FOR LEASE

20 E. 5TH STREET

THE THOMPSON BUILDING

Tulsa, OK 74103

PRESENTED BY:

PAMELA AVISON

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MAX HEIDENREICH

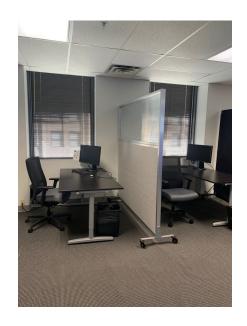
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OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (Gross)
BUILDING SIZE:	133,959 SF
AVAILABLE SF:	4,643 SF
LOT SIZE:	
YEAR BUILT:	1922
RENOVATED:	2019
ZONING:	Central Business District
MARKET:	CBD

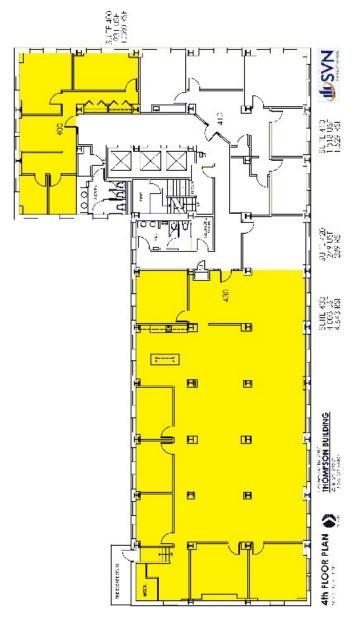
PROPERTY OVERVIEW

Unique layout with many amenities to facilitate collaboration and teamwork. 4,643/SF of mostly open space with open break area, offices & conference areas. Wonderful views on east, west & south sides of the building.

PROPERTY HIGHLIGHTS

- Continuous service from dual PSO substations
- Complimentary conference center for Tenants use
- · Locally owned & managed on-site
- Computerized 4-pipe HVAC system
- High speed elevators

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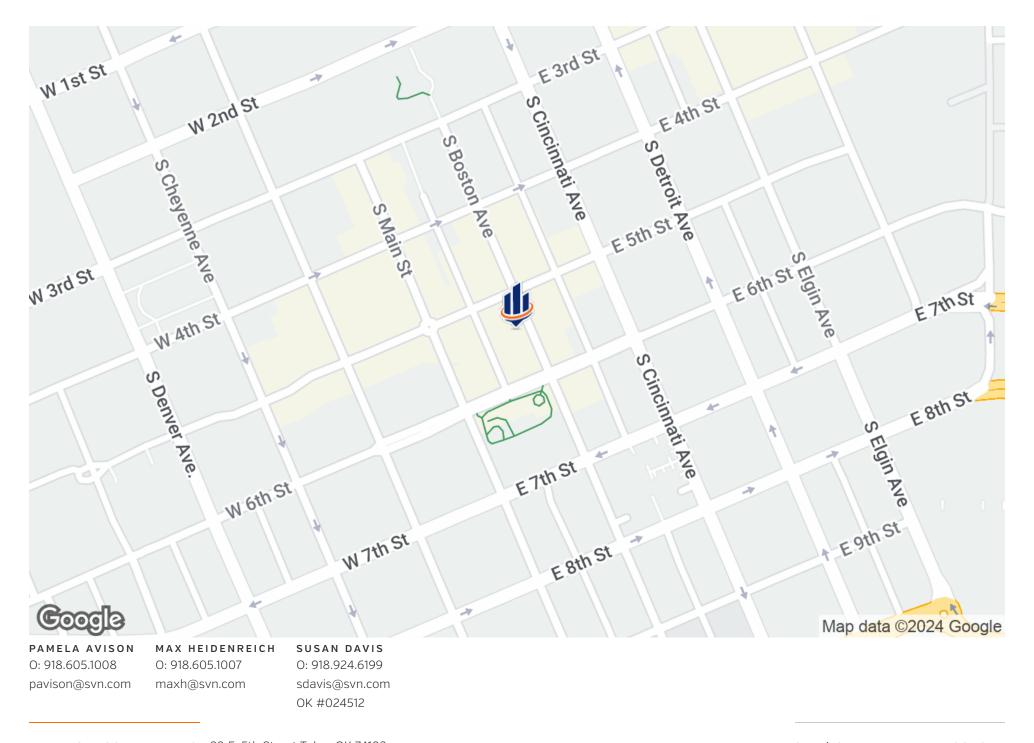


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,183	70,320	161,940
AVERAGE AGE	39.5	35.9	36.2
AVERAGE AGE (MALE)	40.0	34.7	34.5
AVERAGE AGE (FEMALE)	38.2	36.2	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,636	31,208	70,738

2.3

\$47,117

\$101,786

2.3

\$57,862

\$304,237

2.3

\$55,822

\$203,098

OF PERSONS PER HH

AVERAGE HOUSE VALUE

AVERAGE HH INCOME

Owasso (75) Turley (266)Gilcrease Expy NEIGHBORHOOD GILCREASE HILLS OF SPRINGDALE (169) KENDALL-WHITTIER 244 (412) Tulsa MCCLURE PARK 44 (344) Sand Springs CHERRY STREET COLUMBUS (64) Berryhill Prattville PATRICK HENRY (97) Oakhurst SOUTH PEORIA 64 CHIMNEY HILLS CEDAR RIDGE PARK Jenks (75) (364) BRIDLE TRAILS Hilton Sapulpa (117)

Sperry

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^{*} Demographic data derived from 2020 ACS - US Census