

FOR LEASE
76,903 SF



CORPORATE WOODS

4500 S 129TH E AVE | TULSA, OK

OFFICE PARK



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA



A PROFESSIONAL OFFICE ENVIRONMENT THAT SCALES WITH YOUR BUSINESS

Cushman & Wakefield | Commercial Oklahoma is pleased to present **Corporate Woods Office Park**, a well-established, multi-building office campus located in a highly accessible Central Tulsa setting. Designed to accommodate a broad range of office users, Corporate Woods offers flexible suite configurations, efficient floor plates, and a campus environment that balances professional presence with employee convenience.

The park's flexible suite sizes and efficient layouts allow small and mid-size businesses to right-size their space while maintaining room for future growth. On-site management, ample surface parking, and a professional campus setting further enhance day-to-day functionality and long-term retention.

Positioned with immediate access to major arterial roadways and nearby retail, dining, and service amenities, Corporate Woods Office Park provides tenants with a strategic location that supports daily operations and long-term growth. The park's mature landscaping, ample parking, and institutional ownership create a stable, professional environment well-suited for corporate, medical, and professional service users seeking quality office space in one of Tulsa's most established office corridors.





Building Amenities

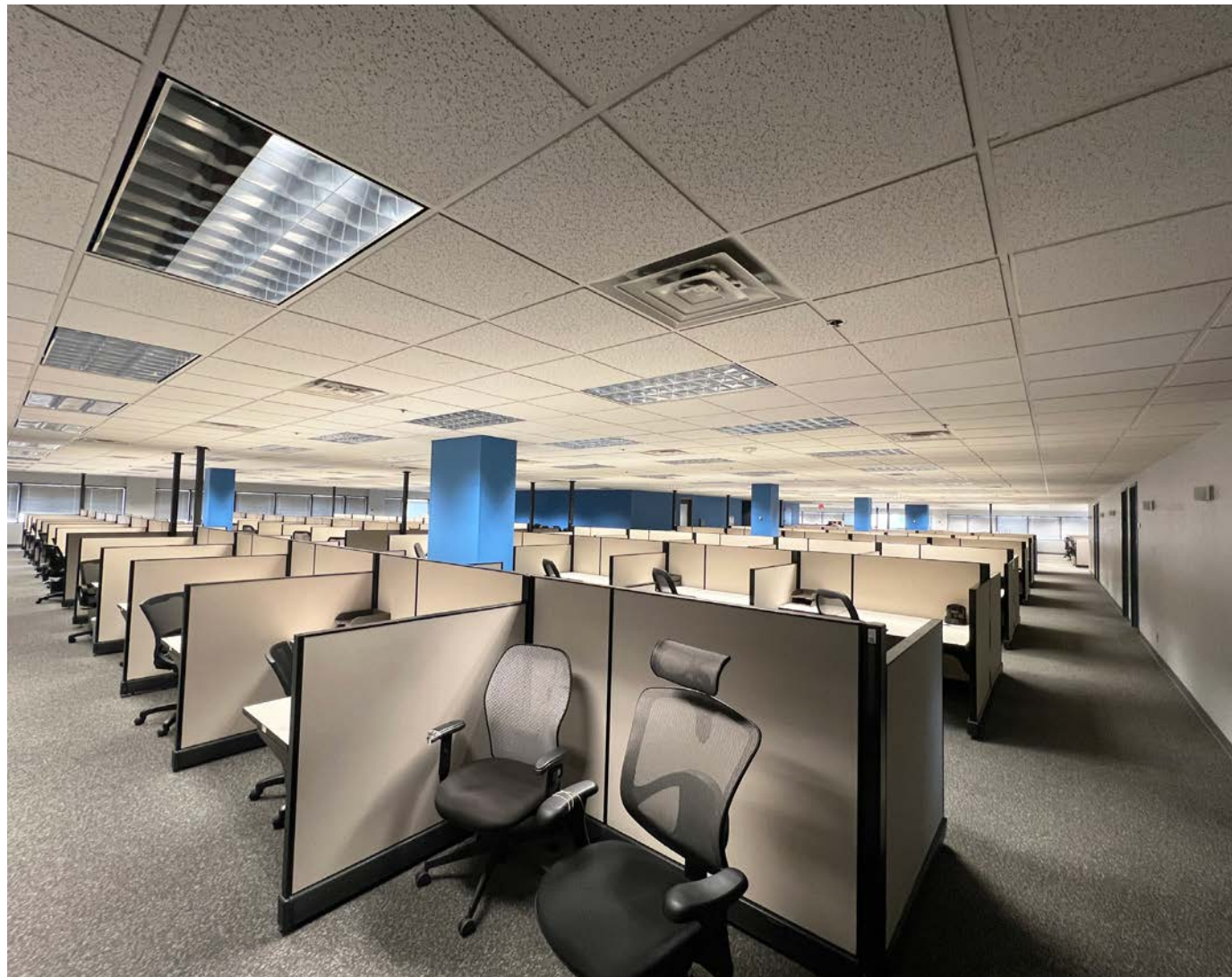
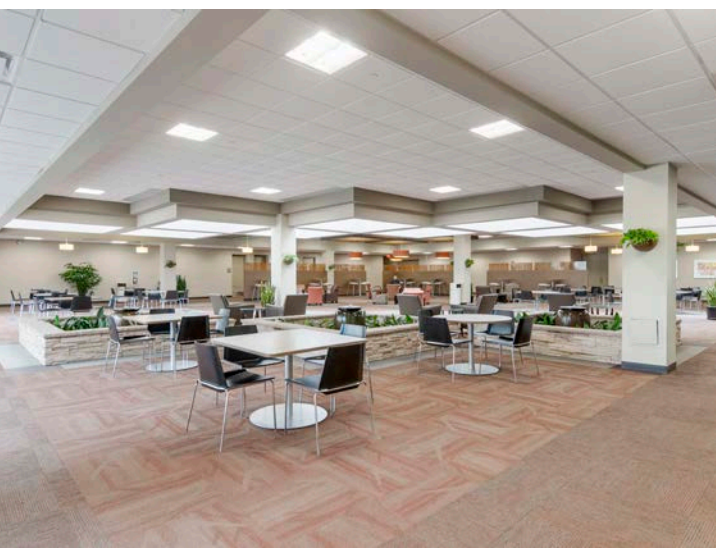
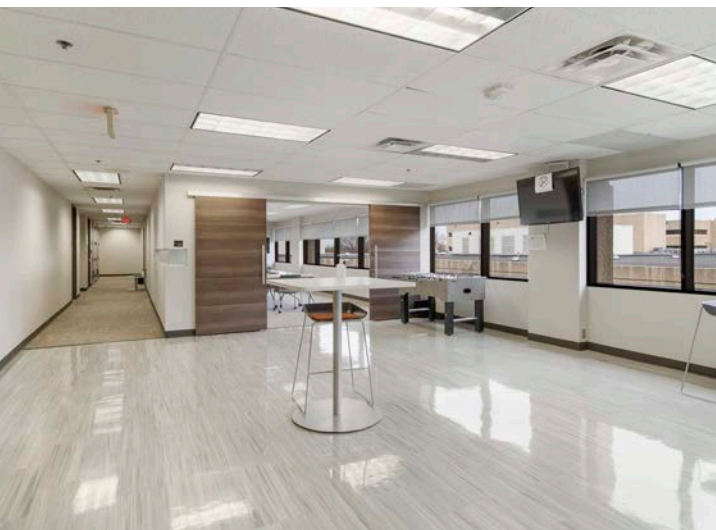
- **Redundant power fed by two separate substations**
- Flexible suite sizes
- Adaptable floor plans
- Outdoor seating and break areas
- Ample surface parking with front door access
- On-site management
- Tenant signage opportunities
- Immediate highway access
- 24/7/365 on-site security
- Common area restrooms on each floor
- Landscaped outdoor areas
- 1 mile jogging trail
- Fitness Center with locker rooms
- Dedicated loading docks
- On-site cafe' (breakfast & lunch)
- 24/7 grab-and-go food service
- Shared catering kitchen
- On-site credit union
- Common area and conference facilities

