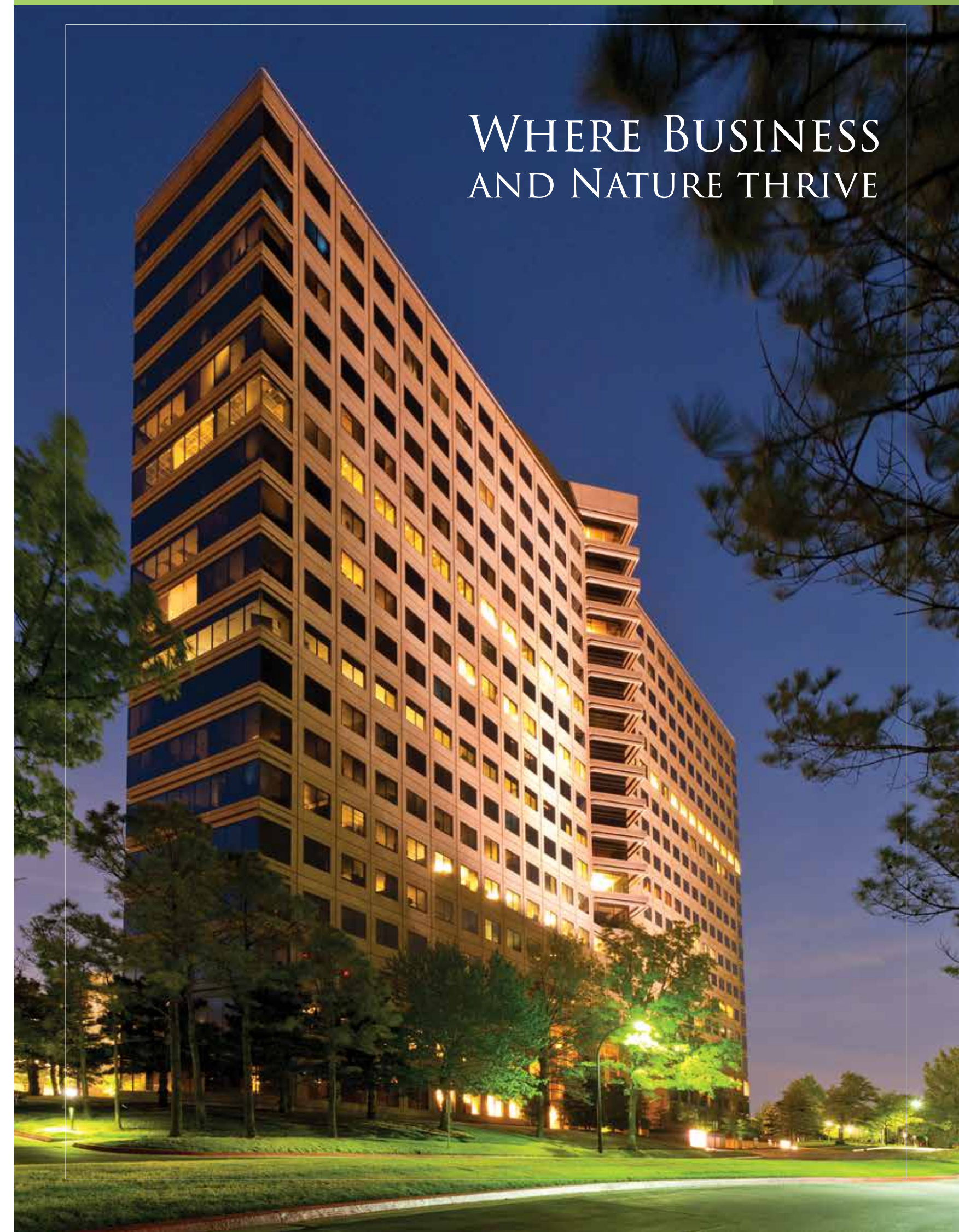




WARREN PLACE





WHERE BUSINESS AND NATURE THRIVE

Situated on a picturesque 43-acre forested hillside in the center of Tulsa, Warren Place offers an ideal location, incomparable amenities, high quality tenant services and a business address of distinction.

There is simply no other office complex like Warren Place in Tulsa.

