



THOMPSON BUILDING

20 EAST 5TH STREET
TULSA, OK 74103

Pamela Avison
Senior Advisor
O: 918.605.1008
pavison@svn.com

Max Heidenreich
Senior Advisor
O: 918.605.1007
maxh@svn.com

Susan Davis
Senior Advisor
O: 918.924.6199
sdavis@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	1,080 - 18,868 SF
Lease Rate:	\$12.50 - 14.00 SF/yr [Full Service; Gross]
Lot Size:	0.28 Acres
Year Built:	1928
Building Size:	126,813 SF
Renovated:	2019
Zoning:	CBD
Market:	Tulsa
Submarket:	Central Business District

PROPERTY OVERVIEW

The Thompson Building has retained its place in Tulsa history while offering tenants computerized mechanical, electrical and safety systems, high speed elevators and many other amenities. this building is a Smart Building with Logix, Cox Business Services, Century Link and AT&T. The building is convenient to City Hall, the Courthouse, hotels and restaurants. Lease rates include taxes, utilities and janitorial, has computerized 4-pipe HVAC system and on-site management.

PROPERTY HIGHLIGHTS

- Heart of Central Business District at Fifth and Boston
- Parking available within one block
- Office Suites Available from 1,080 SF to 16,868 SF
- Local Ownership and Management
- Restaurant in building
- Complimentary Conference Center available for Tenant use
- Continuous service from dual PSO Substations
- Computerized HVAC system

Additional Photos

Downtown Parking Location Map

AREA PARKING

1. 801 S Boston Garage
5th & Boston
Non res. Covered - \$1.00 or
\$4.00/per day reserved
Secureparkingusa.com
2. KC Auto Park (Lot 107)
Parking Garage
3rd - 4th & Cincinnati
Reserved \$130.00/mo.
Non-reserved \$95.00/mo.
Non-reserved \$75.00/mo.
Roof-top \$45.00/mo.
3. 591 Elgin (Lot 281)
Surface
\$35.00/mo.
4. Mayo Motor Inn (Lot 241)
406 S Cheyenne
Call for availability
Americanparking.com
5. Park Plaza Main (Lot 130)
410 S Boulder
\$105.00/month
6. 411 S Elgin (Lot 247) | 5th & Detroit
Surface \$1.00/day | Surface \$1.00/day
7. 155 W 4th (Lot 253)
Surface
\$85.00/mo.