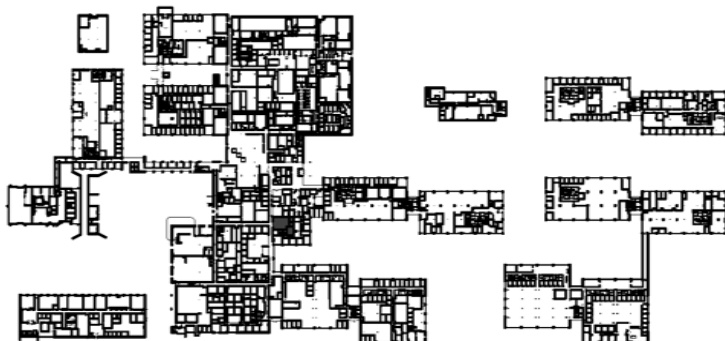
PROPERTY HIGHLIGHTS

The highlights below summarize the key physical and operational attributes of the property.

Total Campus Area:	549,919 SF
Number of Buildings:	7
Available Space:	76,903 SF
Typical Floor SF:	183,306 SF
Site Area:	97.29 AC
Stories:	3
Parking:	2,266 Surface - Covered Available
Year Built/Renovated:	1982/2010
Signage Opportunities:	Marque & Building Exterior
Loading & Service Access:	Rear or Side Service Access Available
Elevators:	Serving Each Multi-Story Building
Restrooms:	Common Area Restrooms on Each Floor
Zoning:	Commercial
Lease Rate:	\$17.50/SF (FSG)





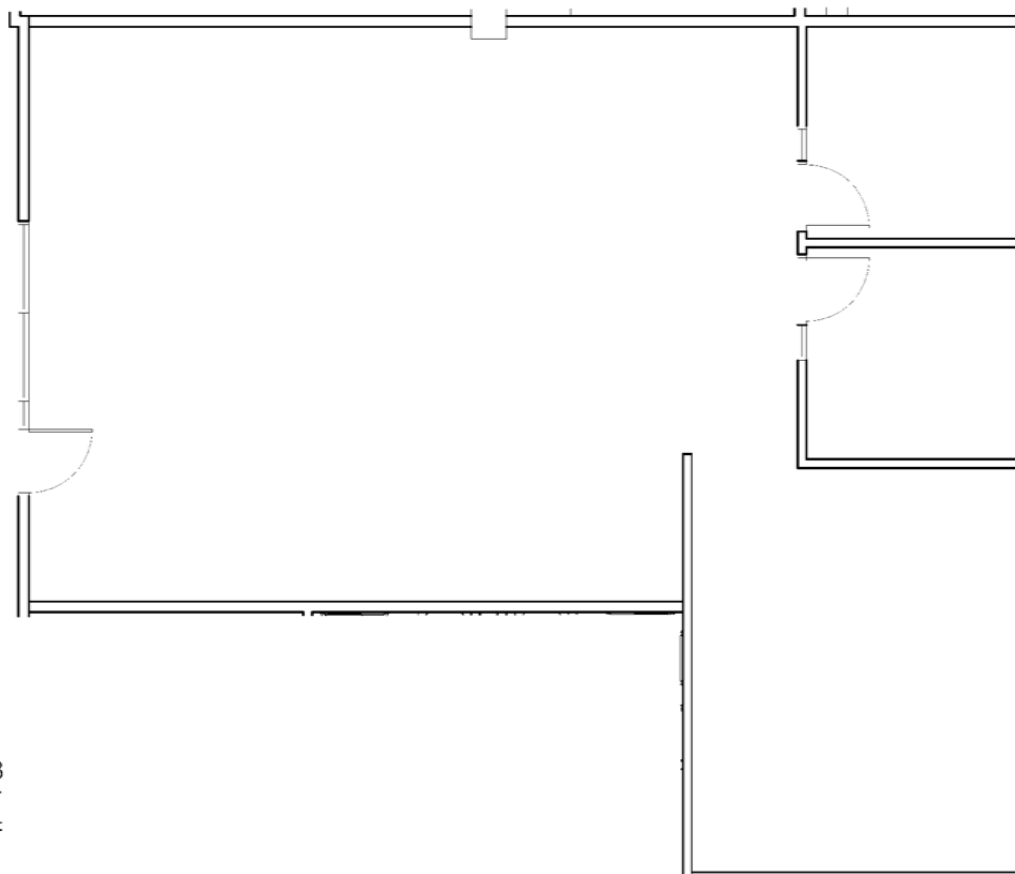


B KEY PLAN

SCALE: NTS



NORTH



SUITE 103
VACANT
1,789 RSF

A FLOOR PLAN

SCALE: NTS



NORTH

SPACE NOT VERIFIED BY KKT



ARCHITECTURE \ INTERIORS \ ENGINEERING

KKT ARCHITECTS, INC.

