



SANTA FE

S Q U A R E

TULSA, OK

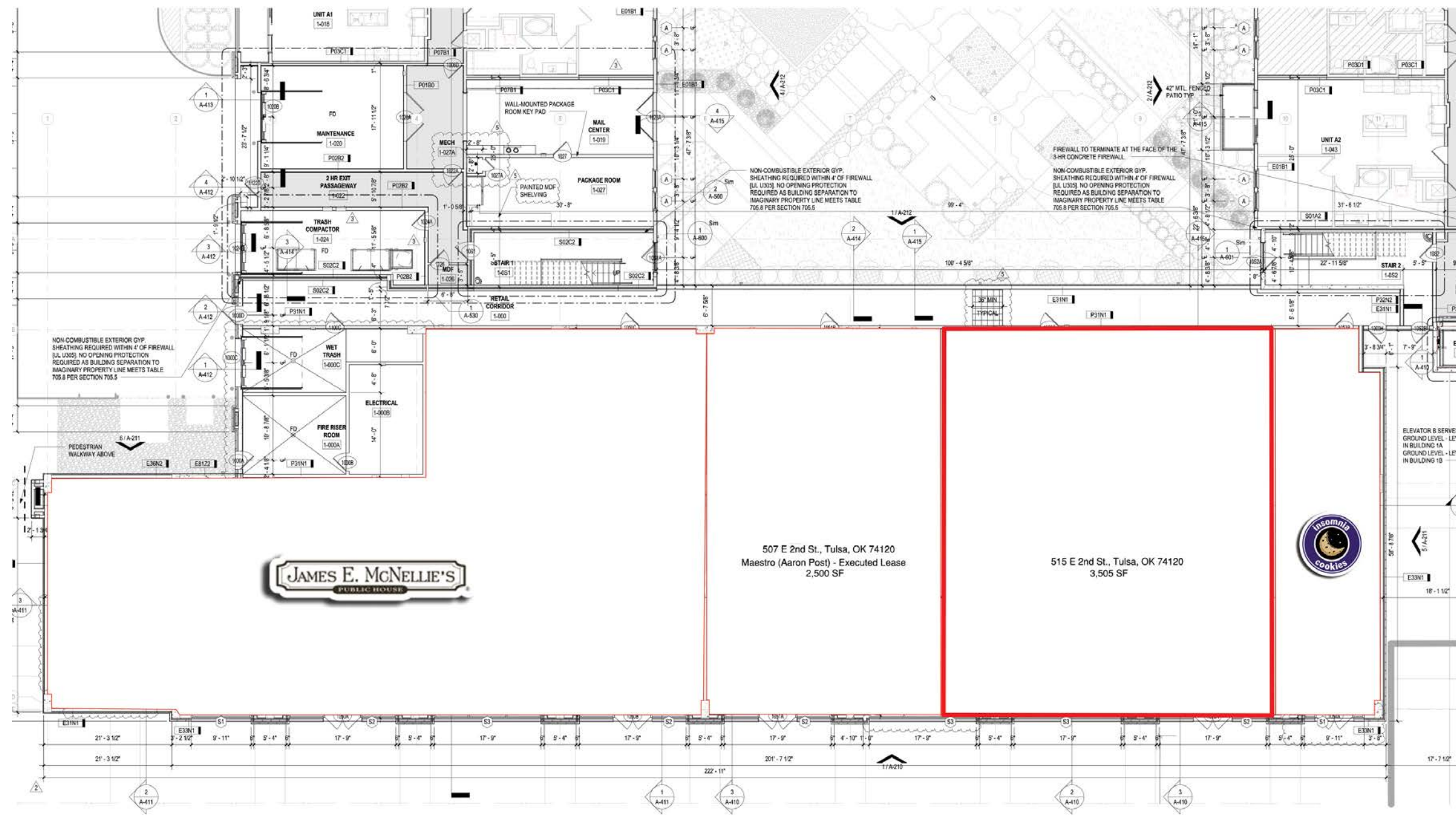
SHOP COS.

