

22,000± SF
OFFICE SPACE FOR LEASE

1876

UTICA SQUARE

T U L S A , O K 7 4 1 1 4



CONCEPTUAL RENDERING

CBRE

EXECUTIVE SUMMARY

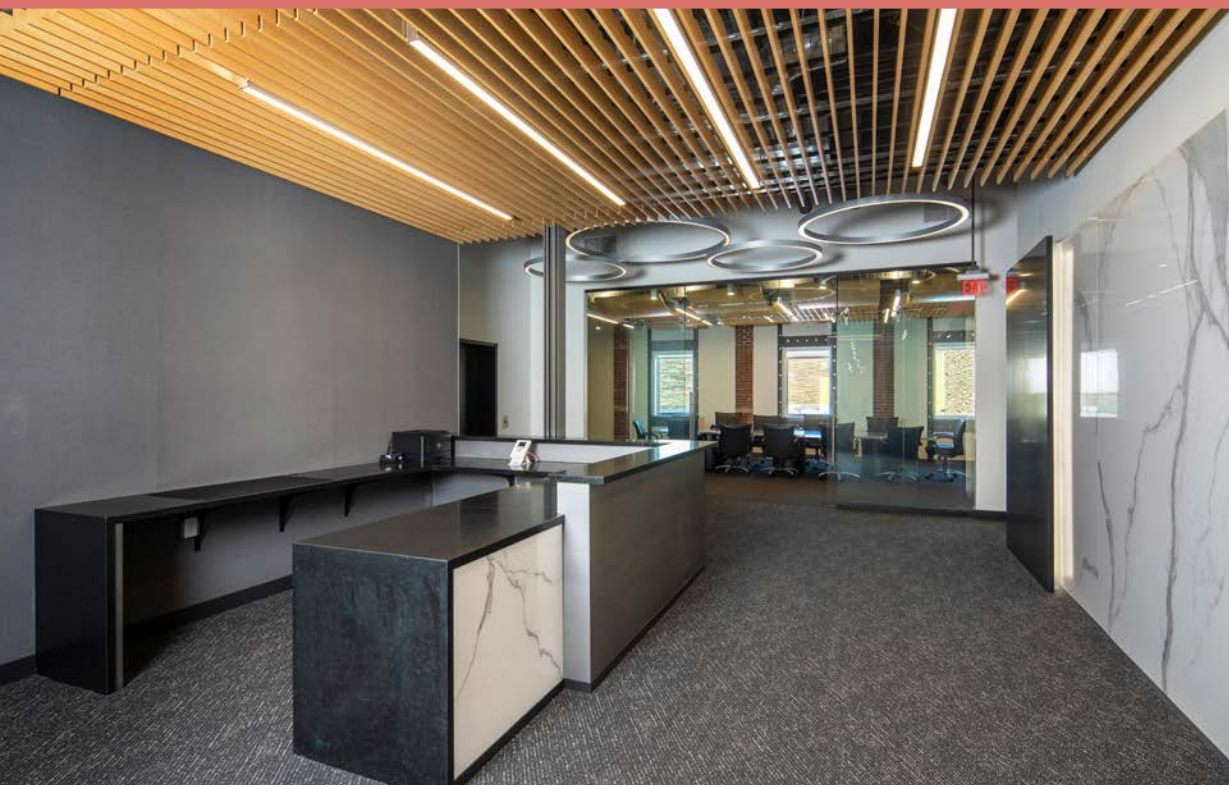
This exceptional Class A office space at 1876 Utica Square offers a rare “plug & play” opportunity within the prestigious Utica Square development. Spanning 22,000 usable square feet, the recently built out and fully furnished interior includes high-end furniture, fixtures, and equipment (FF&E), making it ready for immediate occupancy.