2200 SOUTH UTICA PLACE, SUITE 200

TULSA, OKLAHOMA 74114

[P] 918.744.4270 \ [F] 918.744.7849

WWW.KKTARCHITECTS.COM

C O F A # 534 6 / 30 / 27

SUITE 103

CORPORATE
WOODS
1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE
PLAN

LS.1

SUITE 112

CORPORATE
WOODS
1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE
PLAN

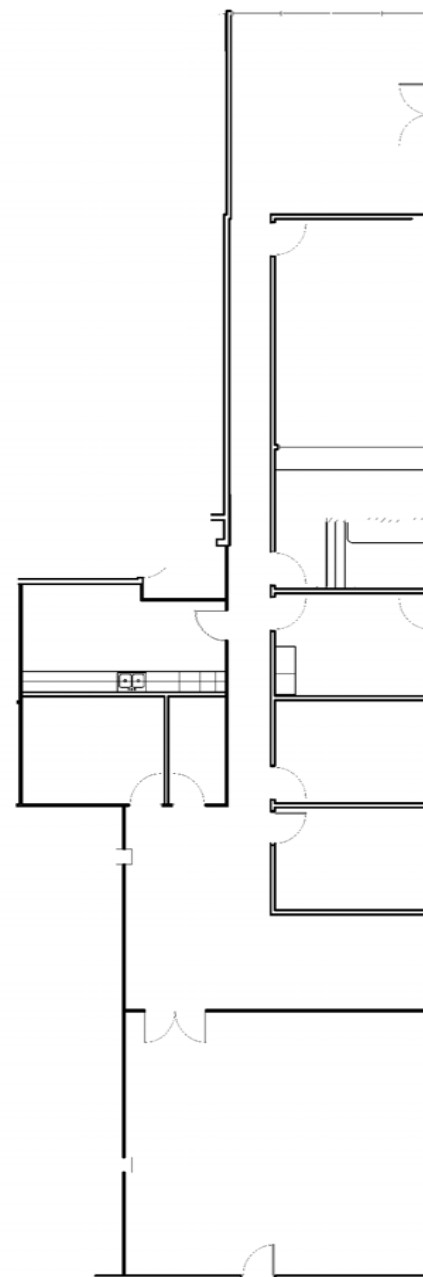
LS.1

SUITE 112
VACANT
3,761 RSF



B KEY PLAN

SCALE: NTS



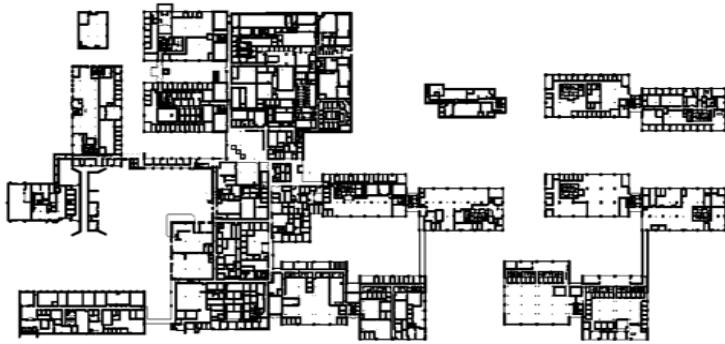
A FLOOR PLAN

SCALE: NTS



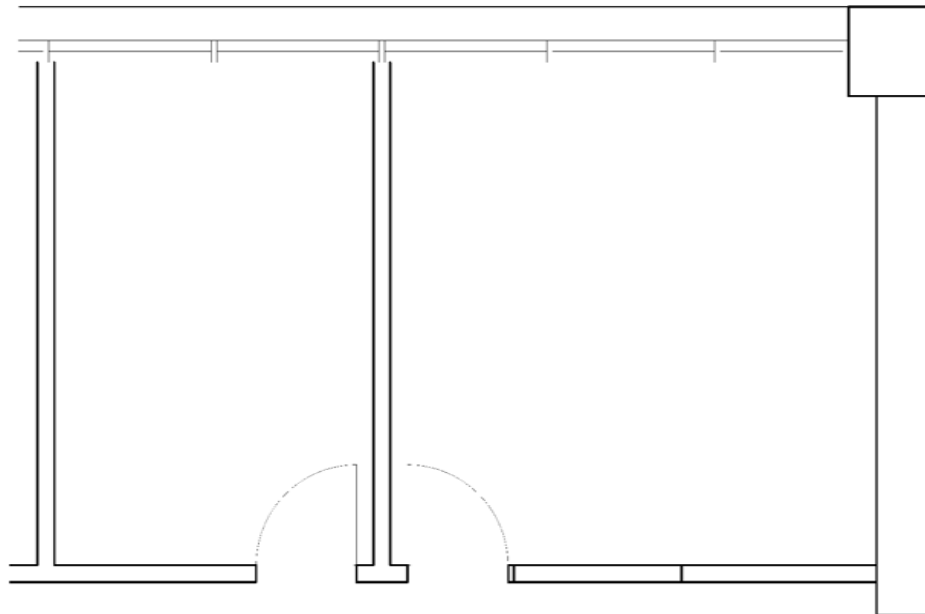
NORTH

SPACE NOT VERIFIED BY KKT



B KEY PLAN

SCALE: NTS



SUITE 124

460 RSF

A FLOOR PLAN

SCALE: NTS



SPACE NOT VERIFIED BY KKT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM
C O F A # 534 6 / 30 / 27

