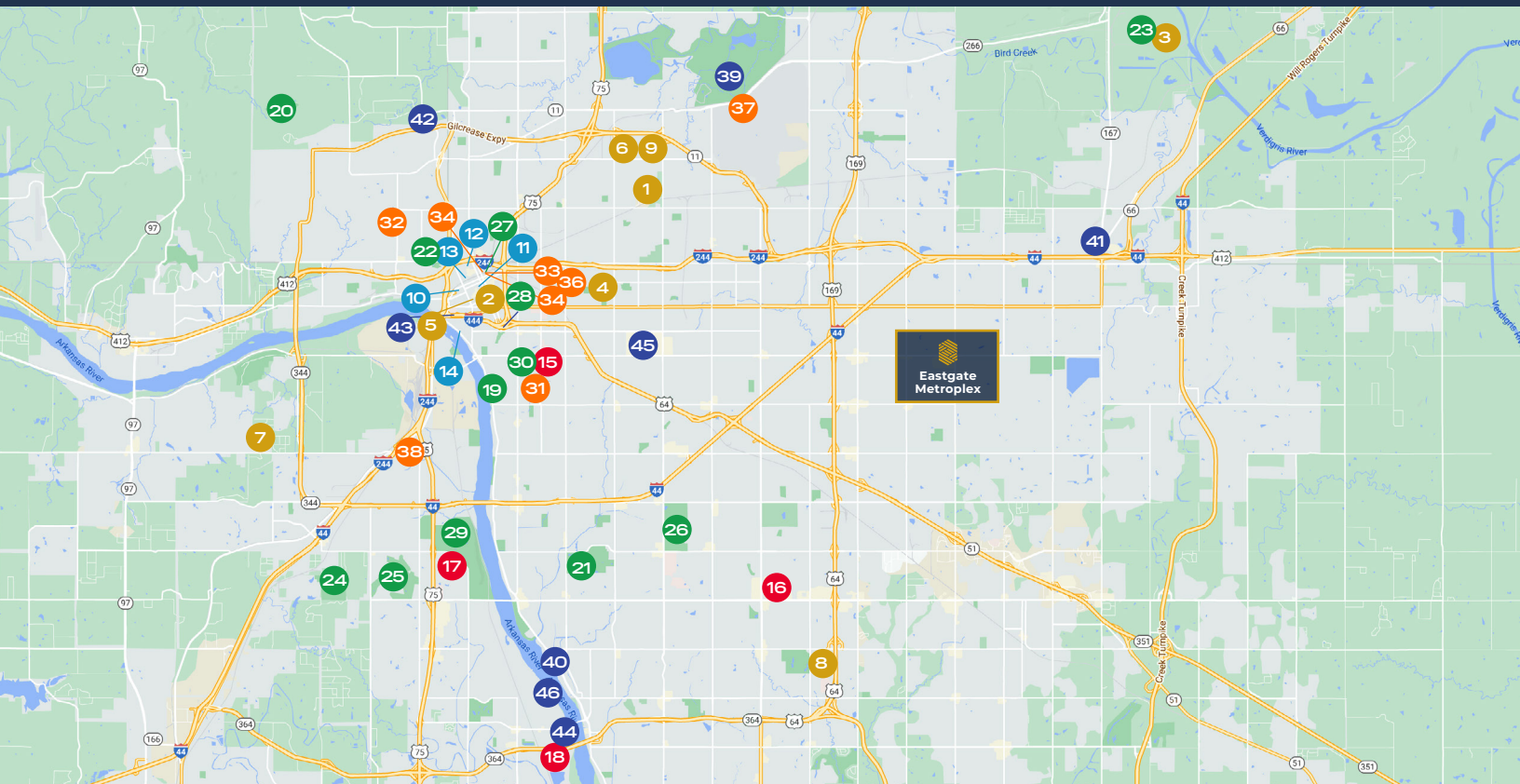


[VIEW GOOGLE MAPS](#)



Eastgate Metroplex, a former mall, is now a thriving mixed-use complex in Tulsa, Oklahoma. Originally constructed in 1986, the property underwent significant repositioning in 2007, and is continually being renovated and updated. The property transformation caters to large tenants seeking spacious, open floor plans and ample parking. Boasting over 1,000,000 square feet, the complex's extensive amenities have attracted several Fortune 100 companies.

AREA MAP



POINTS OF INTEREST

1. Tulsa International Airport
2. Tulsa Central Business District
3. Port of Catoosa
4. University of Tulsa
5. TCC - Metro Campus
6. TCC - Northeast Campus
7. TCC - West Campus
8. TCC - Southeast Campus
9. TCC - Continuing Education

MUSIC / THEATER

10. BOK Center
11. Tulsa Performing Arts Center
12. Cain's Ballroom
13. Brady Theater
14. Tulsa Spotlight Theater

SHOPPING

15. Utica Square
16. Woodland Hills Mall
17. Tulsa Hills Shopping Center

PARKS / GOLF

18. Tulsa Premium Outlets
19. The Gathering Place
20. Tulsa Botanic Garden
21. Southern Hills Country Club
22. Tulsa Country Club
23. Patriot Golf Club
24. Oaks Country Club
25. Page Belcher Golf Course
26. LaFortune Park Golf Course
27. Guthrie Green
28. Veterans Park
29. Turkey Mountain
30. Woodward Park

MUSEUMS / ART

31. Philbrook Museum
32. Gilcrease Museum
33. Bob Dylan Center
34. Woody Guthrie Center
35. OKPOP Museum
36. The Church Studio
37. Tulsa Air & Space Museum
38. Route 66 Historical Village

FUN THINGS TO DO

39. Tulsa Zoo
40. Riverspirit Casino
41. Hard Rock Hotel & Casino
42. Osage Casino
43. Route 66
44. Oklahoma Aquarium
45. Golden Driller Statue / Expo Square
46. Suite Shots

EASTGATE METROPLEX AMENITIES



On-Site Cafe



On-Site Property
Management



Over 5,000
Parking Spaces



On-Site Facilities
Management &
Maintenance



On-Site Healthcare
Providers



Complimentary
Fitness Center



Located Along Major
Public Bus Routes



On-Site Daycare



Backup Generator
(in Select Spaces)