The layout features 34 private offices and 60 systems furniture workstations, each equipped with sit/stand desks and chairs. The existing space provides ample capacity for additional offices or workstations. The space features high-end LED lighting fixtures, marble accent walls and acoustic wood ceiling accents. Tenants will also benefit from a prime location that provides convenient access to Utica Square’s diverse array of restaurants and retail establishments.

Unique, fully furnished opportunity, ready for immediate occupancy.

PROPERTY OVERVIEW

RENTABLE SF	±22,000 Usable SF
LEASE RATE	\$32.00/SF + Electric & Parking
OFFICES	34 private offices, fully furnished
SYSTEM FURNITURE	60 sit/stand desks with chairs
AMPLE PARKING	Up to 104 spaces and more can be made available at a ratio of 5.00/1,000 SF. \$20 per space per month.
EASY ACCESS TO MAJOR THOROUGHFARES	Close proximity to Highways 51 & 75



SPACE DESCRIPTION

Premier Utica Square Class A Office Space

Plug-and-Play/Opportunity for Immediate Occupancy:

- › The space is newly Built-out & fully furnished with High-End FF&E
- › 60 systems furniture with sit/stand desks and chairs
- › 34 total offices (6 executive size)
- › 3 conference rooms (Large main room off reception with 12-person table and two internal four-person tables)
- › Ability to add additional offices and systems furniture
- › Breakroom with full appliances, upper & lower cabinets. Seating for 22 (4 - four top tables + six top)
- › Shuffleboard table
- › Large IT/Server room (Dell Server Tower)
- › 650 Amps of electrical power (208/120v 3ph 4 wire)