SUITE 125 A

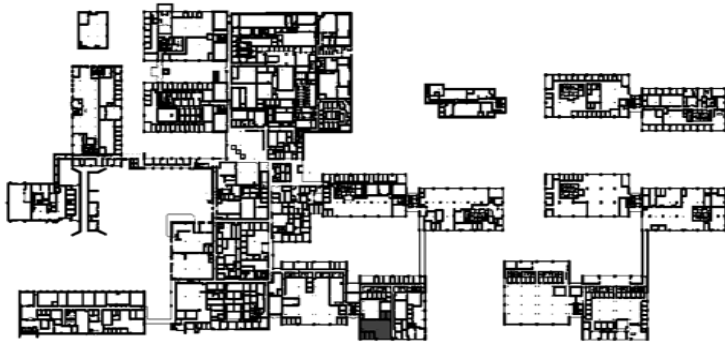
CORPORATE
WOODS
1ST FLOOR

 ROBINSON PARK

06.07.2025

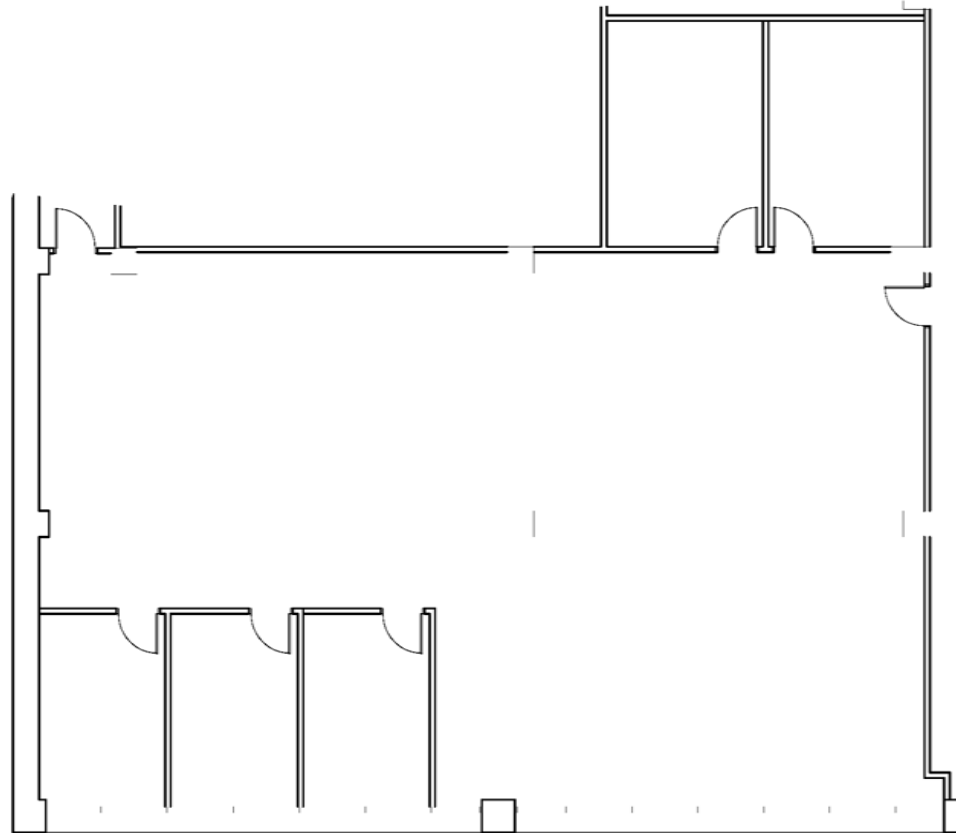
LEASE
PLAN

LS.1



B KEY PLAN

SCALE: NTS



SUITE 127
VACANT
4,817 RSF

A FLOOR PLAN

SCALE: NTS



SPACE NOT VERIFIED BY KKT



ARCHITECTURE \ INTERIORS \ ENGINEERING

KKT ARCHITECTS, INC.

2200 SOUTH UTICA PLACE, SUITE 200

TULSA, OKLAHOMA 74114

[P] 918.744.4270 \ [F] 918.744.7849

WWW.KKTARCHITECTS.COM

C O F A #534 6/30/27

SUITE 127

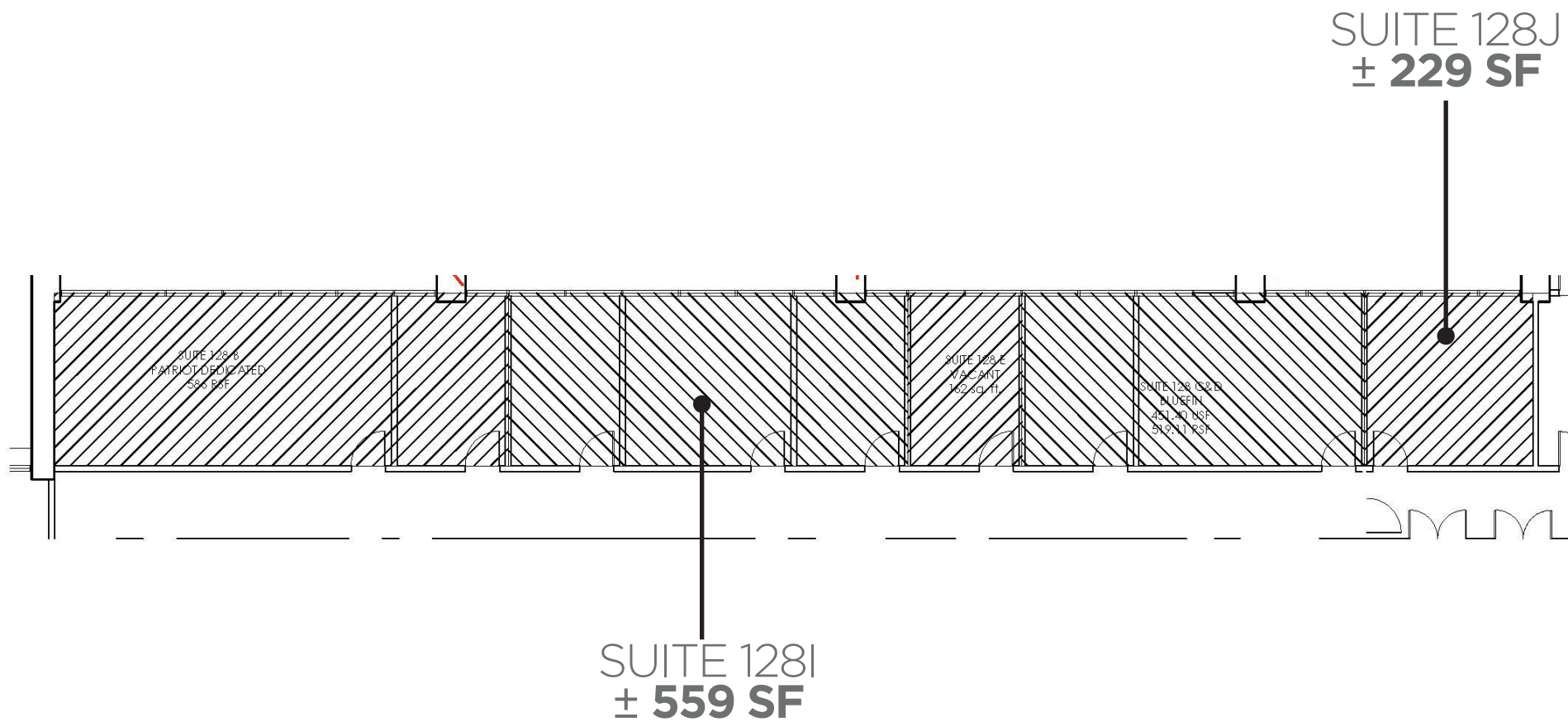
CORPORATE
WOODS
1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE
PLAN