Thompson Building
5th and Boston

American Parking
918-587-4141
americanparking.com

Secure Parking
Secureparkingusa.com

**For other parking options,
go to American Parking or
Secure Parking Websites**

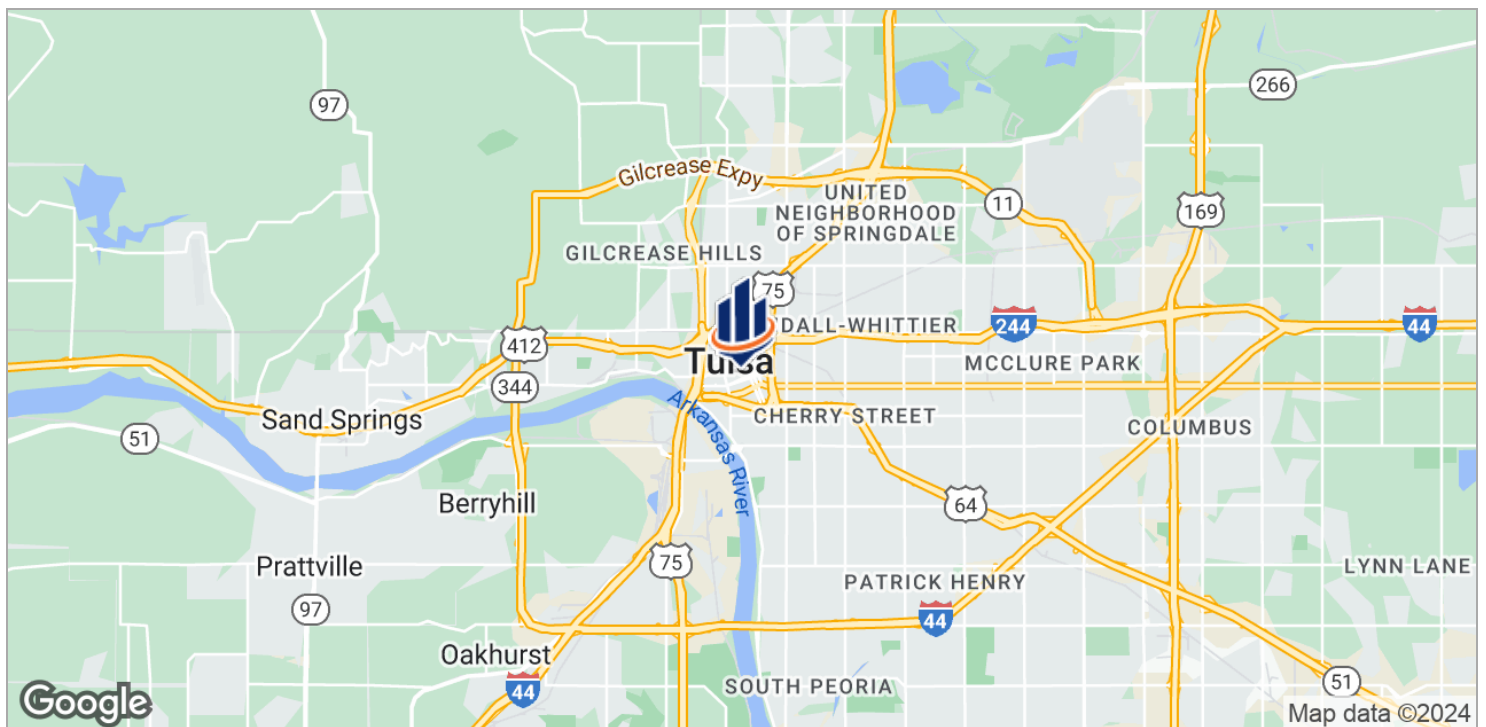
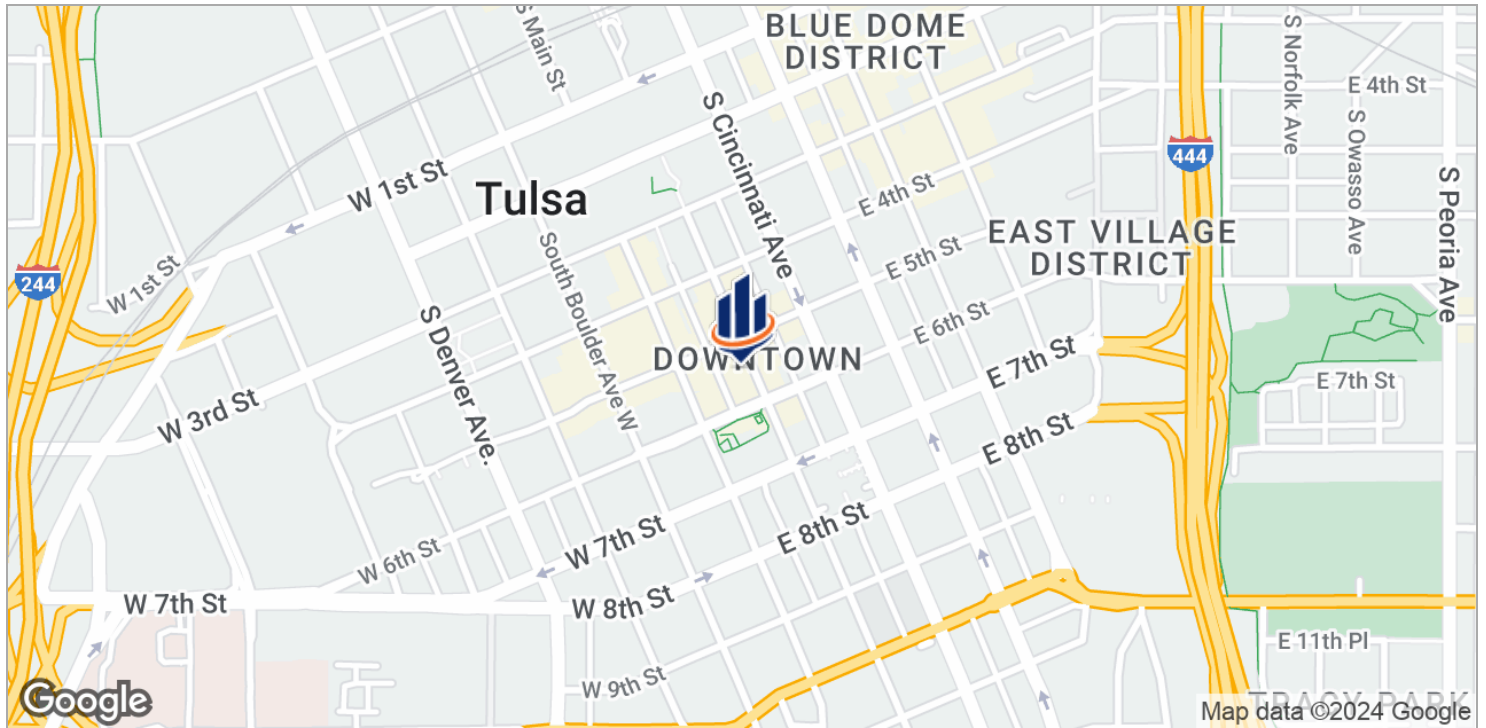
CURRENT PRICING— July 2022