The two Class A towers, comprised of nearly one million square feet, are at the apex of this destination and financial services hub. Many well-known national, regional and local companies call Warren Place home.

The award-winning suburban office campus is located in the midst of a park-like setting with mature trees, meandering walking and jogging trails, and spectacular panoramic views -- all just minutes from downtown Tulsa and Tulsa International Airport.

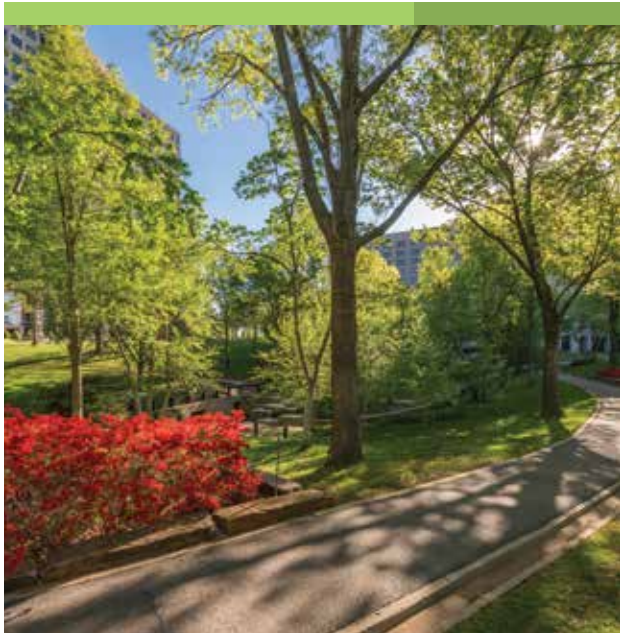
Whatever your office space needs, Warren Place offers your business a multitude of options and an experienced on-site management team that will exceed your expectations on every level.

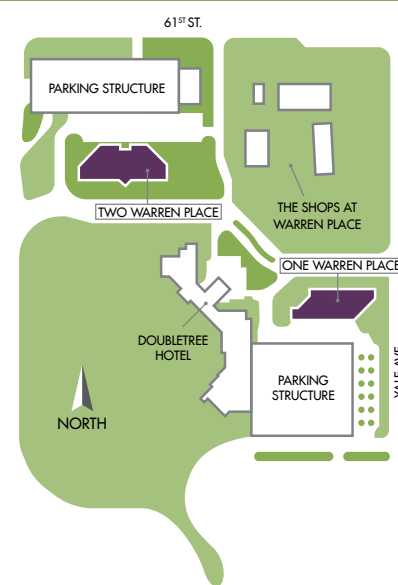
Two Class A towers

Trails to explore

Spectacular panoramic views

Minutes to downtown & airport





TWO WARREN PLACE
 489,870 Square Feet
 19 Stories
 26,700 SF Typical Floorplate
 7-Story Parking Garage
 5.5 +/- Acres

ONE WARREN PLACE
 470,025 Square Feet
 20 Stories
 23,700 SF Typical Floorplate
 6-Story Parking Garage
 4.8 +/- Acres



NATURE PROVIDES THE SETTING. WARREN PLACE PROVIDES THE STATEMENT.

SUPERIOR CLASS A OFFICE CAMPUS | One of the Sunbelt's premier office properties, Warren Place boasts all of the requisite characteristics of the ultimate suburban corporate business complex.

PREMIER CORPORATE DESTINATION | Notorious for its scale, quality and stature, many well-known national, regional and local corporations have selected Warren Place as their business address.

STRATEGIC SUBURBAN LOCATION | Warren Place is in one of Oklahoma's most prominent locations based on accessibility, visibility and demographic perspective, with downtown Tulsa, the airport and upscale residential nearby.

ABUNDANT AMENITIES | Warren Place boasts the largest, most comprehensive amenity offerings in the Tulsa market, with The Shops at Warren Place offering on-site retail, dining and daily service options.

ELEGANT ARCHITECTURE | Classic, timeless architecture and superior finishes, including a dramatic three-story glass atrium lobby, make Warren Place unequivocally the highest quality office environment in suburban Tulsa.

PLENTIFUL PARKING | Controlled access, multi-level parking structures adjacent to each building with canopied covered walkways provide 3,469 on-site parking spaces.