LS.1





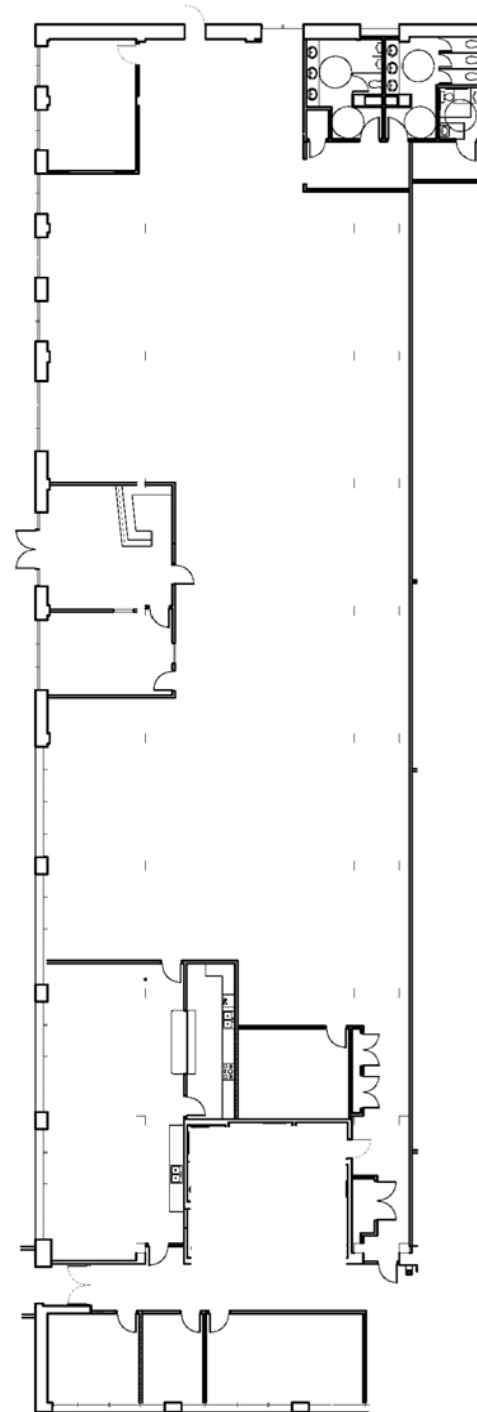
B KEY PLAN

SCALE: NTS



SUITE 165

14,373 RSF



A FLOOR PLAN

SCALE: NTS



SPACE NOT VERIFIED BY KKT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM
C O F A # 534 6/30/27

