




CITYPLEX
TOWERS

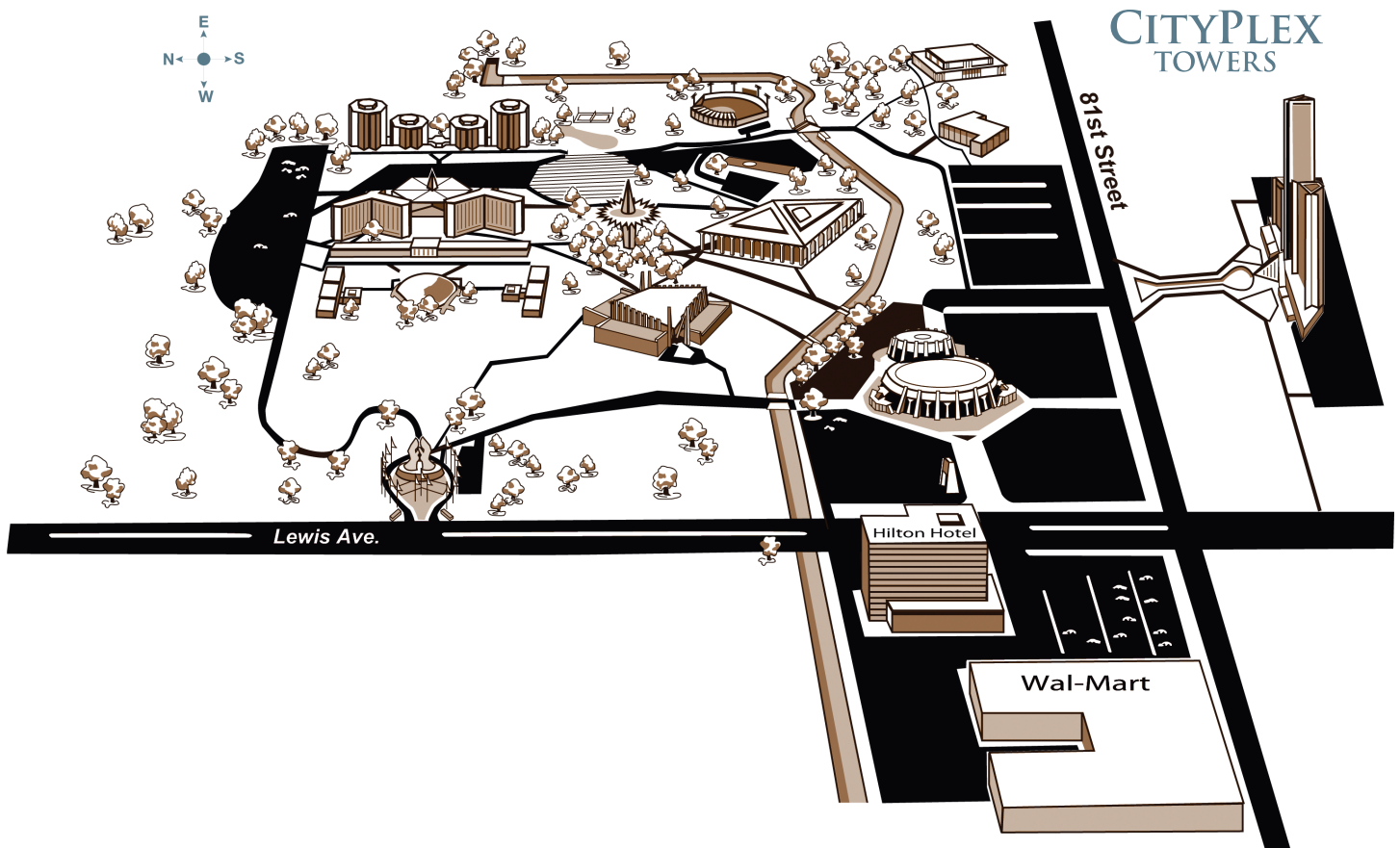
PROPERTY OVERVIEW

Located in the heart of south Tulsa, CityPlex Towers is a stunning, three-tower, 2.2 million-square-foot complex featuring dramatic architecture with inviting public spaces. State-of-the-art infrastructure, innovative interior designs, atypical amenities and prime location have made this landmark location one of the Midwest's leading corporate centers.