SANTA FE SQUARE

SANTA FE SQUARE IS ENVISIONED AS MORE THAN JUST A MIXED-USE DEVELOPMENT IN TULSA'S BLUE DOME DISTRICT. THE IMPRESSIVE 13,500 + SF NEW DEVELOPMENT WILL ENHANCE THE EXISTING VIBRANT LIVE-WORK-PLAY DESTINATION SURROUNDING THE PROPERTY. THE PLAN INCLUDES A 12-STORY OFFICE BUILDING WITH STRUCTURED PARKING FOR 700 SPACES, AN 184-UNIT APARTMENT WITH OVER 20,000 SQUARE FEET OF RETAIL, AND A 93-KEY HOTEL.

SANTA FE SQUARE





1 | Building 1 - Ground Level

SITE PLAN

ABOUT:

CURRENTLY, WE INVITE YOU TO EXPLORE THE POSSIBILITIES WITHIN OUR VIBRANT AND BOOMING COMMUNITY. AVAILABLE FOR LEASE ARE TWO ENTICING SPACES ON THE GROUND LEVEL OF BUILDING ONE, ALONG WITH FOUR DESIRABLE LOCATIONS NESTLED WITHIN THE MODERN CONFINES OF BUILDING TWO. DISCOVER YOUR IDEAL SETTING AMIDST THIS THRIVING HUB OF INNOVATION AND SOPHISTICATION.

FACTS:

TOTAL OFFICE SF	EXISTING BUILDINGS RATE	OCCUPANCY
20.1M	643	88.8%

HOTEL & TOURISM FACTS:

- Total annual visitors at Tulsa PAC, OneOK Field, Brady Theatre, Cain's Ballroom & BOK Center: 1.8 M
- Estimated number of out of town visitors: 9.7M
- Economic Impact of Visitors to Tulsa: \$1.4B
- Tourism employs 96,000 to the Hospitality & Tourism industry in Oklahoma

COX BUSINESS CONVENTION CENTER:

- Situated in downtown Tulsa's Arena District, CBCC is a modern, award-winning venue offering over 275,000 square feet of flexible event space, including Oklahoma's largest banquet hall (41,470 square feet). Located less than 15 minutes from Tulsa International Airport, it is within walking distance of over 2,000 hotel rooms and more than 70 diverse restaurants within a one-mile radius. Since its grand opening in 1964, Cox Business Convention Center has hosted over 25 million people and more than 20,000 events.

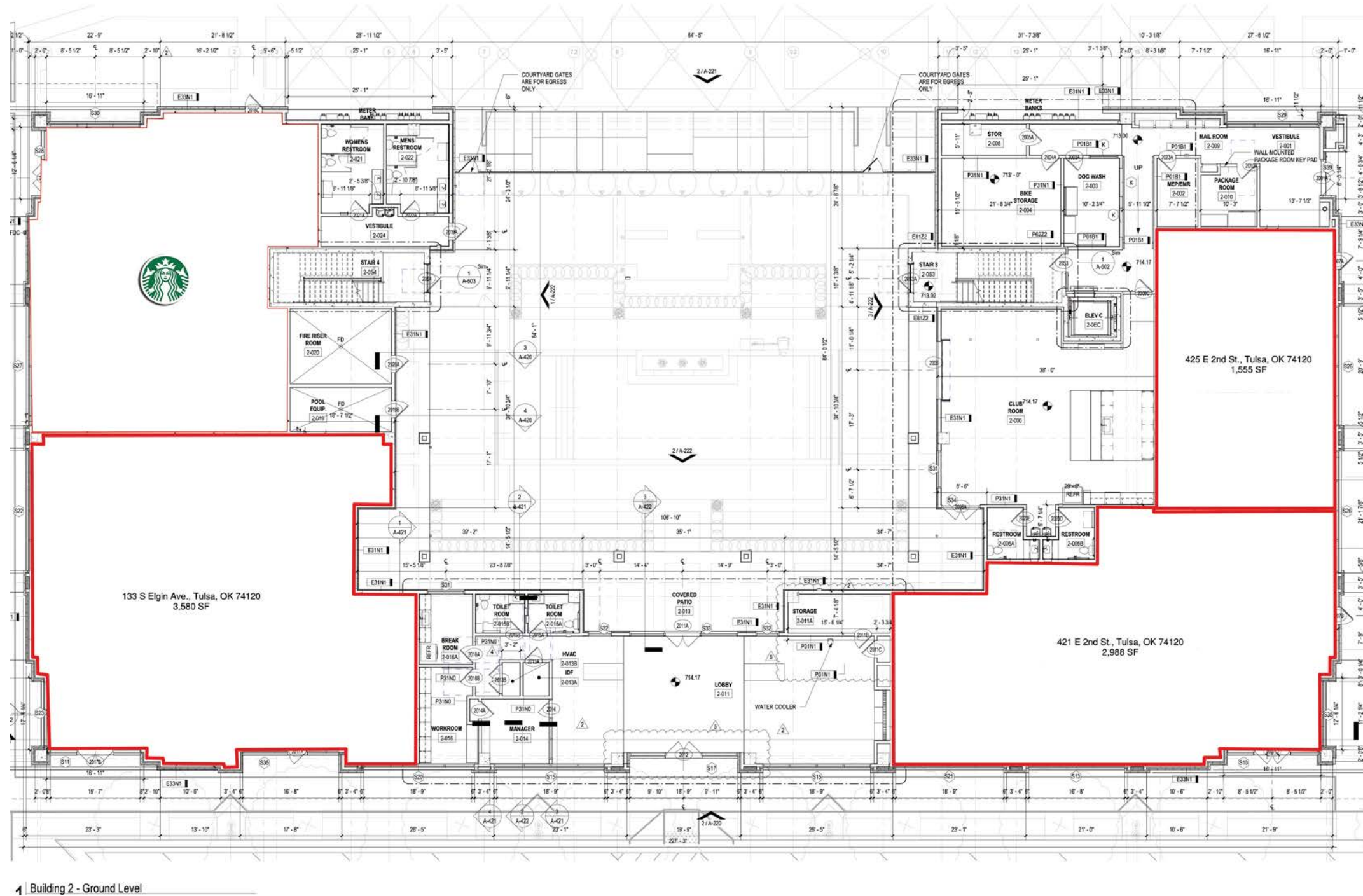
CLOSE PROXIMITY:

- 107 miles northeast of OKC
- 176 miles southeast of Wichita
- 258 miles north of Dallas
- 269 miles southwest of Kansas City
- 353 miles southwest of Kansas City
- 445 miles northwest of Houston

TULSA FACTS:

- Tulsa is the 2nd largest City in the State of Oklahoma with a metro population of more than 1M
- Tulsa is the 48th most populous City in the US
- The Tulsa region, encompassing 9 counties (Creek, Maybes, Muskogee, Okmulgee, Osage, Pawnee, Rogers, Tulsa, and Wagoner), is projected to grow by 6% adding approx. 63,000 people between 2021 and 2027

SITE PLAN & FACTS

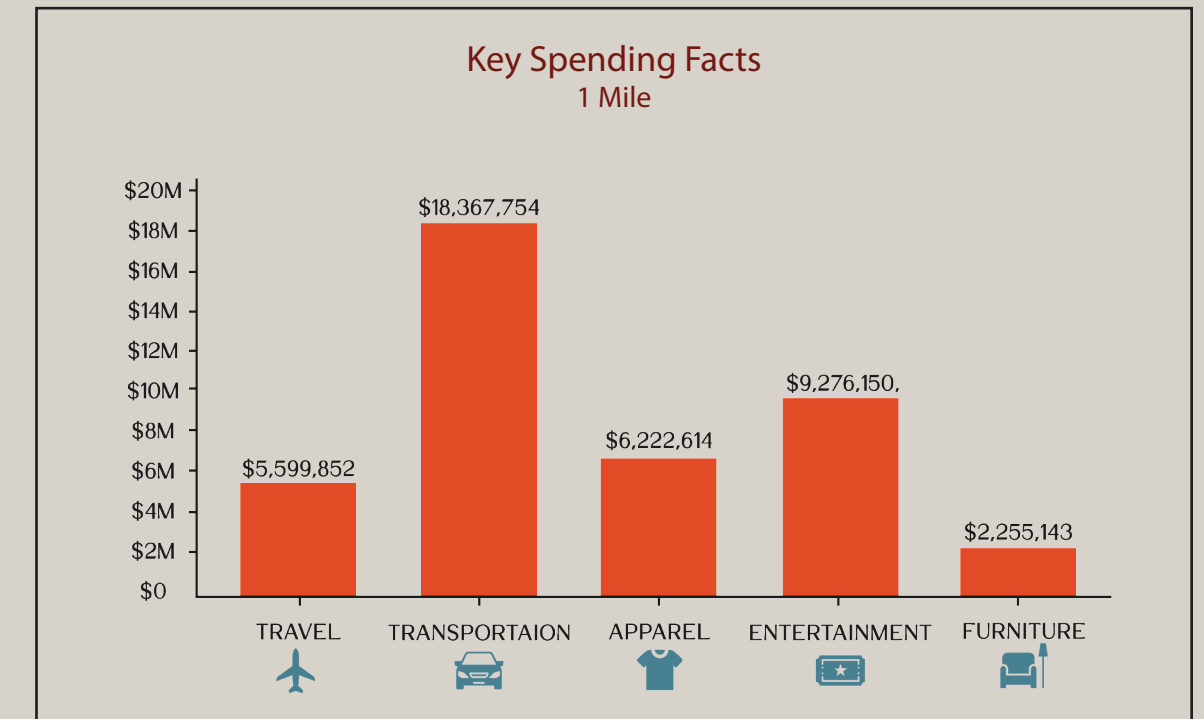




ABOUT:

SANTA FE SQUARE IS TULSA'S LARGEST MIXED-USE DEVELOPMENT TO DATE. IT IS AN URBAN INFILL PROJECT SPANNING TWO CITY BLOCKS, FEATURING CLASS A OFFICE SPACES, MULTIFAMILY RESIDENCES, RETAIL OUTLETS, A PUBLIC PLAZA, AND A 93-KEY HOTEL. SANTA FE SQUARE IS A LANDMARK DEVELOPMENT FOR TULSA AND THE STATE.