PROPERTY HIGHLIGHTS



LOCATED AT
UTICA SQUARE



CLASS A
OFFICE



OFFICE
RENOVATED



ON-SITE
PARKING



22,000± USF



34 OFFICES AND
60 WORKSTATIONS



SIGNAGE



ACCESS TO MAJOR
THOROUGHFARES

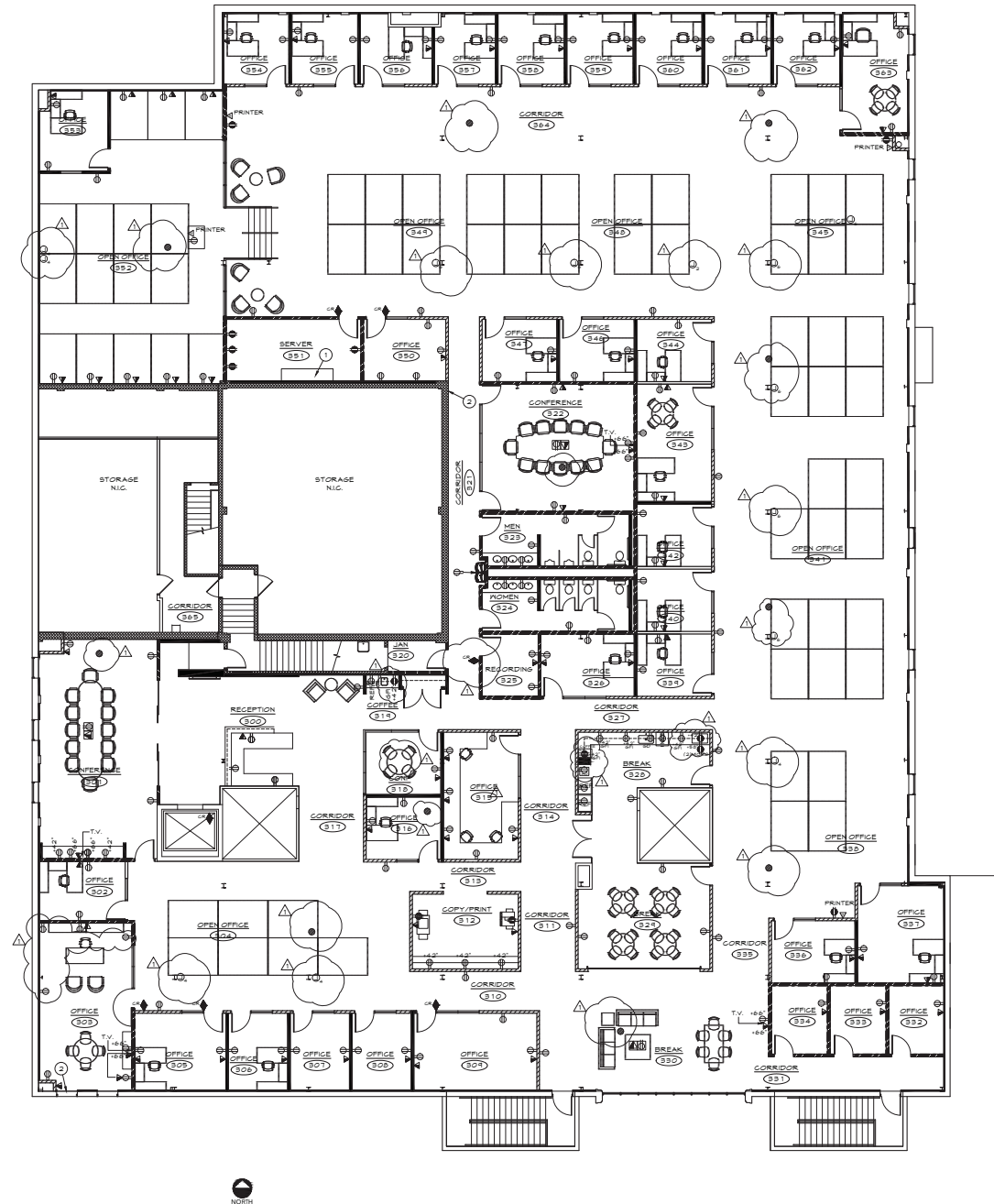
NEARBY AMENITIES

RH alo

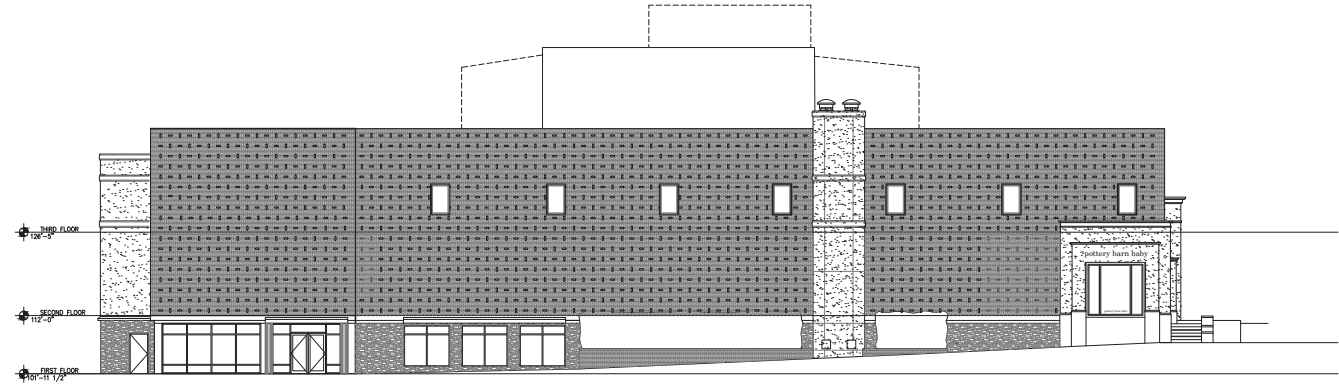


FLOOR PLAN

[CLICK HERE TO VIEW
3D TOUR](#)

