



 ROBINSON PARK

110 W 7TH

RICK GUILD, SIOR
rguild@newmarkrp.com
(918) 645-3677

SAM HOGLE
shogle@newmarkrp.com
(918) 381-0833

NEWMARK
ROBINSON PARK



**UNOBSTRUCTED
VIEWS OF
DOWNTOWN, THE
RIVER, AND THE
SURROUNDING
AREA. AFTER
DARK OFFERS A
SPARKLING CITY
SKYLINE.**



**PREMIER CLASS A
OFFICE COMPLEX**
Quality location, with
walkability to entertainment



**THOUGHTFUL
AMENITIES**
Manicured outdoor green
space with seating



**ATTACHED
STRUCTURED PARKING**
Including a covered parkway
and lower level entry



ACCESS TO AMENITIES
Available conference center,
event space, and full-service
deli onsite



**QUICK ACCESS TO
PREMIER SHOPPING**
Proximity to Tulsa's
highways offers quick
access to premier shopping



**WALKABLE TO POPULAR
RESTAURANTS**
A variety of dining options
for business and personal
needs

ELEGANT & SECURE

**BUILDING SECURITY IS ON-SITE 24/7
WITH FRONT DESK VISITOR SCREENING,
ENSURING YOUR CLIENTS AND GUESTS
CHECK IN WITH CONVENIENCE AND
COMFORT WHILE MAINTAINING A SAFE
AND PROTECTED BUILDING.**





SCAN OR CLICK HERE
FOR SUITE AVAILABILITY



WALKABILITY

110 W 7TH IS PERFECTLY LOCATED AT THE SOUTHWEST EDGE OF DOWNTOWN TULSA.

THIS PLACEMENT OFFERS WALKABILITY TO POPULAR DESTINATIONS WHILE AVOIDING THE HEART OF CENTRAL BUSINESS DISTRICT TRAFFIC.

BUILDING DETAILS

Size	521,854 SF
Rental Rate	\$20.00/SF
Lease Type	Full Service Gross
Lease Term	3-10 years
Freight Elevator	Yes