CLOSE UP

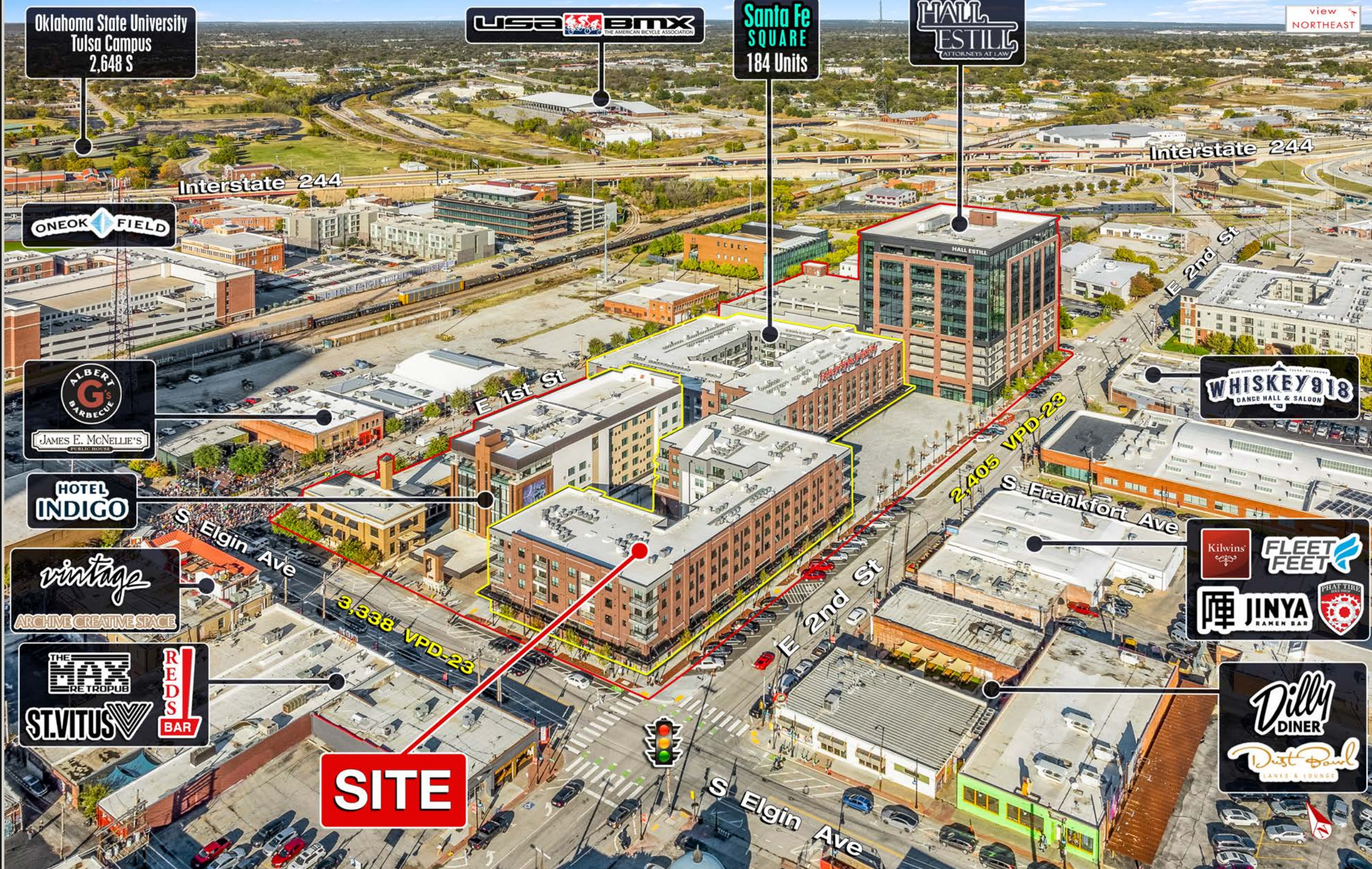


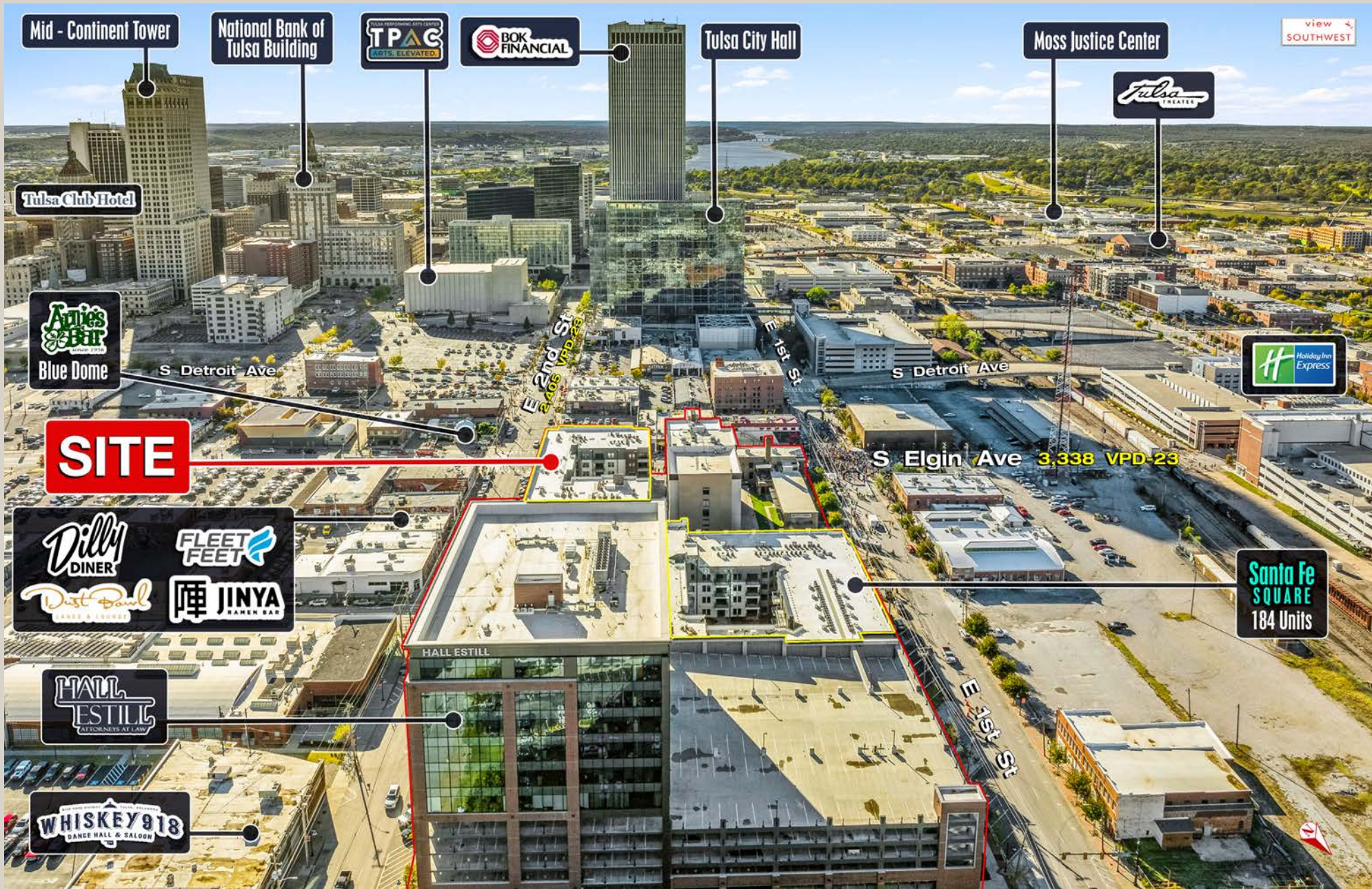
DOWNTOWN

SANTA FE SQUARE WILL ELEVATE THE URBAN LIFESTYLE IN DOWNTOWN TULSA'S BLUE DOME DISTRICT. LOCATED AT 521 E 2ND ST., THE 4-ACRE PROPERTY SPANS TWO FULL CITY