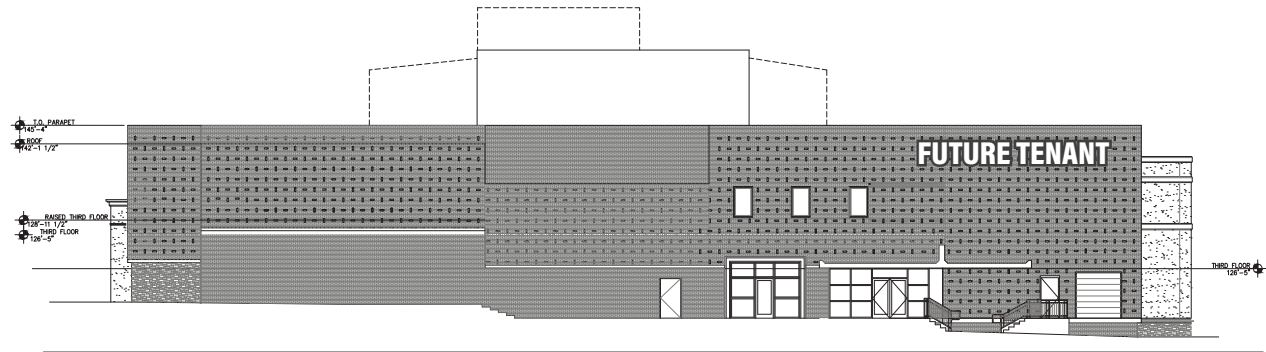


ELEVATION PLAN



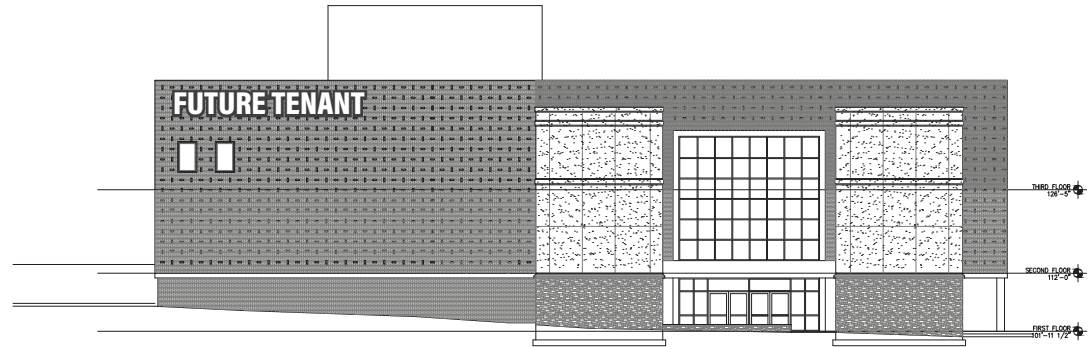
**A EXTERIOR ELEVATION
EAST FACE**

SCALE 1/8"=1'-0"