ENERGY EFFICIENT | Both Warren Place towers are ENERGY STAR Certified® and BOMA 360 Performance Program® rated.

EXPERIENCED ON-SITE MANAGEMENT TEAM | Warren Place's on-site senior property management team has, on average, more than 20 years of experience in providing quality tenant services.



WARREN PLACE

AMENITIES BEYOND COMPARE

This amenity-rich office complex is designed to cater to the needs of the corporate business community, providing untold services to tenants and their guests alike.

On-site amenities include:

- Office spaces from 3,500 square feet to multiple full floors
- Parking garages connected to each tower by canopied walkways
- Computer-controlled, cost-efficient energy management system
- Full basement with loading dock and service facilities
- On-site Property Management
- 24/7 Security
- Fully paved and lighted walking/jogging trails
- The Shops at Warren Place offers retail and dining
- The DoubleTree by Hilton Hotel with full conference and event facilities
- Dedicated cafe in Two Warren Place
- Credit Union branch
- Travel agency

Patriot Auditorium, a 60-seat, tiered, theater-style conference center with fully integrated audio/visual services and a catering kitchen, is located in One Warren Place and is available to tenants in both towers.

Within walking distance, tenants have easy access to:

- Saint Francis Hospital and Warren Clinics – Oklahoma's largest health center
- The popular HealthZone, a Saint Francis Hospital-based fitness center
- Upscale retail and dining options at The Shops at Warren Place and KingsPointe Village shopping center
- LaFortune Park, featuring a 36-hole public golf course, 21 tennis courts, numerous sports fields and three miles of jogging and walking trails



Photo Credit - CoStar



A PRESTIGIOUS TULSA ADDRESS

This landmark office complex dominates suburban Tulsa's geography, offering stunning panoramic views of greater Tulsa, downtown Tulsa and the Arkansas River.

The mixed-use Warren Place campus occupies the southwest corner of the intersection of South Yale Avenue and East 61st Street. The adjacent surface streets are among the most well-traveled in the Tulsa metro area, and the surrounding residential neighborhoods are home to many of the region's prominent decision makers.

With convenient access to many of the area's major highways and thoroughfares, Warren Place is easily accessible from any point in Greater Tulsa.

IN THE CENTER OF IT ALL

The iconic business complex is in the heart of suburban southern Tulsa, making it hard to discern where on-site amenities stop and off-site amenities begin.

The nearby residential area is preferred by many of Tulsa's elite business leaders. The complex is within a five-minute drive of Southern Hills Country Club, the site of multiple U.S. Open and PGA Championship tournaments, a major draw for top executives.

The Shops at Warren Place along with nearby Woodland Hills Mall and KingsPointe Village offer plentiful shopping, dining and entertainment choices, solidifying Warren Place as an enviable workplace destination.



SERVING THOUSANDS OF TENANTS FOR NEARLY THREE DECADES

Warren Place is owned and operated by Gemini Rosemont Commercial Real Estate, a vertically integrated real estate platform that invests in and manages high-quality commercial office properties throughout the U.S.

For nearly 30 years, Gemini Rosemont has applied a hands-on asset management approach by our best-in-class property management professionals to recognize and respond to our tenant's changing needs in real time. Exceeding our tenant's expectations is mission critical for both our on-site and off-site teams.

For more information, please visit www.GeminiRosemont.com.





WARREN PLACE

MAKE WARREN PLACE YOUR BUSINESS ADDRESS

Thousands of the nation's most prominent companies have chosen a Gemini Rosemont business address. Many local and regional companies have made the same decision.

From national financial and legal firms, to regional healthcare and engineering companies, to local energy providers and technology start-ups, well-known brands are making the decision to call one of Gemini Rosemont's many buildings home. In fact, hundreds of companies have selected a Gemini Rosemont property as the location for their company headquarters.

Providing an environment that attracts and retains quality tenants is an essential priority.

6100 S. Yale, Suite 390 | Tulsa, Oklahoma 74136

LEASING

Kelly McKoy
McKoy Company
(918) 403.9160 Cell

PROPERTY MANAGEMENT

Rachel McArtor
Gemini Rosemont
(918) 492.3400 Office

www.GeminiRosemont.com



**GEMINI
ROSEMONT**
COMMERCIAL REAL ESTATE®