BLOCKS BETWEEN 1ST AND 2ND STREETS, AND ELGIN AND GREENWOOD AVENUES. DEVELOPED BY SANTA FE CROSSING LLC, THE PROJECT FEATURES A EUROPEAN-STYLE PLAZA. IT WAS CHOSEN BY AN INDEPENDENT PANEL OF JUDGES FOR THE COSTAR IMPACT AWARDS AS THE 2024 COMMERCIAL DEVELOPMENT OF THE YEAR IN THE TULSA MARKET.

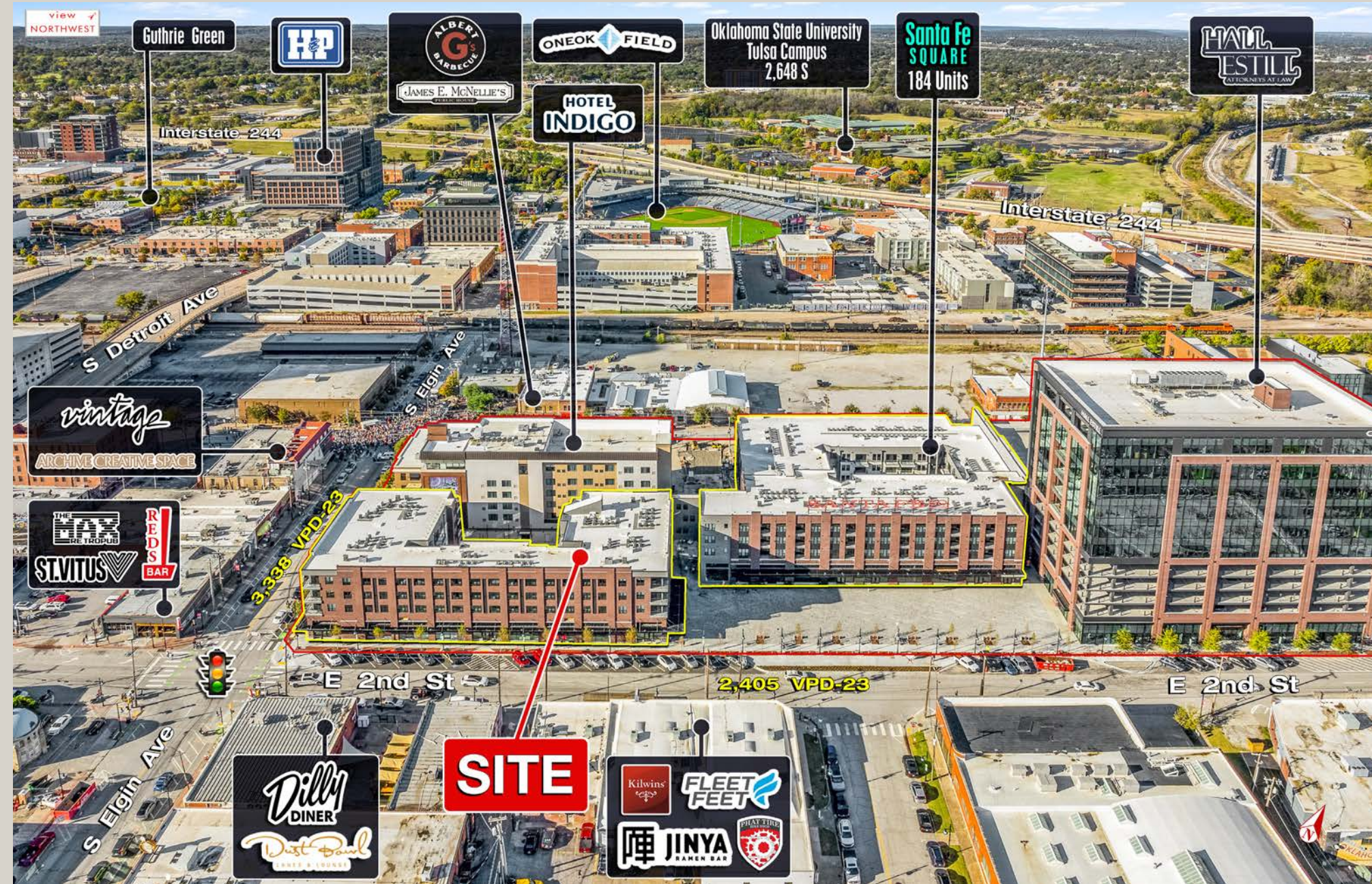
	Demographics		
	1 Mile	3 Miles	5 Miles
Population	7,852	73,249	158,812
Daytime Population	42,122	128,818	209,572
Households	3,377	31,156	67,926
Apartment Units	3,293	9,449	16,097

