

FOR LEASE

20 E. 5TH STREET

THE THOMPSON BUILDING

Tulsa, OK 74103

PRESENTED BY:

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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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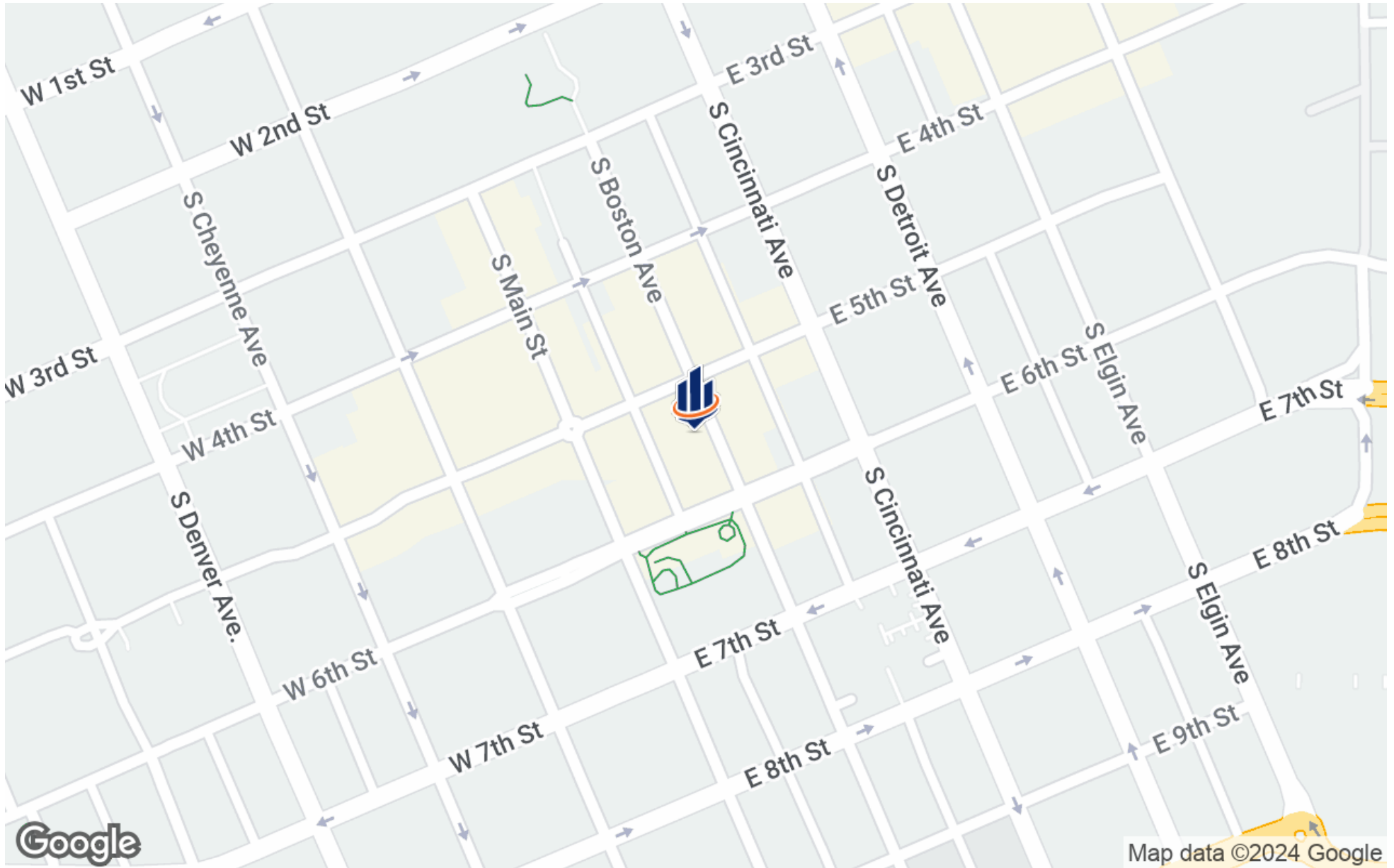