24/7 Security Personnel



24 Hour ATM



Secure Storage with
Loading Available

HIGHLIGHTS



Public Transportation Route



Large Public Common Areas



Cafe



24 Hour ATM



On-Site Healthcare Providers

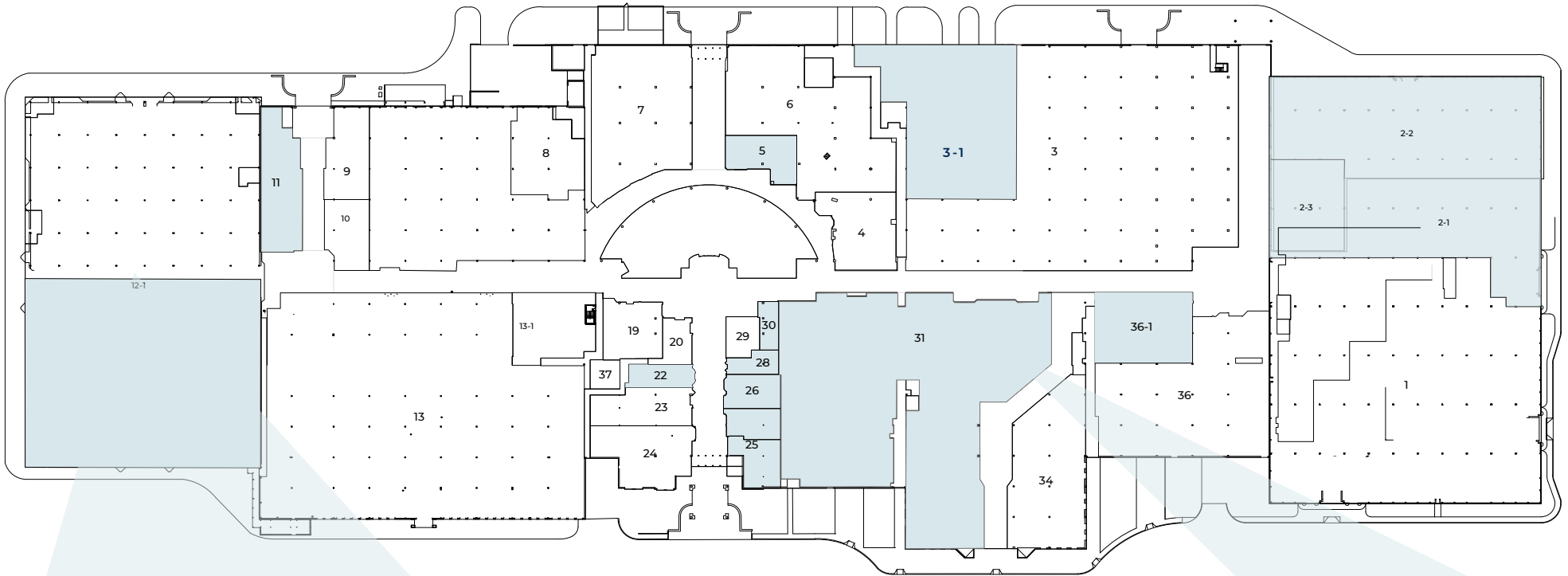


Fitness Center



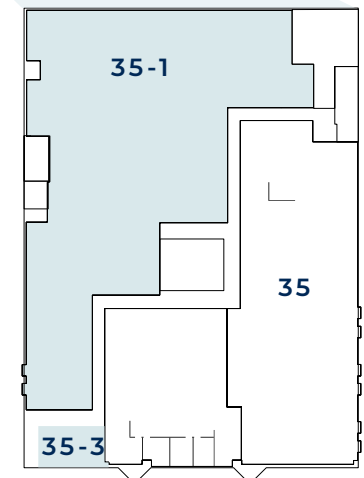
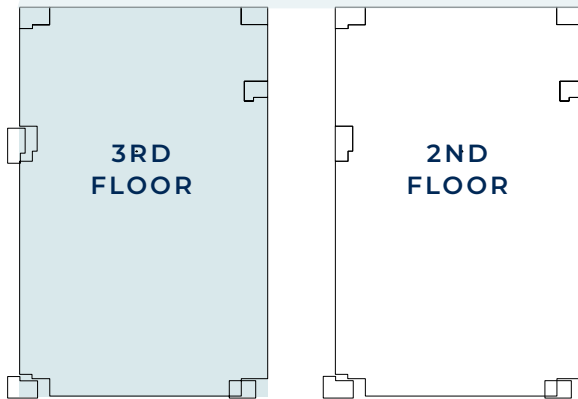
FLOOR PLANS

Upper Level



SUITE # RSF SUITE # RSF

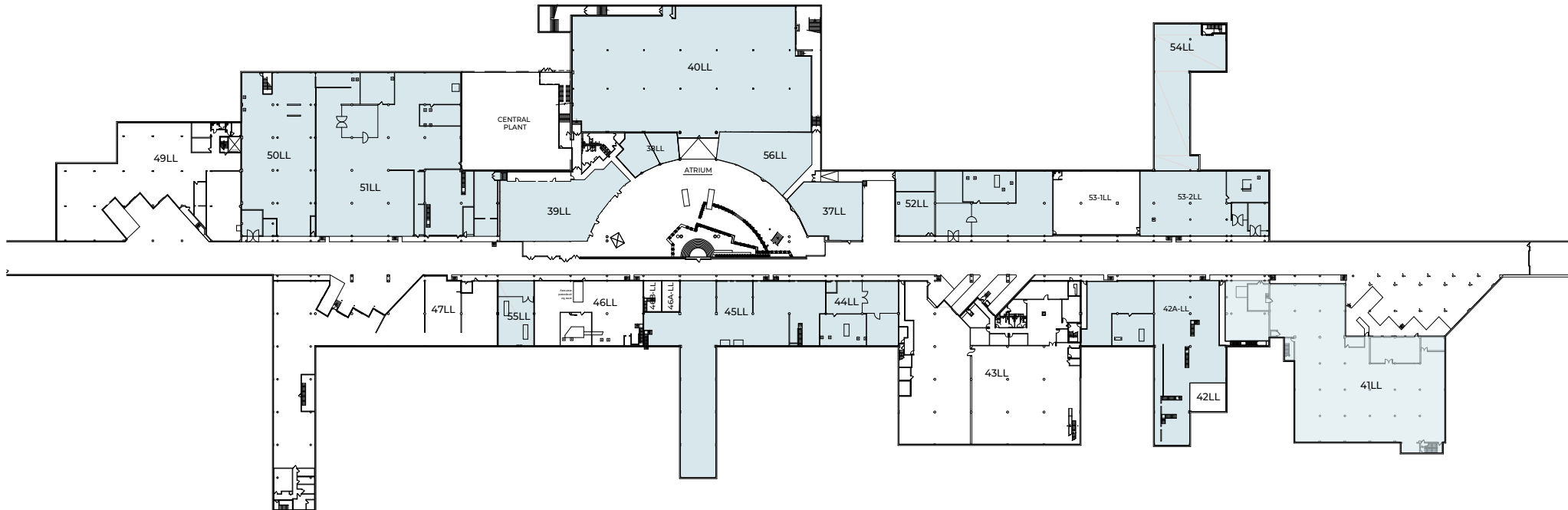
2-1	19,633	25	4,445
2-2 / 2-3	35,544	26	2,061
3-1	22,000	28	1,154
5	3,122	30	1,022
11	6,179	31	51,254
12-1	42,151	35-1	17,470
12-3	83,415	35-3	1,708
22	1,615	36-1	4,687