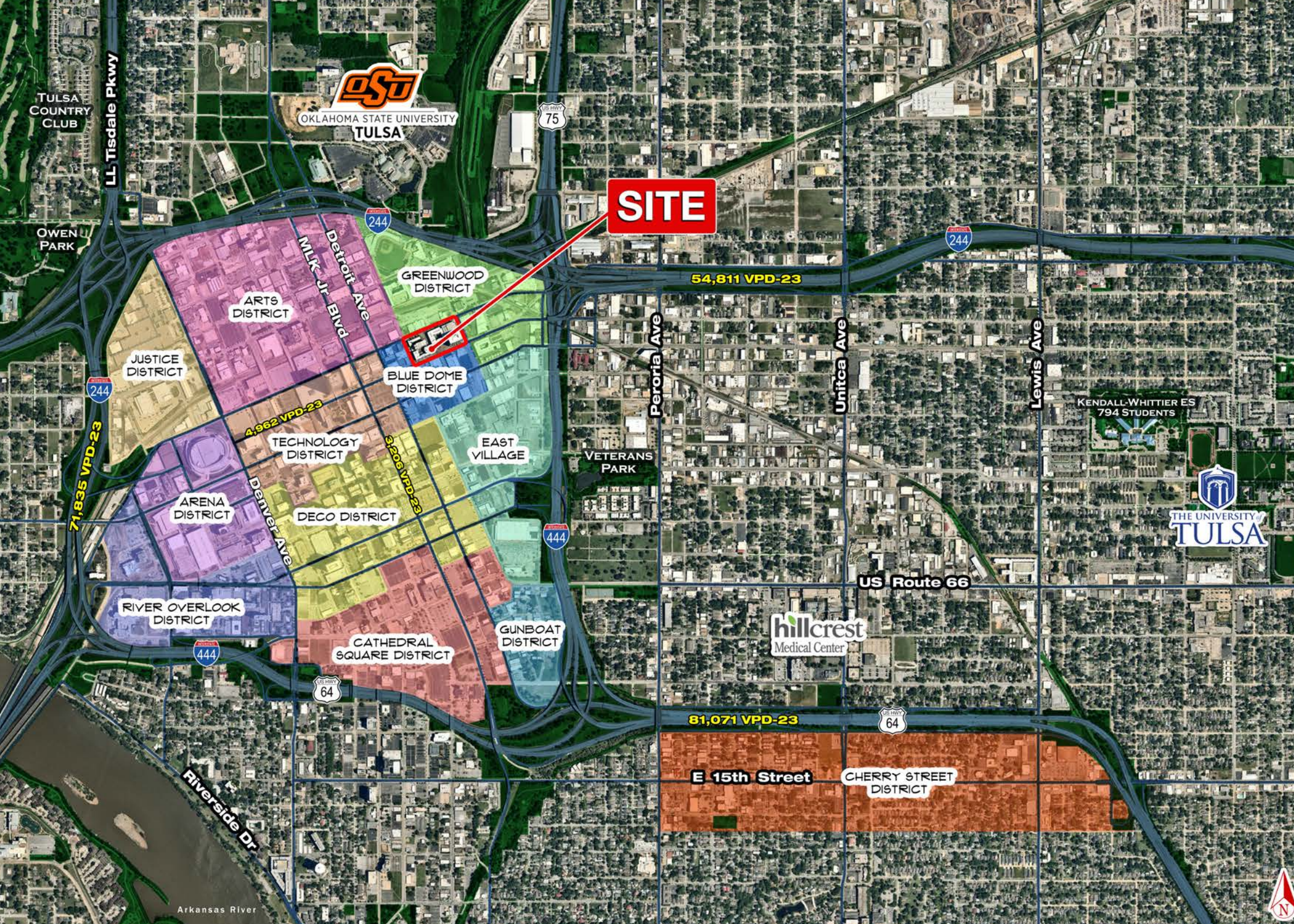
NORTH WEST VIEW





DRONE VIEWS





NEIGHBORHOOD VIBE



THE JUSTICE DISTRICT
This is an area known for its concentration of legal and justice-related institutions. You can find the Tulsa County Juvenile Center and several Bail Bonds services here. This area of Tulsa services the community with legal professionals, residents, and visitors seeking legal services or engaging with the judicial system.



ARTS DISTRICT
The Arts District is a vibrant and culturally rich area in downtown Tulsa. It has deep roots in Tulsa's history, and is home to landmarks like The Tulsa Theater and Cain's Ballroom. The district has transformed into a dynamic hub and the community plays a central role in its economic vitality.



GREENWOOD DISTRICT
The Historic Greenwood District, spanning from Martin Luther King Blvd. to east of Greenwood Ave., is undergoing a revitalization with new businesses. Visitors can explore the numerous galleries, restaurants, and businesses now thriving in the district.



RIVER OVERLOOK DISTRICT
The River Overlook District is situated at the intersection of I-244 and I-444. It derives its name from its location near the Arkansas River, which flows to the southwest of the area. This district is renowned for its scenic vistas of the Arkansas River and the city skyline, attracting visitors for photography, leisurely strolls, and sunset views.



ARENA DISTRICT
The Arena District is centrally located in downtown Tulsa, near prominent landmarks such as the BOK Center and Cox Business Center. Additional features include numerous bars, restaurants, and entertainment options, making it a hub for nightlife and dining.



TECHNOLOGY DISTRICT
Downtown Tulsa is increasingly becoming a hub for technology and innovation, with several notable developments and initiatives contributing to its growing reputation in the tech space. Collaborations between local universities and businesses fuel innovation in downtown Tulsa.



BLUE DOME DISTRICT