**B EXTERIOR ELEVATION
WEST FACE**

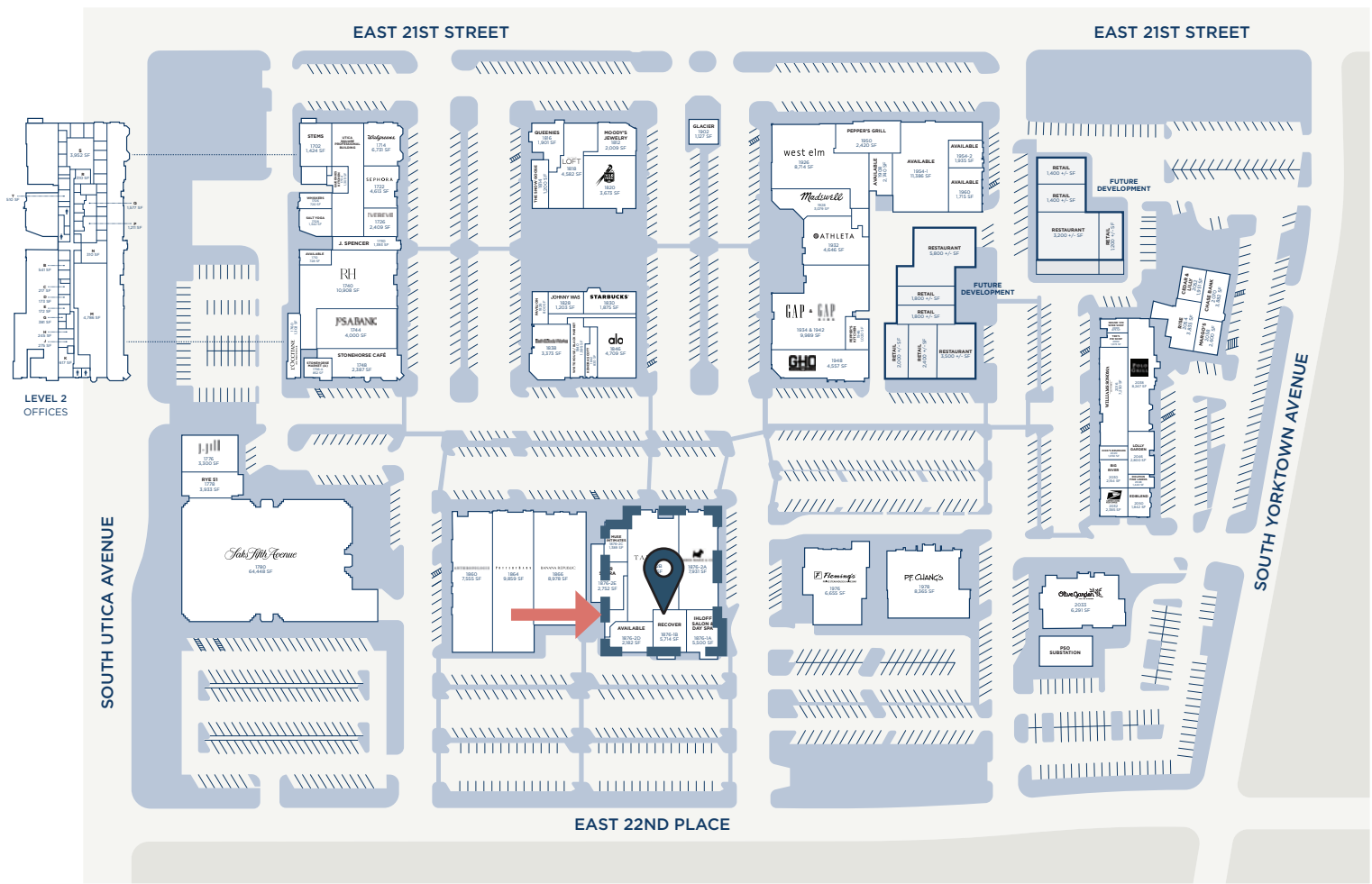
SCALE 1/8"=1'-0"



**C EXTERIOR ELEVATION
SOUTH FACE**

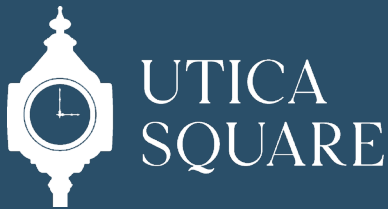
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UTICA SQUARE SITE PLAN