Available for Lease

FLOOR PLANS

Lower Level

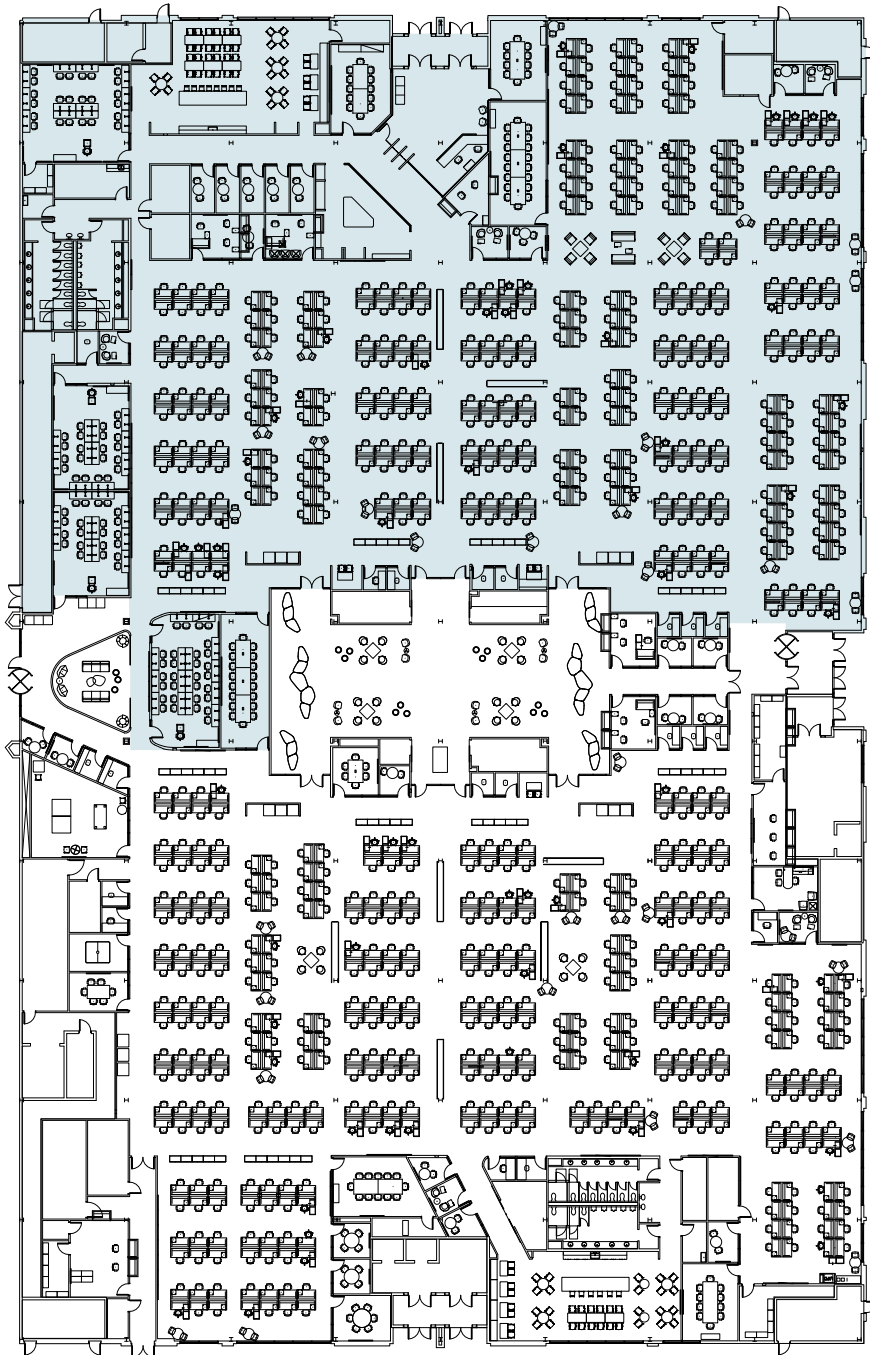


SUITE #	RSF	SUITE #	RSF
37LL	3,910	45LL	15,615
38LL	1,412	48LL	1,523
39LL	7,344	50LL	11,797
40LL	29,379	51LL	25,933
41LL	22,889	52LL	2,561
42A-LL	12,538	53-54LL	16,769
43LL	25,232	55LL	2,343
44LL	4,885	56LL	3,899