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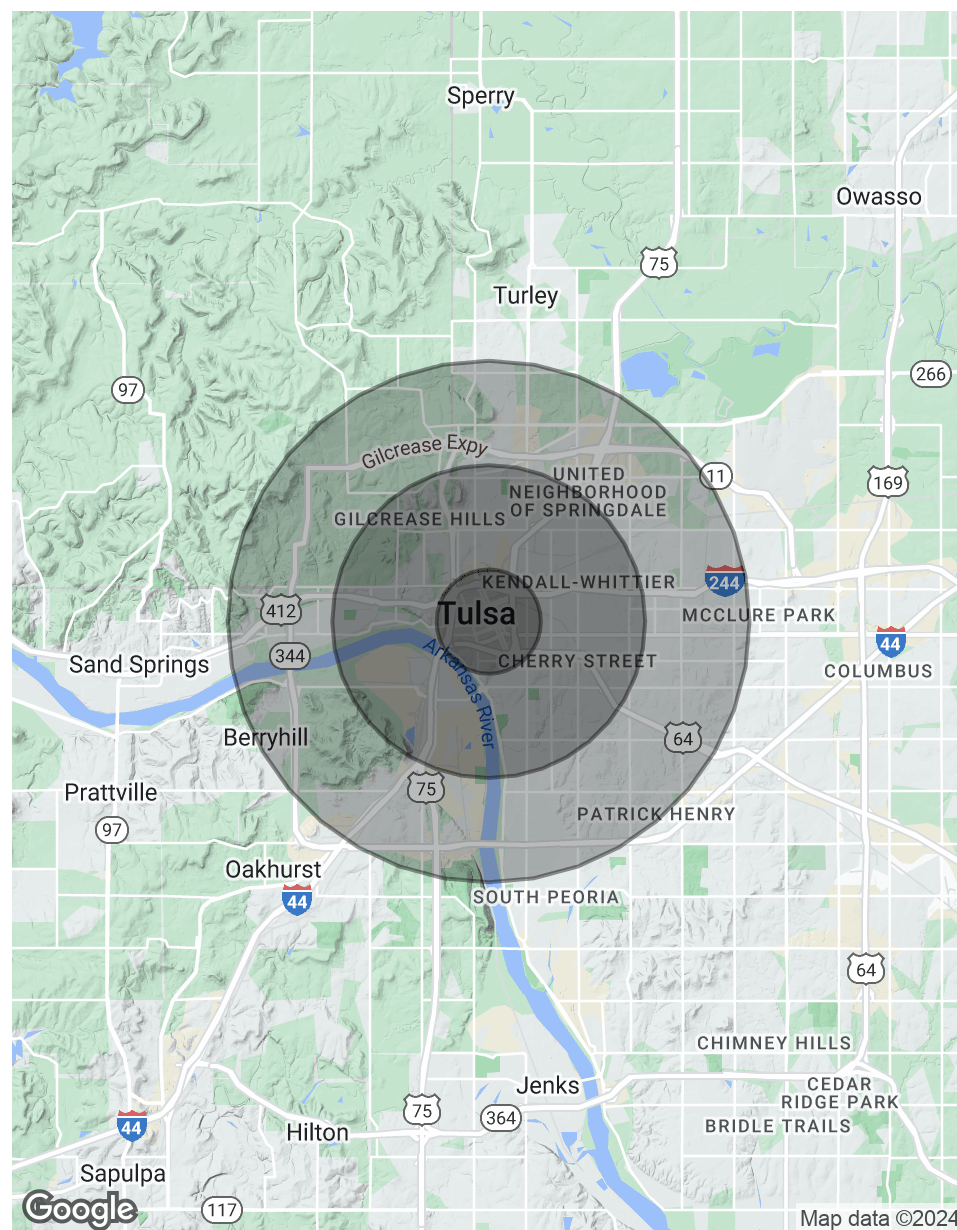
POPULATION

	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
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$47,117	\$57,862	\$55,822
AVERAGE HOUSE VALUE	\$101,786	\$304,237	\$203,098

* Demographic data derived from 2020 ACS - US Census



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