SUITE 165

CORPORATE
WOODS
1ST FLOOR

ROBINSON PARK

08.07.2025

LEASE
PLAN

LS.1

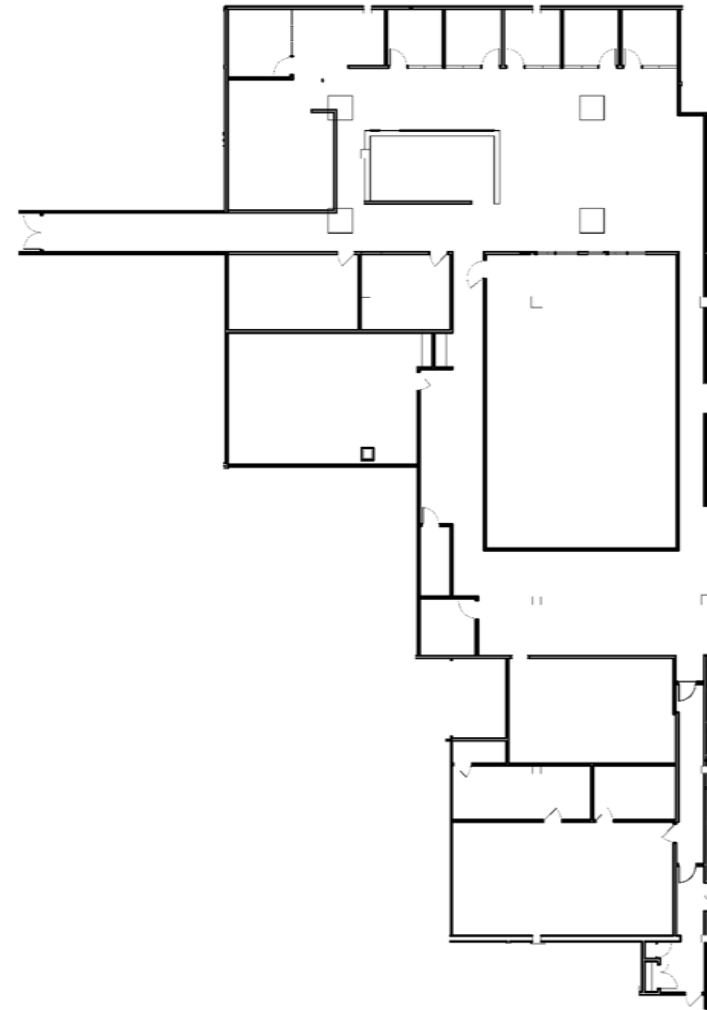


B KEY PLAN

SCALE: NTS



SUITE 193
VACANT
12,275 RSF



A FLOOR PLAN

SCALE: NTS



SPACE NOT VERIFIED BY KKT



KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM
C O F A #534 6/30/27

SUITE 193

CORPORATE
WOODS
1ST FLOOR

ROBINSON PARK

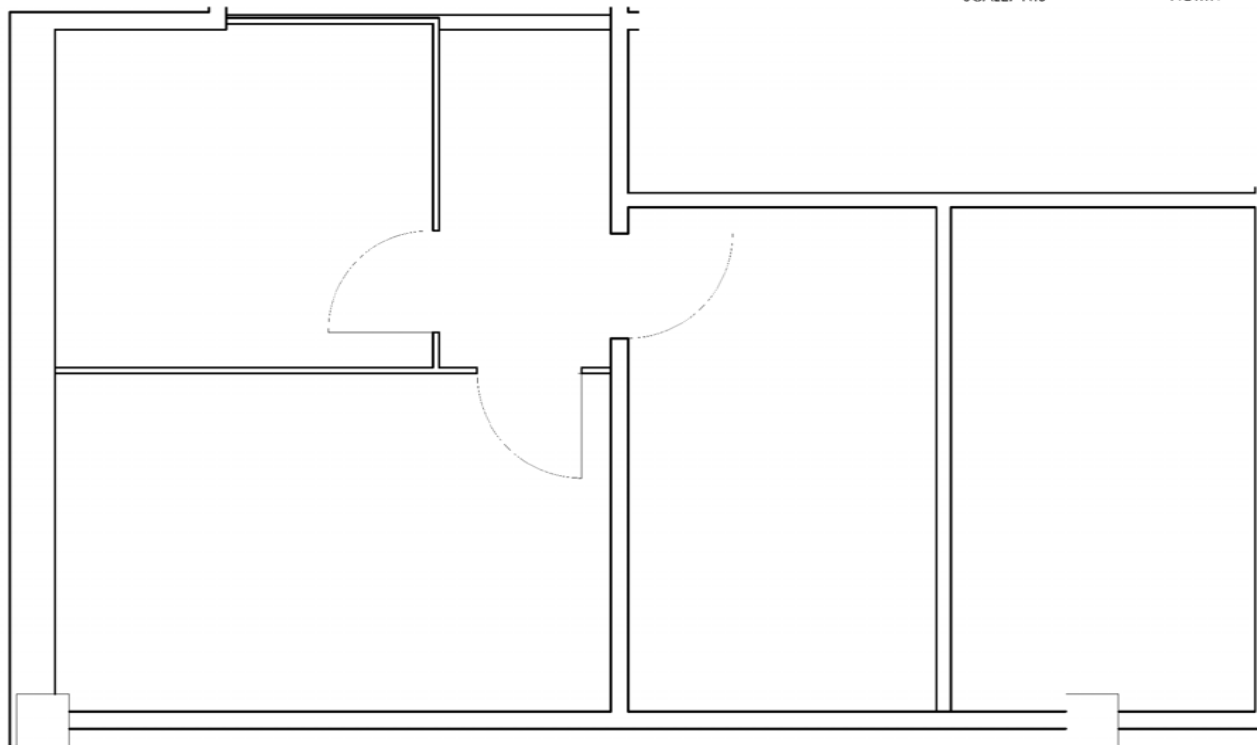
06.07.2025

LEASE
PLAN

LS.1



B KEY PLAN 
SCALE: NTS NORTH



SUITE 194
VACANT
674 RSF

A FLOOR PLAN 
SCALE: NTS NORTH
SPACE NOT VERIFIED BY KKT

SUITE 194

CORPORATE
WOODS
1ST FLOOR

 ROBINSON PARK

06.07.2025

LEASE
PLAN

LS.1

2ND FLOOR

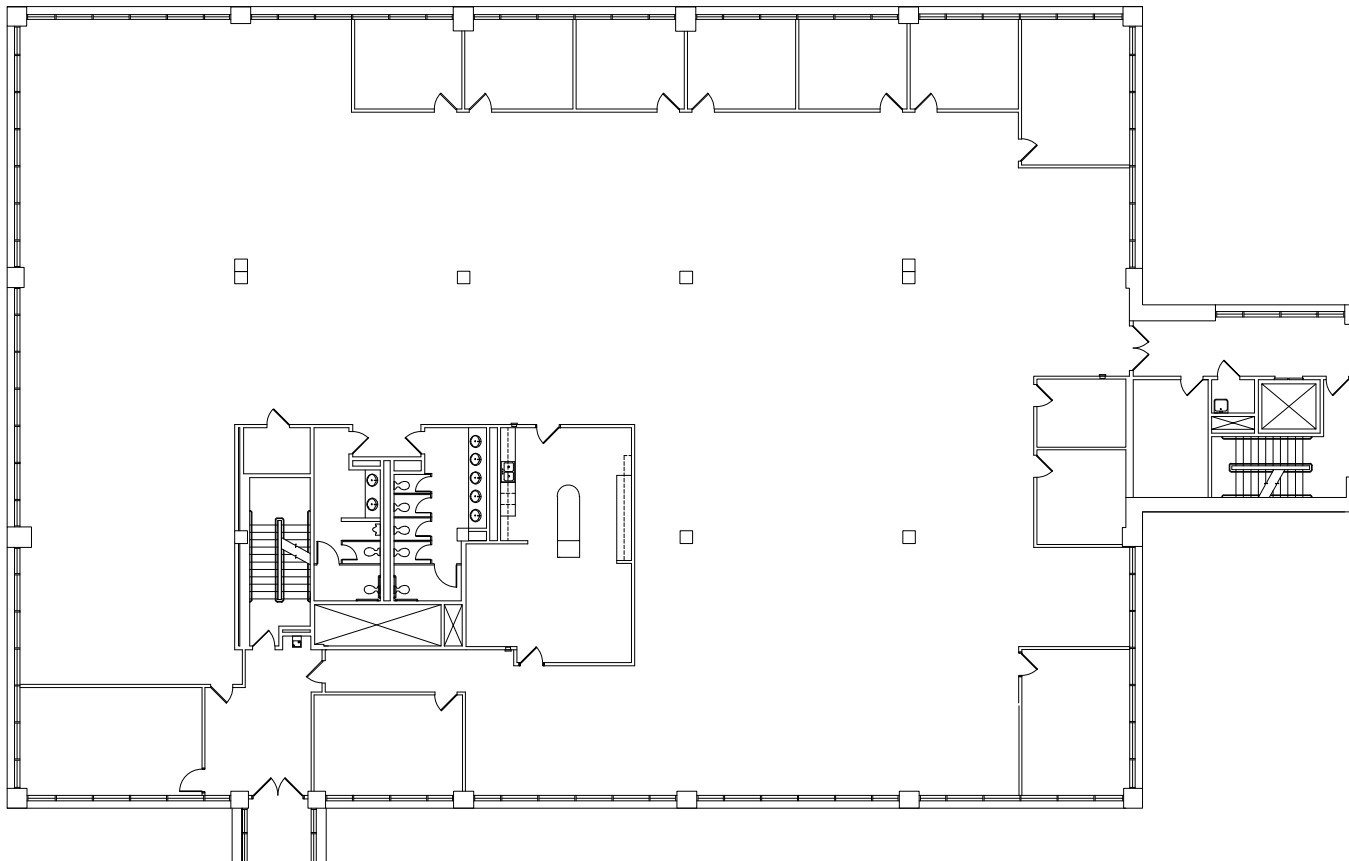
CORPORATE
WOODS
NORTH BUILDING
2ND FLOOR