Available for Lease

Suite 12-1

42,151 RSF

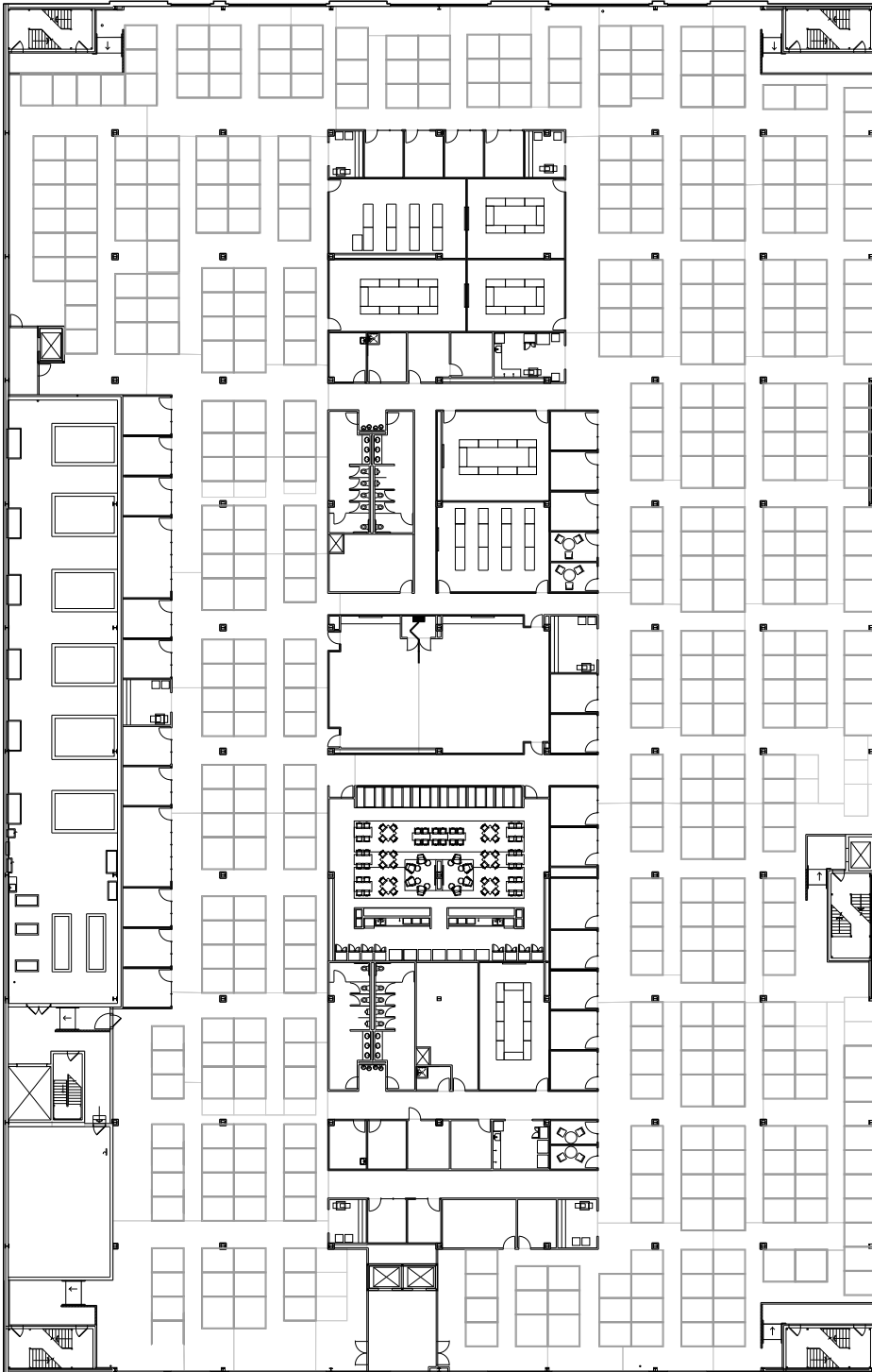


SUITE FEATURES

- Plug & Play Space
- Private Secured Entrance
- Multiple Conference / Training Rooms
- Spacious Kitchen / Breakroom
- Private Restrooms Within the Suite
- Large Windows Providing Natural Light
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Suite 12-3

83,415 RSF



SUITE FEATURES

- Plug & Play Space
- Large Contiguous Floor Plate
- Spacious Kitchen / Breakroom
- Private Restrooms Within the Suite
- Large Windows Providing Natural Light
- 4" Concrete Data Conduit
- Secure Storage With Loading Access
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Break
Room