PARKING

CONVENIENT PARKING RATIO OF 1 PER 1,000 SF



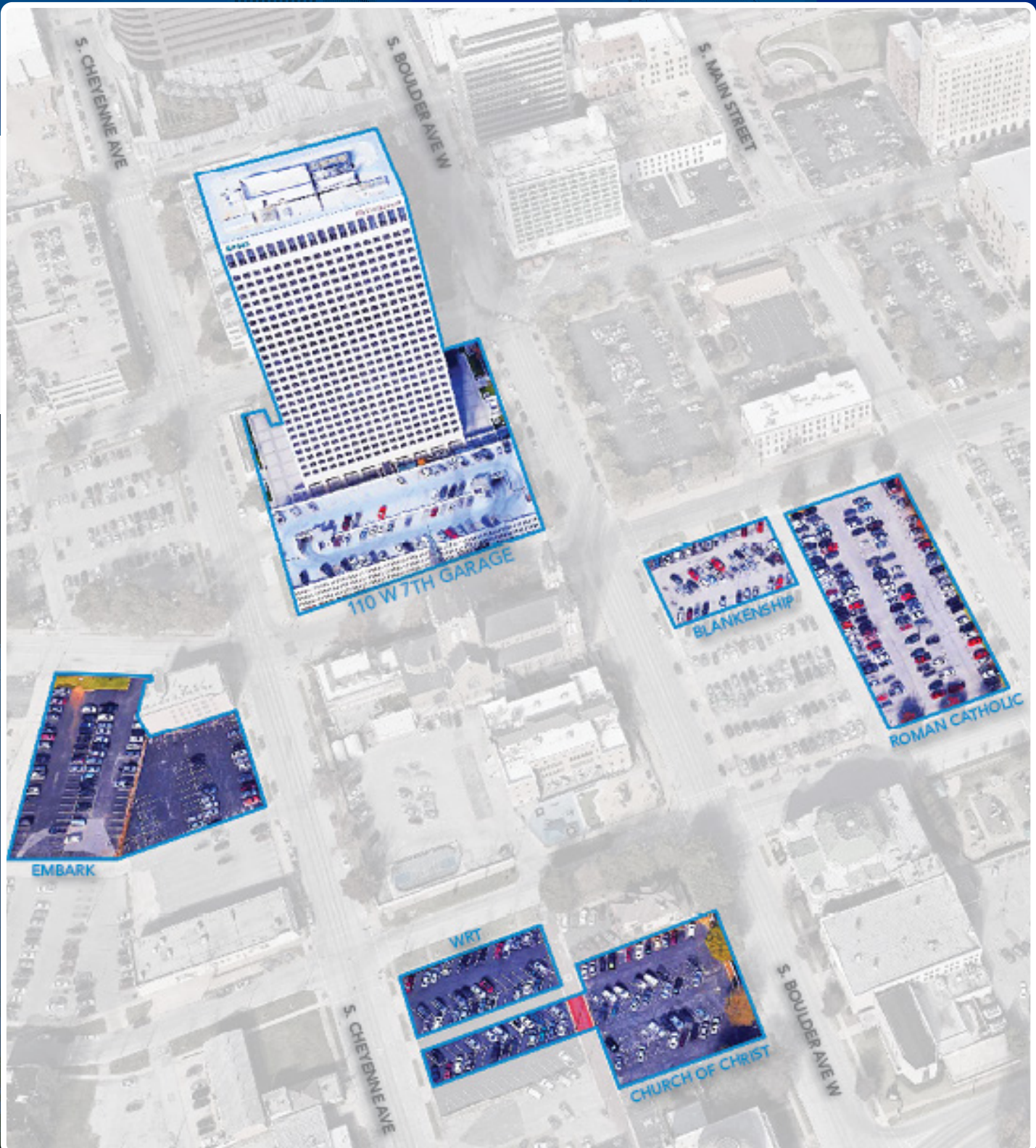
**586 ATTACHED
GARAGE SPACES**

\$85.00 PER SPACE



**513 SURFACE
LOT SPACES**

\$65.00 PER SPACE







**Chartreuse
Chandelier Studio**
110 W 7th

**Isle of Palm
Snack Bar**
110 W 7th

DoubleTree Hotel
DoubleTree by Hilton

**The Vault
Restaurant**
The Vault Building

**Tulsa City-County
Library**
TCCL Central Branch

**Barrow & Grimm
Attorneys at Law**
110 W 7th

The Mayo Hotel
Mayo Building

**Tulsa Community
College**
TCC Metro Campus

**Cherry Street
Kitchen**
Mayo Building

**SUMMIT
Summit Club**
Bank of America Center

ROBINSON PARK THE PEOPLE OF 110 W 7TH

Robinson Park manages several commercial real estate buildings across the United States; including office, hospitality and parking garages. This sizable footprint cultivates an amenity-rich environment for our tenants to mutually benefit from.

When your company joins our network, you and your team will experience the Robinson Park difference!

14M

Total Office
Square Feet

2,499

Hotel
Keys

4,000

Parking
Spaces

90+

Unique
Amenities



MICHELLE TUTTLE
Business Manager
mtuttle@robinson-park.com



MELISSA BRESE
Asst Business Manager
mbrese@robinson-park.com

THE BENEFITS OF ROBINSON PARK

Tenant App | The RP App allows you to interact with our properties like never before. Listed are just some of the amazing features, and we're always adding more to make it your One-Stop-RP-Shop!

Corporate Discounts | As a RP Tenant, you gain access to several Corporate Discounts for things like hotels, tickets, technology, and much more!



- Direct Communication Link To Management 24/7
- Submit Work Orders and Maintenance Requests
- Schedule Conference Rooms
- Join our Gyms and Manage your Membership
- View and Register for Events
- Receive Notifications Directly from Management
- Security Access to Enter Property
- More features are added regularly!

1+ MILLION

RESIDENTS

3.7%

UNEMPLOYMENT
RATE

\$50 BILLION

GROSS METRO
PRODUCT

TOP 5 METRO

JOB CREATION BY SITE
SELECTION MAGAZINE



FROM FORTUNE 500, LIKE GOOGLE AND AMAZON TO HOME-GROWN TECH STARTUPS, COMPANIES CHOOSE TULSA FOR ITS INCREDIBLE VALUE, SKILLED WORKFORCE, LOW TAXES AND VIBRANT CULTURE.

