CBRE Williams



ONE | WILLIAMS CENTER

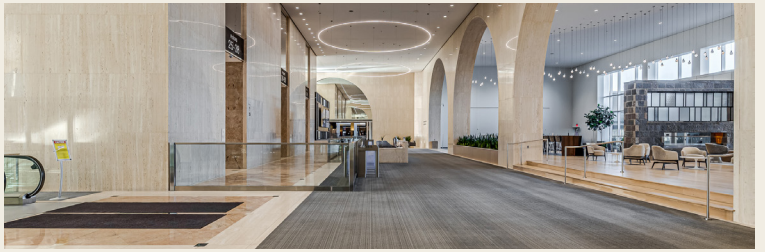
101 E. 2ND. ST. S. TULSA, OKLAHOMA

DEFINING THE DOWNTOWN TULSA SKYLINE

Claim your powerful presence in the heart of Tulsa's Central Business District at One Williams Center. As the city's tallest and most storied office destination, the iconic 52-story BOK Tower and connected Williams Resource Center represent the intersection of Tulsa's rich energy heritage and its next-generation business landscape.

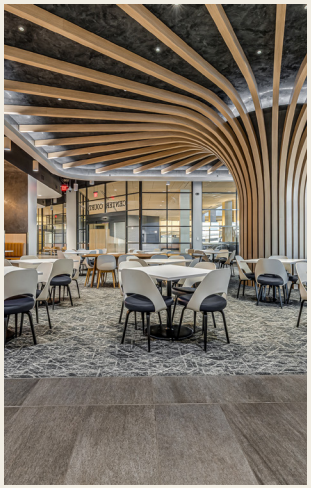
Here, the workplace is redefined through a lens of total convenience—fusing sophisticated Class A finishes with world-class amenities like a private garden terrace and a state-of-the-art fitness center.

PROPERTY VIDEO ▶



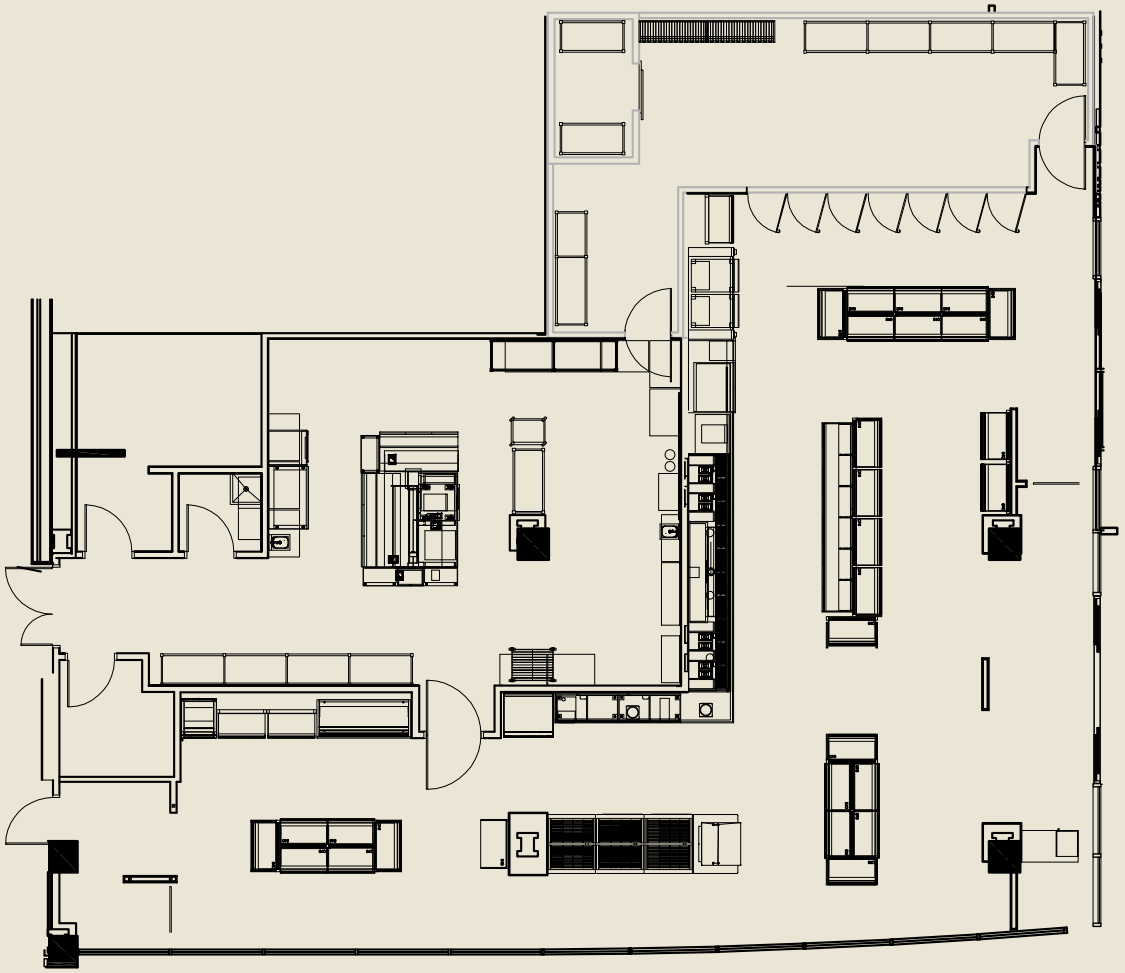
POWERFUL PRESENCE IN THE HEART OF TULSA'S CENTRAL BUSINESS DISTRICT







CONVENIENCE STORE WITHIN THE CENTER COURT FOOD HALL



Space Features

- Suite PLNW-7
- 5,434 Rentable Square Feet (3,308 USF + 2,126 SF Allocated Common Area Share Food Hall)
- Glass Storefront
- FF&E can be included
- 2026 Estimated OPEX - $9.29/SF + E
- Over 2,800 Employees daily plus visitors from connected City Hall, One Technology Center and Hyatt Regency Hotel





BUILDING FACT SHEET

Building Size
1,373,733 SF

Owned and Managed
Williams Headquarters Building LLC

Floors
BOK Tower: 52 floors
Williams Resource Center: 3 floors

Parking
Building owned, operated and controlled. Bicycle storage available.

Building Hours
7:00 A.M. to 6:00 P.M.,
Monday through Friday.

Typical Floor Plate
22,000 RSF+

Telecom Providers
AT&T, Cox Communications, Lumen, Verizon/ MCI

Amenities
Fitness center, tenant lounge and garden terrace, food hall, convenience store, conference center, bike storage, on-site dry cleaning and laundry services available, package lockers, Bank of Oklahoma financial branch and ATM machines.

Elevators
BOK Tower: 24 modernized, high-speed passenger elevators and 2 freight elevators.

Williams Resource Center: 2 passenger elevators and 2 freight elevators.

On-site Personnel
Building technicians and security/life safety staff on-site 24 hours/day, 365 days/year. Property management and real estate offices located on premises.

Health and Safety
24/7 Security. Security access control and CCTV systems. Fully sprinkled complex with state-of-the-art emergency and life safety systems.

Energy
State-of-the-art central plant owned and operated by Williams, designed to provide energy efficiency and redundancy to the complex by providing efficient, economical heating and cooling with a uniquely high level of reliability.

Loading Docks
Three secure, enclosed loading docks.









FOOD HALL

Elevate your lunch hour at the Center Court Food Hall with Chicken and the Wolf, fROOT Bowls, Rib Crib, Senor Pablo, Tokyo Garden, and Mari Coffee— all with the choice of stylish indoor or alfresco dining.

CONTACTS

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