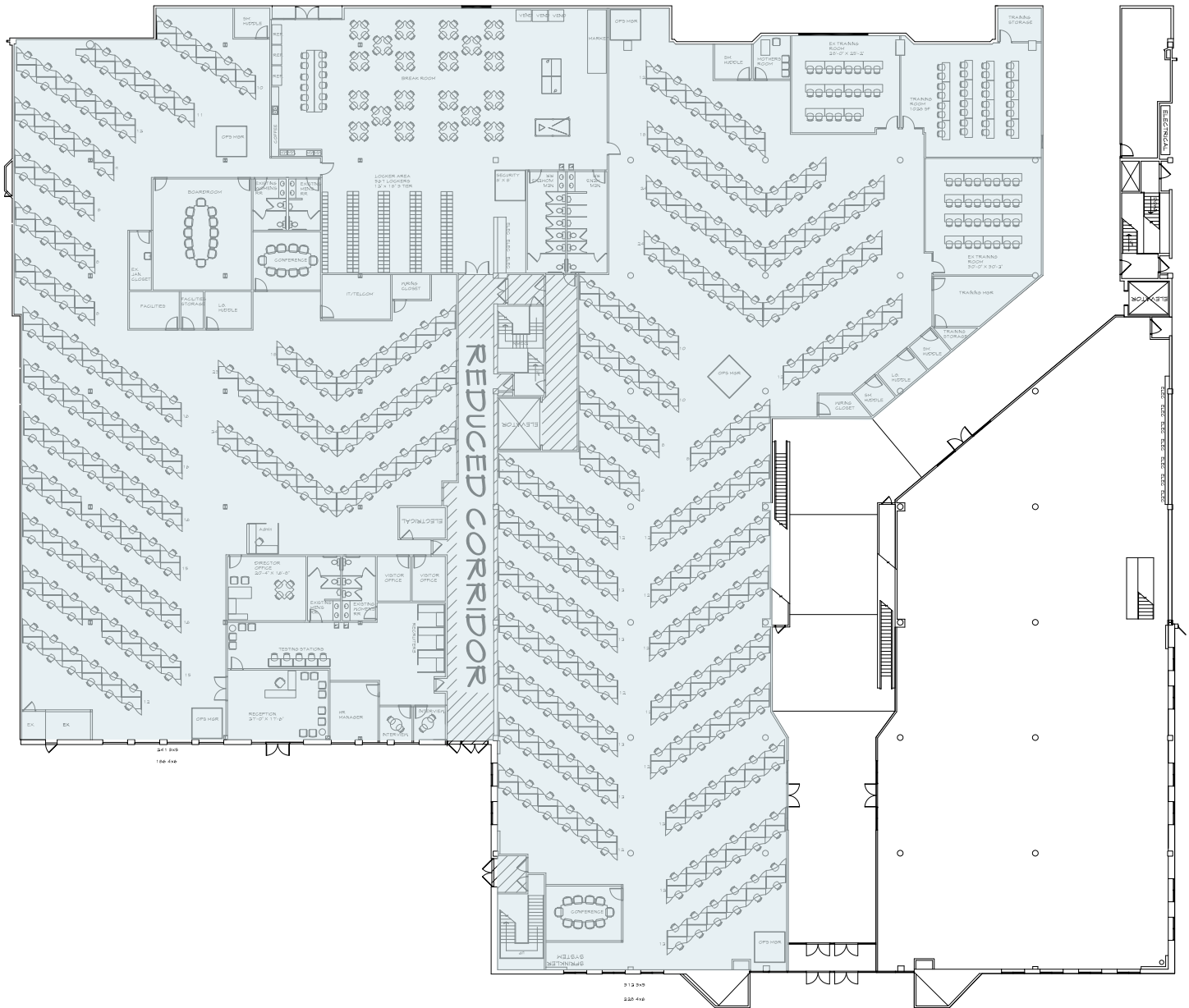
Main
Work
Area



FLOOR PLANS

Suite 31

51,254 RSF

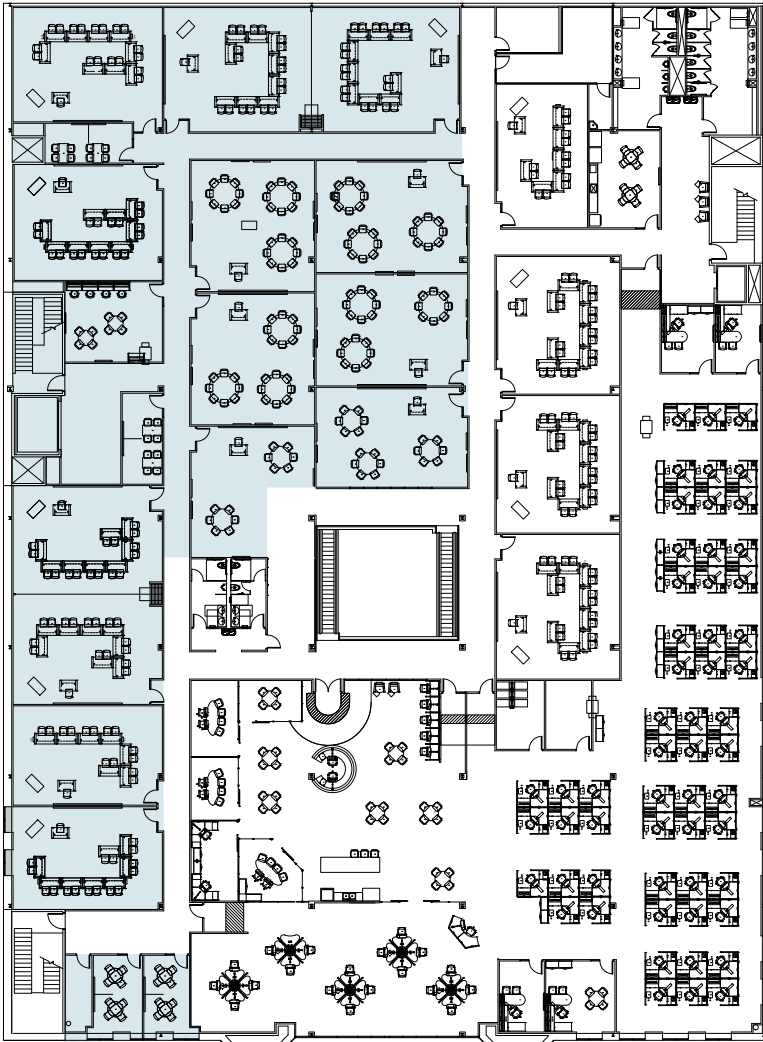


SUITE FEATURES

- Plug & Play Space
- Private Secured Entrance
- Expansive Kitchen / Breakroom
- Multiple Training / Conference Rooms
- IT Telecom with Supplemental HVAC
- Multiple Private Interior Restrooms
- Back-up Generator
- UPS (Uninterruptible Power Supply) System

Suite 35

17,470 RSF



SUITE FEATURES

- Multiple Training Rooms / Class Rooms
- Partially Furnished
- Large Windows Providing Natural Light
- Back-up Generator
- UPS (Uninterruptible Power Supply) System



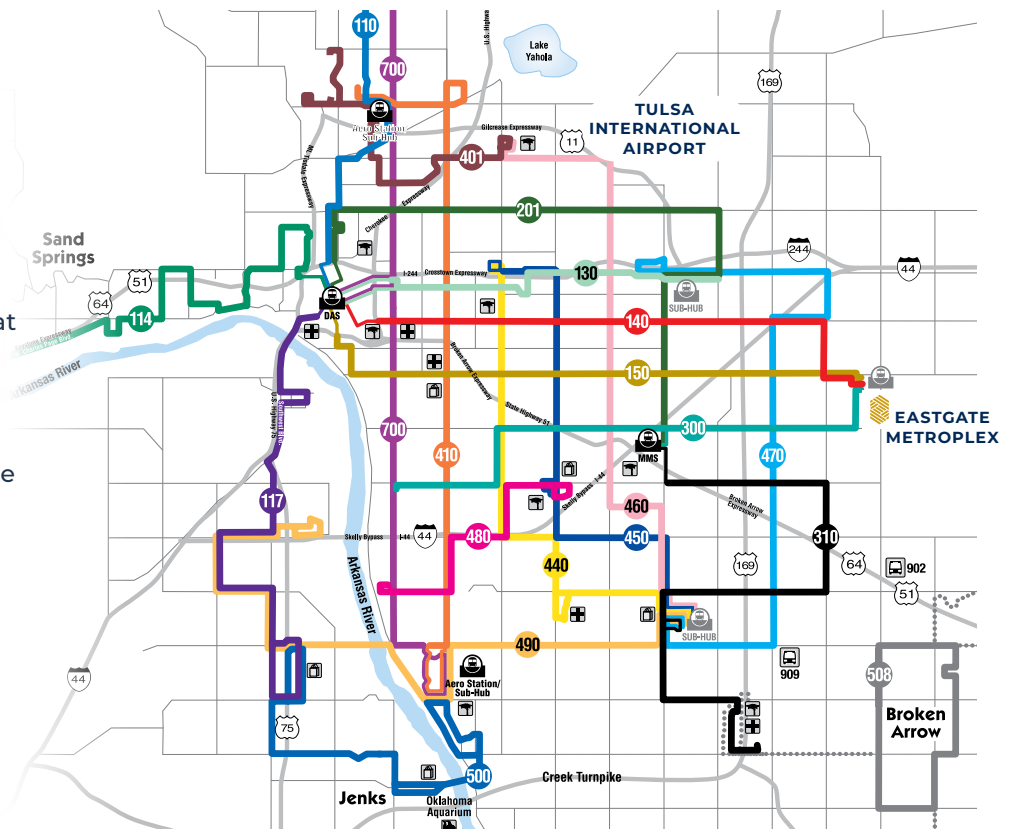
Featured Tenants



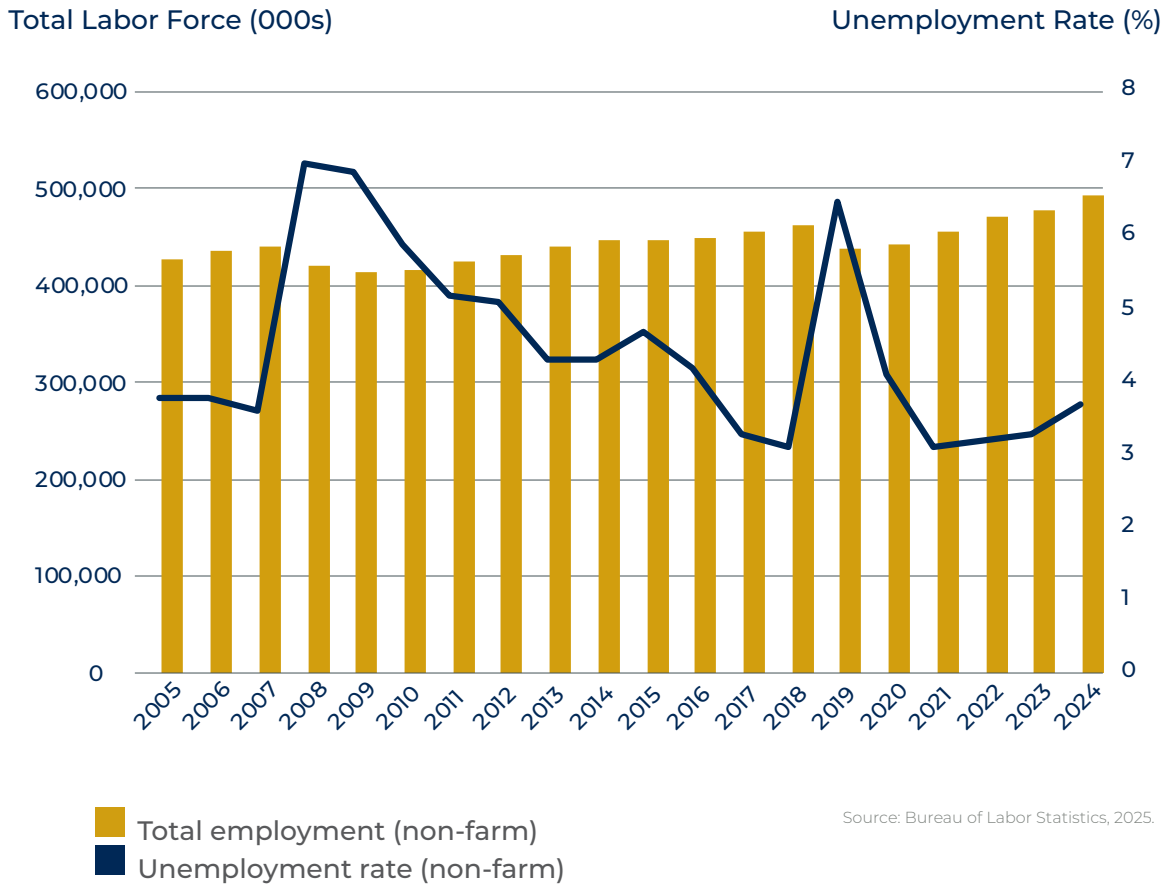
Public Transportation

Eastgate Metroplex is easily accessible by multiple bus routes that stretch across the city.