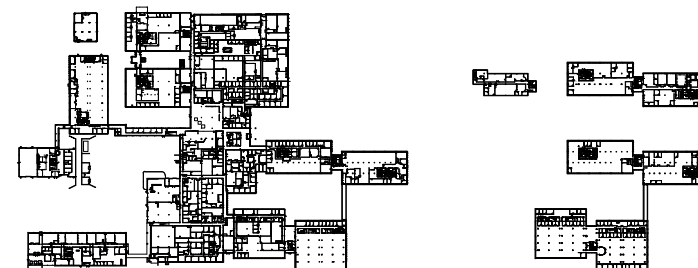
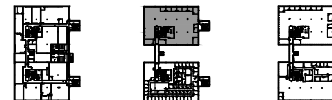
10.29.2025

LEASE
PLAN

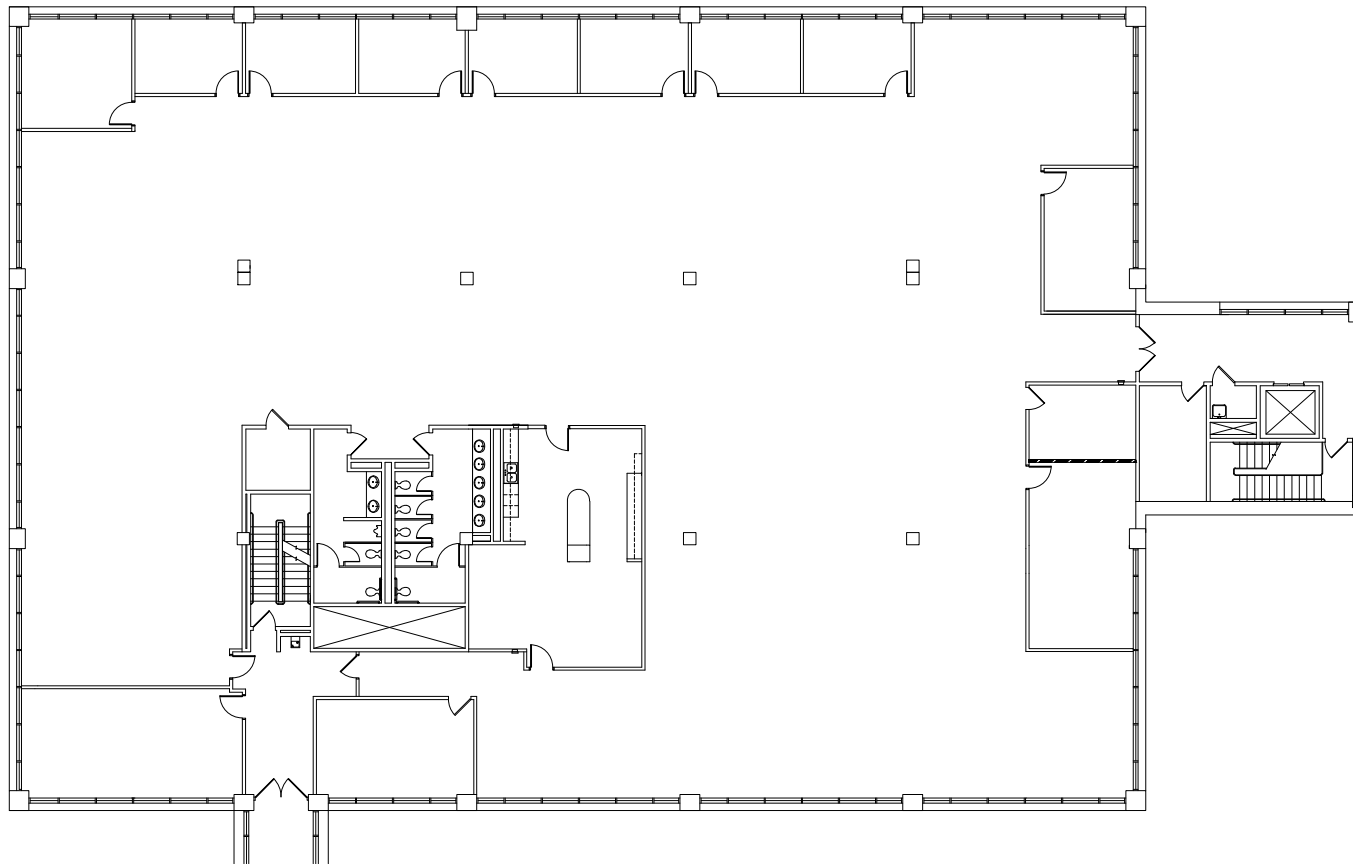
LS.2



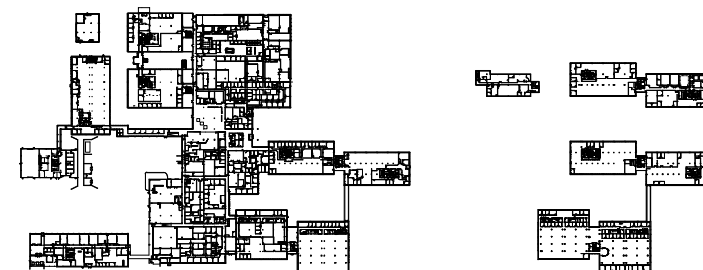
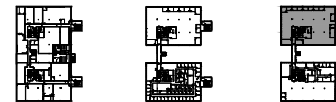
A 2ND FLOOR PLAN  17,822 RSF
SCALE: NTS NORTH