-TULSA REGIONAL CHAMBER ECONOMIC DEVELOPMENT





WORLD CLASS ENVIRONMENT

TULSA IS A VIBRANT HUB OF CULTURE, INNOVATION, AND COMMUNITY, WITH ITS RICH HISTORY REFLECTED IN THE STUNNING ART DECO ARCHITECTURE AND REVITALIZED DOWNTOWN AREAS. TULSA IS HOME TO A THRIVING ARTS SCENE, ANCHORED BY THE RENOWNED PHILBROOK AND GILCREASE MUSEUMS, AND BOASTS A DYNAMIC MIX OF RESTAURANTS, ENTERTAINMENT VENUES, AND GREEN SPACES. THE GATHERING PLACE, A 66-ACRE RIVERSIDE PARK, STANDS AS A TESTAMENT TO THE CITY'S COMMITMENT TO CREATING SPACES THAT FOSTER CONNECTION AND WELL-BEING.



UTICA SQUARE

Upscale destination known for its elegant boutiques and fine dining and landscaped outdoor setting.



GATHERING PLACE

A \$465 million 66-acre park offering world-class recreational facilities. Named "The World's 100 Greatest Places" by Time Magazine.



ONEOK FIELD

Premier downtown Tulsa stadium, home to the Tulsa Drillers and a variety of other events.



UNIVERSITY OF TULSA

A prestigious private university known for its vibrant campus and commitment to research and innovation.



THE BOK CENTER IN TULSA IS AN ICONIC MULTI-PURPOSE ARENA KNOWN FOR HOSTING A WIDE ARRAY OF EVENTS, FROM MAJOR CONCERTS AND SPORTS GAMES TO CONVENTIONS AND FAMILY SHOWS. DESIGNED BY RENOWNED ARCHITECT CÉSAR PELLI, ITS STRIKING MODERN ARCHITECTURE, WITH SWEEPING GLASS FACADES AND A UNIQUE OVAL SHAPE, MAKES IT A STANDOUT LANDMARK IN THE CITY. SINCE ITS OPENING IN 2008, THE BOK CENTER HAS PLAYED A PIVOTAL ROLE IN TULSA'S CULTURAL AND ENTERTAINMENT SCENE, ATTRACTING TOP-TIER TALENT AND BRINGING A VIBRANT ENERGY TO THE DOWNTOWN AREA.

TULSA ECONOMY

HISTORICALLY A ROBUST ENERGY SECTOR FUELED TULSA'S ECONOMY, WHICH TODAY IS INCREASINGLY DIVERSIFIED AND INCLUDES A GROWING PRESENCE OF FINANCE, AEROSPACE AND AVIATION, HEALTHCARE, TELECOMMUNICATIONS AND TECHNOLOGY.

PORT OF CATOOSA

The Port of Catoosa is one of the largest, most inland river-ports in the US. Seventy companies employing nearly 3,000 people are based within its 2,000 acre industrial park.

Many port tenants also have office space in Tulsa, including Linde Engineering North America, which has its North American headquarters at Warren Place.





GOOGLE SERVER FARM

Google's data center facility 45 minutes northeast of Warren Place citing the "right combination of energy infrastructure, developable land and available workforce."



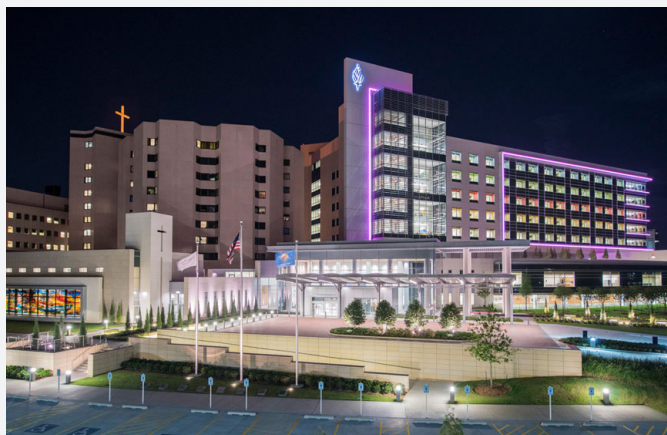
AMERICAN AIRLINES MAINTENANCE BASE

Tulsa is home to the world's largest commercial aviation maintenance facility and was recently awarded \$22 million from the State of Oklahoma.



AMAZON FULFILLMENT CENTER

Amazon opened a 2.6 million SF fulfillment center that employs 3,000 people.



SAINT FRANCIS

Tulsa's largest healthcare system and neighbor of Warren Place, employs nearly 10,000 employees and is widely regarded for its outstanding medical care.



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