The bus stop is immediately in front of the complex, making the commute to work seamless.



Tulsa labor force & unemployment



493,000

Total employment
(Non-farm — Tulsa)

3.7%

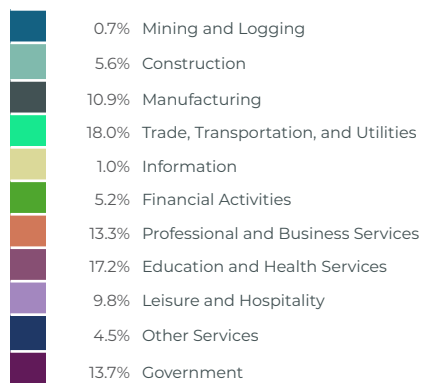
Unemployment rate
(Non-Farm — Tulsa)

4.4%

Unemployment rate
(Non-Farm — US)

WHY TULSA?

Tulsa economy



Source: Bureau of Labor Statistics, 2025.

\$70.9B
Current GDP

5.0%
Est. 2025 GDP growth

61st
in the U.S. for GDP value

Source: Oxford Economics, 2025.

Fortune 500 Companies in Tulsa

Alaska Air Group
American Airlines Group
Avis Budget Group
Boeing
Capital One Financial
CBRE Group
CenterPoint Energy
Charles Schwab
Chipotle Mexican Grill
Cintas
Costco Wholesale
Delta Airlines
Dick's Sporting Goods
Enterprise Products Partners
Estée Lauder
FannieMae
Hewlett Packard Enterprise
Humana
Johnson & Johnson
Jones Financial
Land O'Lakes
Lockheed Martin
Lululemon Athletica
Macy's
MetLife
Mondelez International
New York Life Insurance
Oracle
PepsiCo
Progressive
Stanley Black & Decker
State Farm Insurance
Southwest Airlines
Travelers
Ulta Beauty
United Airlines Holdings
UnitedHealth Group
Verizon Communications
Whirlpool

Source: Oklahoma Dept. of Commerce, 2025.

WHY TULSA?



AEROSPACE, DEFENSE, SPACE & UAS AVIATION (UNMANNED AIRCRAFT SYSTEMS)

700+

acres of shovel-ready land
available for development at
Tulsa International Airport

\$11.7B

total economic contribution from the
aviation and aerospace industry

46,233 employees

in aerospace sectors across
250+ businesses in Tulsa

6

UAS companies operating in
Tulsa and additional frequent
tester companies

\$11B+

the Tulsa region's impact represents
roughly 25% of the state's total
aerospace economic activity

The Tulsa Space Test Center

will attract further investment
& growth to the region and establish
a Tulsa Space Park that will drive
future space innovation

Source: Tulsa's Future, Tulsa Regional Chamber,
Oklahoma Dept. of Commerce



TECH INDUSTRY

One of 31 Tech Hubs

selected by the U.S. Department of
Commerce's Economic Development
Administrative as part of a
\$51 million investment