- Red—Parking Garages
- Yellow—Surface Parking

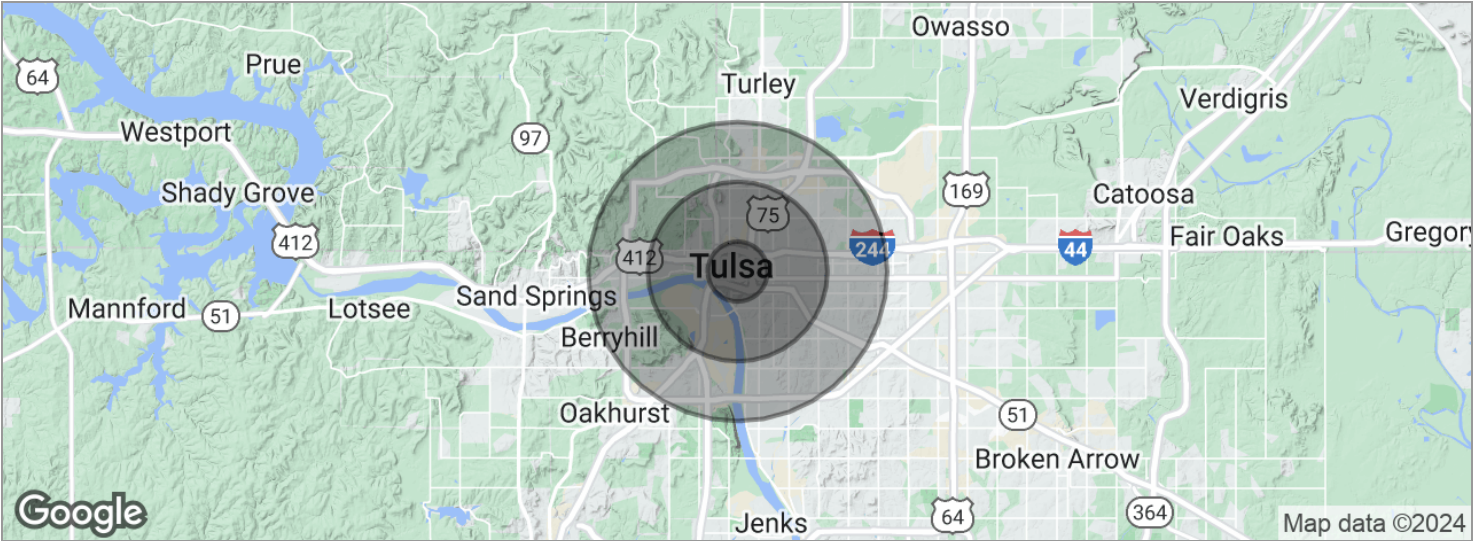
Prices shown here are for information purposes only and are believed to be reliable. Please contact the service providers listed to determine current availability and price.

PAM AVISON
A BULLOCK HOLDING

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,188	70,352	161,890
Median age	39.5	35.9	36.2
Median age [Male]	40.0	34.7	34.5
Median age [Female]	38.2	36.2	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,636	31,203	70,712
# of persons per HH	2.3	2.3	2.3
Average HH income	\$47,161	\$57,949	\$55,835
Average house value	\$102,194	\$305,689	\$203,041

* Demographic data derived from 2020 ACS - US Census