This district stands as one of Tulsa's foremost entertainment hubs and diverse array of local eateries, boutiques, and bars. Central to the district's charm is the historic Blue Dome building, dating back to 1924, which serves as an iconic landmark and symbol of the area's rich cultural heritage.



DECO DISTRICT
The Deco District stands at the heart of the city, showcasing Tulsa's largest and most impressive ensemble of Art Deco architecture. This district not only preserves the city's rich history but also integrates modern elements seamlessly into its landscape. It hosts a diverse array of establishments.



EAST VILLAGE
Known as "the sunny side of downtown" due to its favorable geographical location and upbeat atmosphere, Downtown Tulsa's East Village District is a bustling hub offering a rich tapestry of dining options, vibrant nightlife, performing arts venues, and a diverse array of business and retail services.



CATHEDRAL SQUARE DISTRICT
Situated at the southern edge of Downtown, the Cathedral District is a vibrant blend of faith, community life, business, and cultural offerings. It includes 6 historic churches, Tulsa Community College, and entertainment and dining, making it a compelling draw for Tulsans from all corners of the city.



GUNBOAT DISTRICT
Gunboat Park derives its name from its distinctive gunboat-shaped layout, featuring parks at each "tipped" end. This neighborhood accommodates residents and hosts over 20 businesses. Its strategic location ensures convenient access to both Downtown Tulsa and Historic Route 66, serving as a seamless connector.



CHERRY STREET
Cherry Street in Tulsa is a vibrant and eclectic district known for its charming atmosphere and diverse offerings. Located just south of downtown, it features a mix of trendy boutiques, art galleries, and cozy cafes. The street is also home to some popular restaurants and bars, making it a lively spot for both locals and visitors.



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