56,000

new future-proof jobs created locally
within emerging tech industries

\$15M

committed by state legislature to
enhance and bolster tech initiatives

Source: Tulsa Regional Chamber



ENERGY

1,000+

energy-related companies call
the Tulsa region home

Nearly \$15B

total annual economic impact of the
energy sector to Tulsa's economy

\$361M

of sales tax is supported by activity
in Tulsa's oil and gas industry

67,000+ employees

in the energy industry; representing
1.6% of all U.S. energy jobs

\$0.55 of additional GDP added
to the local economy for every \$1 of
production

Source: Tulsa Regional Chamber



TRANSPORTATION, LOGISTICS & PORTS

\$300M

Tulsa Ports annual economic impact

\$1.7B

total annual economic impact of the
logistics sector to Tulsa's economy

\$77.7M

in annual tax revenue for the
City of Tulsa from the logistics
industry

\$150,000

monthly tonnage at Tulsa Ports

70+

companies located at the port

Source: Oklahoma Dept. of Commerce



TOURISM

10M

annual visitors to Tulsa

50

film/tv project assists in Tulsa
during the fiscal year

\$1.4B

annual economic impact
from visitor spending

218,138

booked definite room nights during
fiscal year July 2024-June 2025

16,053 Jobs

supported by Tulsa's visitor economy

Source: Tulsa Regional Chamber



BUSINESS RETENTION & EXPANSION

444

companies were engaged by the
business retention and expansion
team

16

local company expansions

2,639

jobs generated as reported
by Tulsa's Future

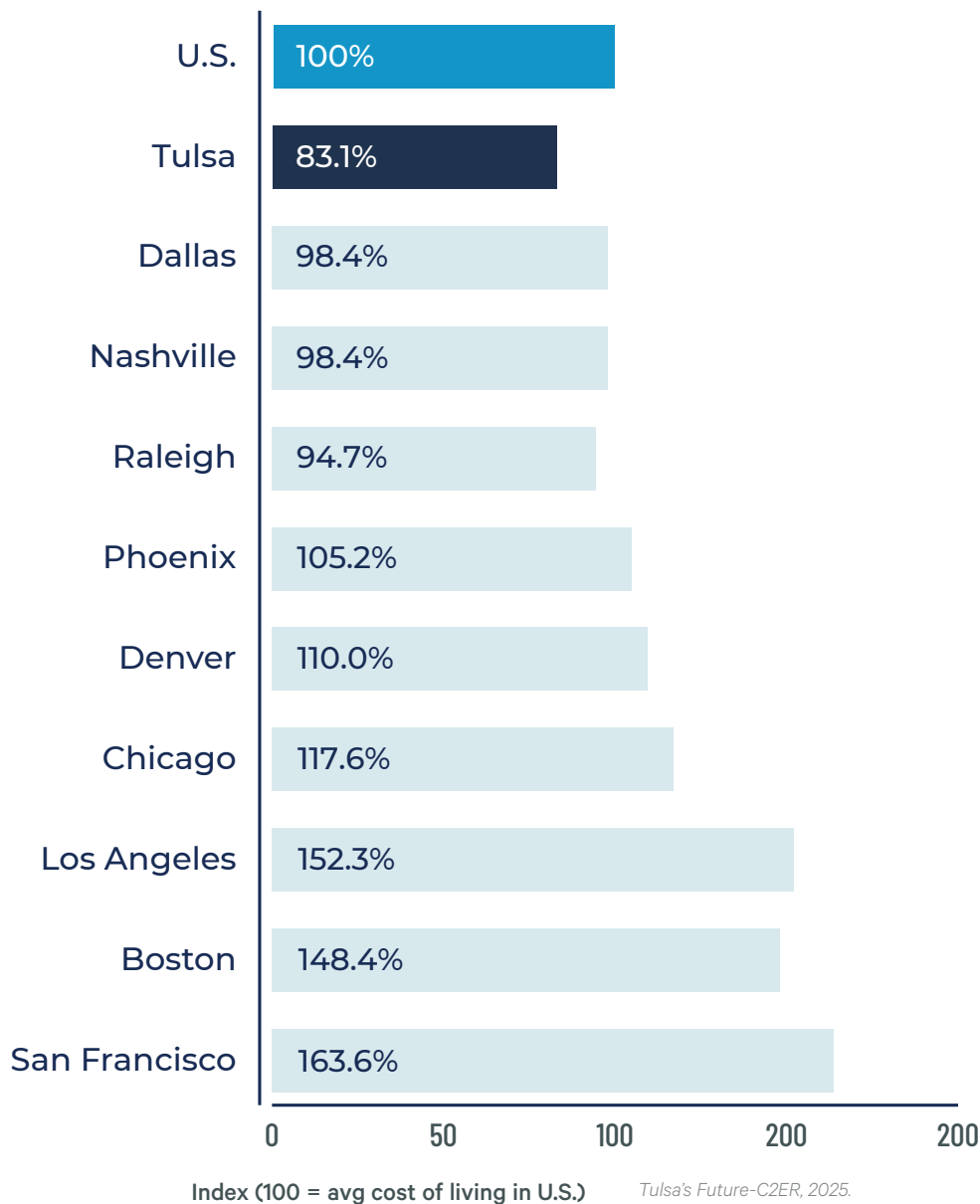
\$7.3B

capital investment generated
as reported by Tulsa's Future

Source: Tulsa's Future, Tulsa Regional Chamber.

Cost of living

Compared to other major metros with bustling business epicenters, Tulsa is well known for offering affordable living, with living costs below the national average.



WHY TULSA?

PARKS & REC



6,553 acres

of maintained parkland in Tulsa

135 parks

in the City of Tulsa

57 miles

of walking trails, two skate parks, three dog parks, and five public swimming pools

227 sports fields

99 playgrounds, 94 tennis courts, 8 outdoor pickleball courts, 13 water playgrounds, 18 splash pads, 96 picnic shelters, 4 golf courses and 8 disc golf courses

Source: Parks, Culture and Recreation, City of Tulsa, 2025.

SPORTS



Tulsa Oilers

FC Tulsa

Tulsa Drillers

University of Tulsa Golden Hurricane

2025 Tulsa Shootout

hosted at SageNet Center

Chili Bowl Nationals 2025

at Tulsa Expo Raceway
SageNet Center

Source: Parks, Culture and Recreation, City of Tulsa, 2025.

FESTIVALS



Tulsa State Fair

spanning 11 days after Labor Day; features live music, rides, expos and more

Winterfest

features a 9,000 SQ. FT. ice skating rink and the state's tallest Christmas tree

Tulsa Zeeco Oktoberfest

Named a Top Five Oktoberfest & "Best Festival" with over 200 taps of German and local bieren and 140,000 SF of tents, stages and more

Festival Americas

located in Downtown Guthrie Green is Oklahoma's premier Hispanic and Latinx cultural festival

300

festivals & events and 32 fairs in Tulsa in 2025

Source: Travel Oklahoma, 2025.
Source: Visit Tulsa, 2025.

FOOD & DRINK



16+

local breweries

100+

food trucks

39+

local wineries

4

James Beard nominated chefs & restaurants in the 2025 award cycle & 8 nominated in the upcoming 2026 cycle

12+

must-visit restaurants in Tulsa named by The Adventurist Magazine

\$1.72

contributed to the state economy for every dollar spent in Oklahoma restaurants

Source: The Adventurist Magazine, 2025.
Source: National Restaurant Association, 2025.

Tulsa Ratings & Rankings

Top 10 Places to Visit in 2026
(Wall Street Journal, 2026)

Top 100 Best Places to Live
(Livability.com, 2025)

Top 5 Large Manufacturing Hubs in the US
(Business Facilities, 2025)

Top 10 Fastest growing Cities for New Grads
(LinkedIn News, 2025)

#30 Best Cities to Buy a House
(Niche 2024)

#32 Cities With the Lowest Cost of Living
(Niche, 2024)

#64 Best Cities to Raise a Family
(Niche, 2024)

#37 Least Stressed Cities in America
(Best Places, 2024)

#42 Best Cities to Retire in America
(Niche, 2024)

#46 Most Diverse City in America
(Niche, 2024)

#15 Best Places to Live and Work as a Filmmaker
(MovieMaker Magazine, 2025)



Oklahoma Ratings & Rankings

#2 State Where Retirement Savings Last Longest
(Business Insider, 2024)

#5 Ranked States for Oil Production
(Newsweek, 2024)

#12 Hardest Working States in America
(WalletHub, 2024)

#3 Most Underrated State in the U.S.
(FinanceBuzz, 2023)

#4 Least Expensive State to Live In
(Forbes, 2023)

#4 States with Lowest Median Home Price
(World Population Review, April 2022)

#9 Friendliest State in America
(World Population Review, 2022)

#11 Best States for Manufacturing
(Site Selection Group, December 2022)

#12 States for Most Military Families
(U.S. Census, March 2022)

#21 Most Diverse State in America
(Wallethub, 2022)

#10 Lowest Tax Burden State in the U.S.
(U.S. Census, February 2021)

#11 Best States to Start a Business
(WalletHub, July 2021)

#22 Best States for Jobs
(WalletHub, June 2021)

#25 Most Fun States in America
(WalletHub, June 2021)



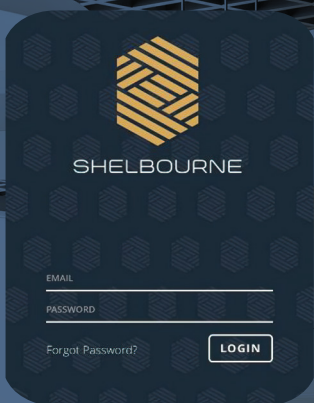


SHELBOURNE

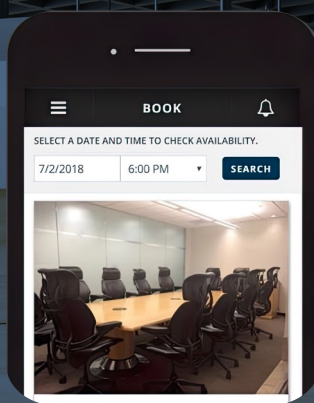
AT YOUR SERVICE

The **Shelbourne Community** App is designed to greatly enhance tenant experience by offering exciting features such as:

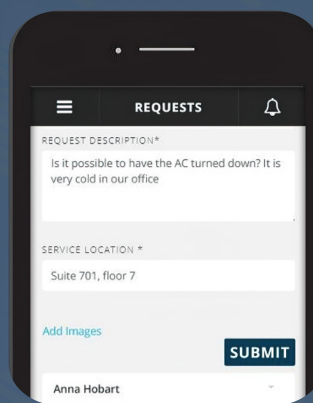
Personal User
Profiles



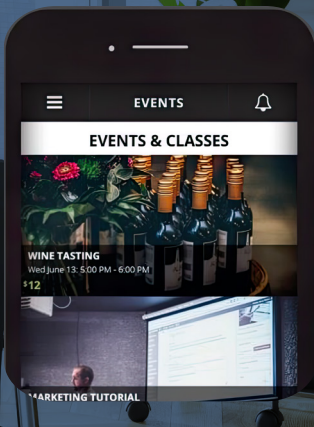
Conference Room
Reservations



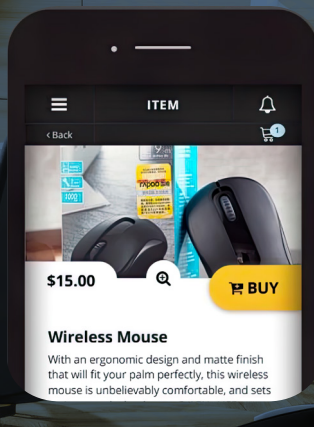
Service & Maintenance
Request Submissions



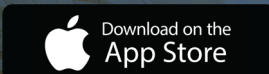
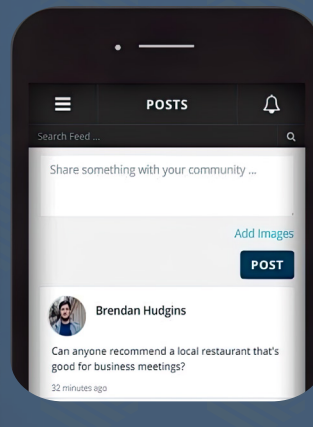
Live Event
Notifications



Mobile
Marketplace



Community
Feed

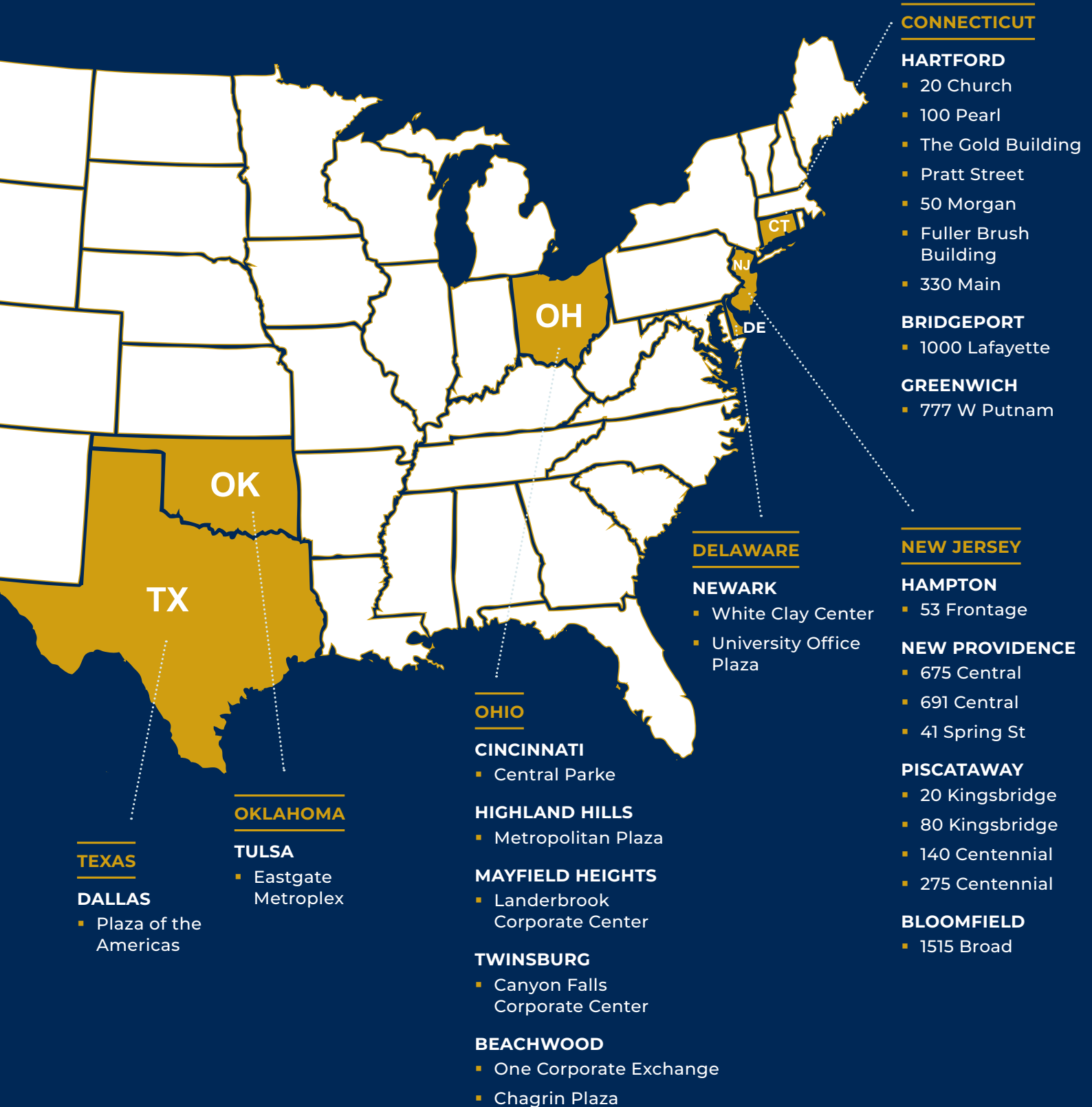


You can also log in online at **SHELBOURNECO.COM**



SHELBOURNE'S PORTFOLIO

Shelbourne is a New York based company that owns and manages over 8,000,000 square feet of Commercial Real Estate, totaling over a billion dollars' worth of assets.



Leasing Broker

CBRE



Leslie Kirkpatrick Cornell, MBA
Senior Associate

T: 918.557.2231
leslie.kirkpatrick@cbre.com



Carrie Claiborne
Senior Associate

T: 918.906.0224
carrie.claiborne@cbre.com



Natalie Burke
Associate

T: 918.850.6348
natalie.burke@cbre.com

Property Owned by



SHELBOURNE



Gerry Chauvin
Principal
Center Harbor Associates, LLC

M: 202.340.7600
gerrychauvin@centerharborllc.com

Learn more about

EASTGATE METROPLEX

14002 E 21ST STREET • TULSA, OKLAHOMA