CityPlex Towers' location is convenient for both tenants and visitors, as it's easily accessible from all parts of Tulsa and surrounding areas.

As Oklahoma's largest office center, CityPlex Towers offers a wide variety of amenities you just can't find elsewhere.

- ATTRACTIVE RATES
 - LARGE FLOOR PLATES
 - ABUNDANT PARKING
 - POWERFUL INFRASTRUCTURE
 - 24/7 OPERATIONS
 - DUAL ENTRANCE SONET RING FIBER OPTICS TO BUILDING
 - STATE-OF-THE-ART EMERGENCY AND SECURITY SYSTEMS WITH PROFESSIONAL LIFE SAFETY TEAM
 - NEWLY REMODELED, MULTI-LEVEL LOBBY WITH PUBLIC WIFI ACCESS
 - VARIETY OF FOOD SERVICE OPTIONS (*PIZZA HUT, 81ST STREET BISTRO, HAVA JAVA, SUNDRIES STORE*)
 - ONSITE STORAGE FACILITIES
 - COMMON MEETING AREAS AND AUDITORIUMS
 - ONSITE BANKING AND ATM
 - DAY CARE CENTER ON PROPERTY
 - NEWLY REMODELED FITNESS CENTER WITH 1/7-MILE RUNNING TRACK
 - SUPERIOR ONSITE PROPERTY/REAL ESTATE MANAGEMENT
- 



The Towers

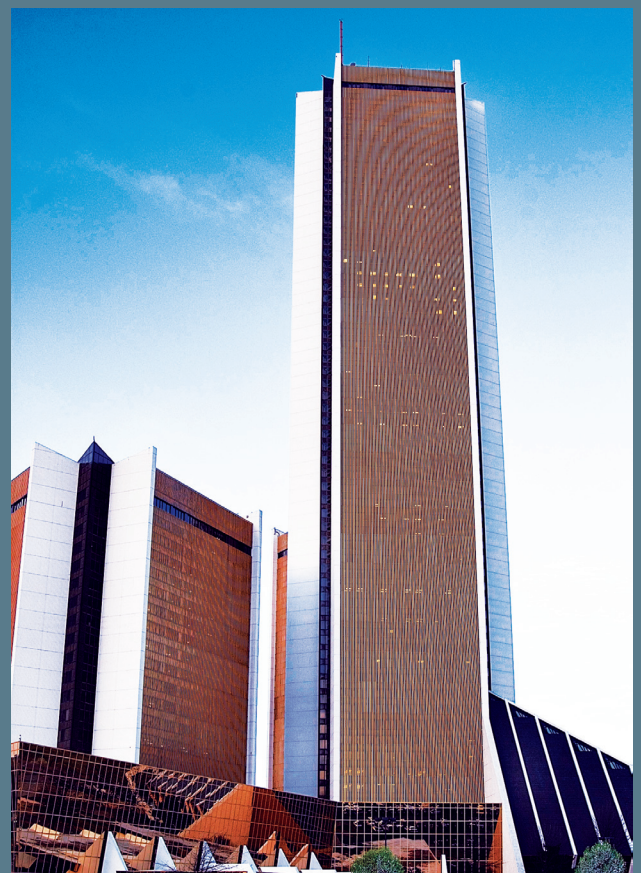
CityPlex Towers is a Tulsa landmark that conveys excellence in design, management and operations. The recently remodeled spacious lobby creates an elegant and sophisticated impression for tenants and visitors. As the largest office complex in Oklahoma, CityPlex Towers boasts 2.2 million square feet of space with flexible floor plates to provide efficient space layout for tenants of all sizes.

20-Story Tower – The east office tower floor plates average approximately 17,710 rsf.

60-Story Tower – The center office tower floor plates average approximately 11,750 rsf.

30-Story Medical Tower – The west tower floor plates average 18,511 rsf. This tower was originally designed as a full-service hospital, providing efficient layout, robust infrastructure, and 24/7 operations. As a result, CityPlex Towers has become the location of choice for specialty medical groups.

The 4-story base of the building extends across all three towers, with each floor having approximately 170,000 sf floor plates.