B KEY PLAN  NORTH
SCALE: NTS



A 3RD FLOOR PLAN  18,273 RSF
SCALE: NTS



B KEY PLAN  SCALE: NTS

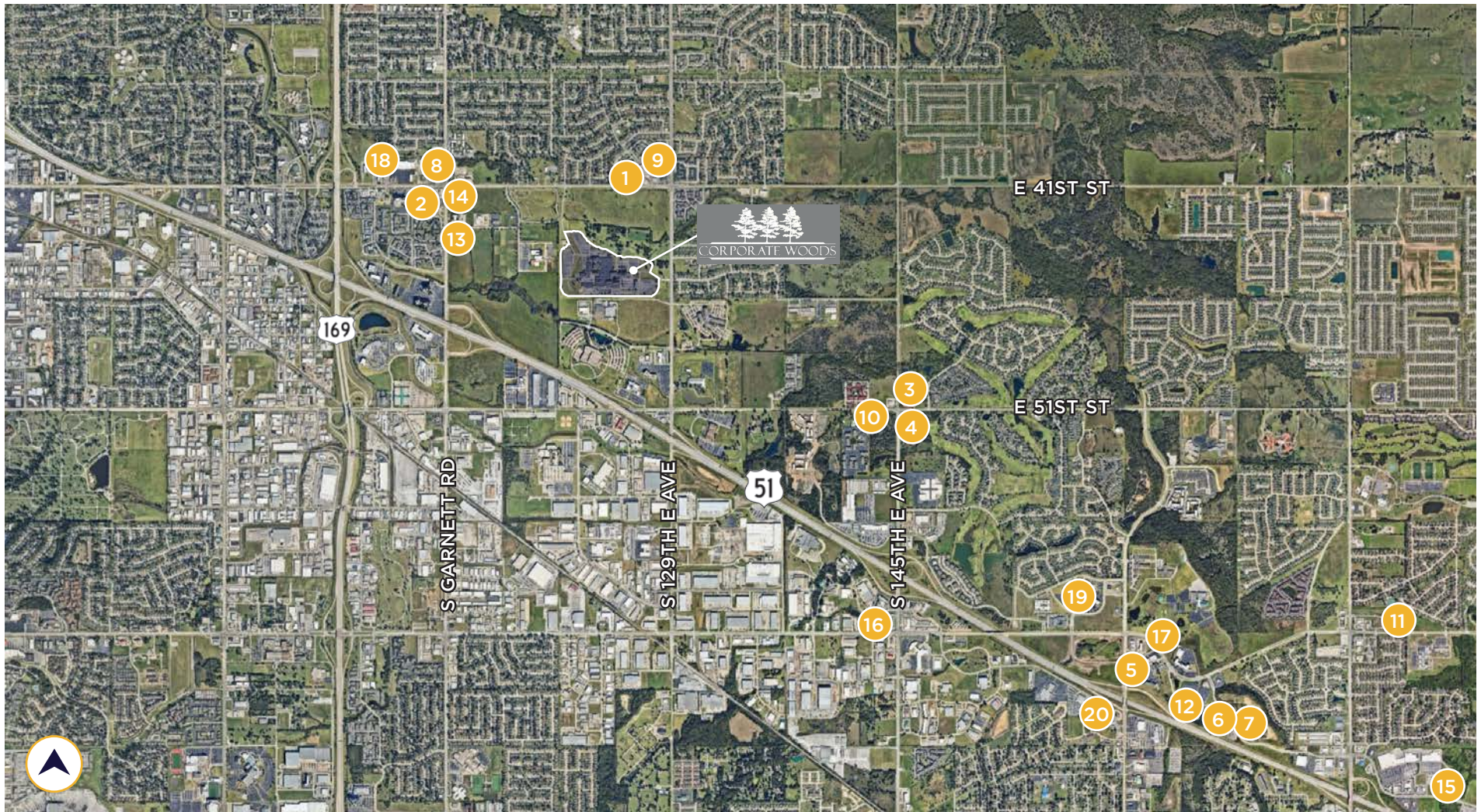
3RD FLOOR

CORPORATE
WOODS
NORTH BUILDING
3RD FLOOR



10.29.2025

LEASE
PLAN
LS.3



- | | |
|-----------------------|------------------------|
| 1. Subway | 11. Walmart |
| 2. McDonald's | 12. Bass Pro Shops |
| 3. Scooter's Coffee | 13. Arvest Bank |
| 4. Sonic Drive-In | 14. Chase Bank |
| 5. Steak n' Shake | 15. Bank of Oklahoma |
| 6. Los Cabos | 16. Hampton Inn |
| 7. Charleston's | 17. Hilton Garden |
| 8. Quik Trip | 18. Quality Inn |
| 9. Scissortail Square | 19. Ascension St. John |
| 10. Dollar General | 20. Planet Fitness |

AREA AMENITIES



CONTACT

JARED ANDRESEN, SIOR

President

+1 918 359 3522

jandresen@commercialoklahoma.com

SCOTT SCHLOTFELT

Managing Director

+1 918 359 3521

sschlotfelt@commercialoklahoma.com

TULSA OFFICE

+1 918 340 6970

commercialoklahoma.com

©2026 Cushman & Wakefield. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. No representation or warranty is given, express or implied, as to the accuracy of the information contained within THIS PRESENTATION, and Cushman & Wakefield is under no obligation to subsequently correct it in the event of errors. Independently Owned and Operated A Member of the Cushman & Wakefield Alliance



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
OKLAHOMA**