 3rd Floor Office Suite
 Suite Entrance to Elevator Lobby

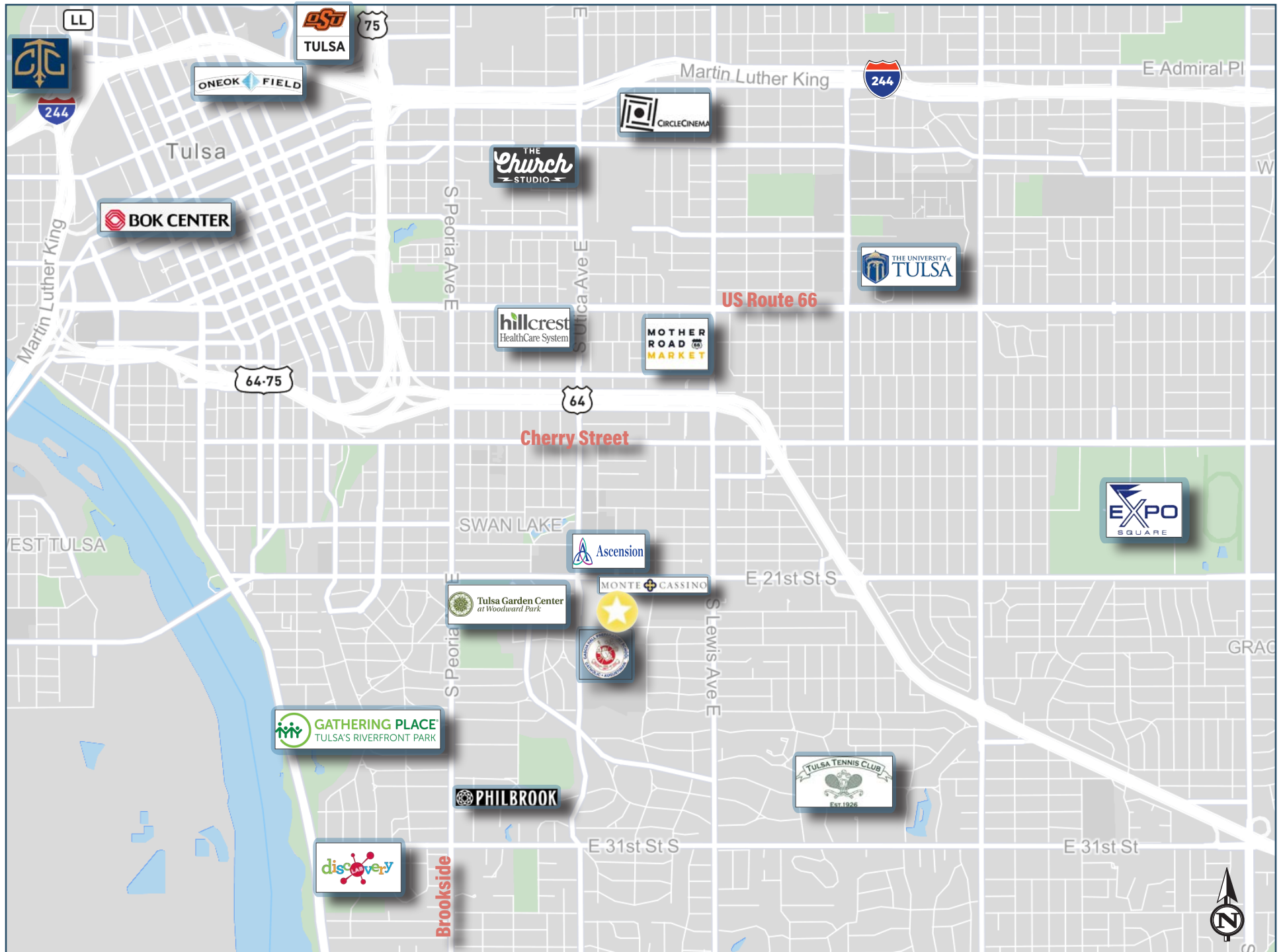
NEW RETAIL DEVELOPMENT



Nestled among the best demographics in Tulsa and situated in an unmatched midtown location in the city's most desirable urban-suburban corridor, Utica Square has been an iconic landmark for more than 70 years.

As the most-trafficked shopping center in Oklahoma, Utica Square boasts a charming garden atmosphere, a curated calendar of community events, and the city's premier retail experience, drawing customers regionally from across the state and northwestern Arkansas.





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