AMENITIES

ATTRACTIVE RATES

LARGE FLOOR PLATES

ABUNDANT PARKING - Convenient free surface parking available for tenants and visitors

POWERFUL INFRASTRUCTURE

Power: The building is served by two separate feeds from the utility substation located adjacent to the property. There are three (3) 500KW back-up generators that are automatically activated to provide emergency power for building systems in the event power from both substations is interrupted.

Life Safety: CityPlex is served by a comprehensive sprinkler system and is monitored for fire safety through a Simplex system that is in operation 24 hours a day onsite. In addition, 500KW back-up generators are automatically activated to provide emergency power for building systems in the event power from both substations is interrupted.

Communications: Dual entrance sonet ring fiber optics is available onsite. There are currently 7 points of fiber demarks from various service providers.

24/7 OPERATIONS

STATE-OF-THE-ART EMERGENCY AND SECURITY SYSTEMS WITH PROFESSIONAL LIFE SAFETY TEAM - Our security team monitors parking lots and access to all three buildings on a 24-hour basis. The Security Operations Center located in the base of the 60-story tower monitors 30 CCTV cameras as well as elevator intercoms and critical building systems. Security is available to escort you to your vehicle day or night.

NEWLY REMODELED, MULTI-LEVEL LOBBY WITH PUBLIC WIFI ACCESS

VARIETY OF FOOD SERVICE OPTIONS - In the main lobby, you will find the 81st Street Bistro and Hava Java. The 81st Street Bistro serves sandwiches, salads, soups, chips, soda and dessert items. Hava Java offers a variety of smoothies, Starbucks coffee and pastries. Located on the first floor in the 20-story tower, Pizza Hut Express serves pizza and breakfast items. *Food service is provided by Sodexo.*



ONSITE STORAGE FACILITIES - These are perfect for archival or general storage. They allow you to have access to your assets at your office location, but at an aggressive storage rate.

COMMON MEETING AREAS AND AUDITORIUMS - Three auditoriums (325/125/75 seats) and common conference rooms are available for tenants' use. Each auditorium has a stage, sound system, and a control room for multimedia presentations. Audio/Visual rentals are available through CityPlex Catering and Conference Center.

ONSITE BANKING - CityPlex Towers has a full-service credit union and 24-hour ATM located in the main lobby of the 60-story tower.

CONVENIENCE STORE - CityPlex Sundries provides a variety of snacks and convenience items.

DAYCARE CENTER - Located on the property, this facility is managed by a third party and is open to the public.

NEWLY REMODELED FITNESS CENTER - Our health facility has a wide variety of exercise options. The facility was totally remodeled in 2006, with updated paint, carpet and exercise matting and equipment in workout areas. It houses a 1/7-mile indoor jogging track, free weight area, and a variety of cardio exercise equipment. The newly remodeled locker rooms have full showers and restroom facilities. Access to the health facility is controlled by a card access system; only those individuals who work in the building are allowed access.

SUPERIOR ONSITE PROPERTY/REAL ESTATE MANAGEMENT - We offer professional onsite property management staff, first-class engineers, and technicians.

CATERING SERVICES - CityPlex Catering and Conference Center, winner of GTR's Silver Award for Tulsa's Best Caterer, provides catering services throughout the building. Receptions, fundraisers, and social and corporate dinners can be accommodated in the Atrium or on the 60th floor. The 11,000-square-foot banquet/meeting/ballroom facility on the 60th floor can accommodate catered banquets for up to 400. *Go to www.cityplexcatering.com for more information.*

LEASING

CityPlex Towers offers competitive rates, large blocks of contiguous office and medical space, and immediate availability.

If your company needs office or medical space, exceptional quality and amenities, please contact us for information.

To submit a use requirement via the Web, go to our leasing inquiry form. Our leasing personnel will respond promptly to your query.

Or, you can call the leasing office at 918.493.8888 or e-mail us at contact@tulsatrinity.com.

Currently, CityPlex Towers has over 500,000 square feet of office and medical space available for lease.

CONTACT US

Exclusive Leasing and Management for CityPlex Towers provided by Trinity Commercial Properties. www.tulsatrinity.com



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