

FOR SALE OR LEASE

TURN-KEY EVENT CENTER

12710 EAST STATE FARM BOULEVARD SOUTH, TULSA, OK 74146



HORIZON
COMMERCIAL REAL ESTATE

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Turn-Key Event Center

12710 E STATE FARM BLVD S
TULSA, OK 74146

This Event Center is uniquely and exquisitely built to host a wide range of events from conferences to weddings. The attention to fine details inside and out create a warm and luxurious ambiance.

Generously overbuilt, the main conference room/dining hall is equipped with Edison lights that can be raised and lowered as well as switched out for chandeliers or other lights. The stage can also be raised six-inches and lowered to floor-level. Both large halls have built-in audio/visual systems, projector screens that lower, doors to an outdoor patio, and windows with automatic blinds.

Two smaller meeting rooms flank the smaller hall, both equipped with built-in TV/monitors and built-in sound systems for virtual meetings, and would be great for preparation rooms for bride and groom or break out sessions for conferences.

The Event Center also comes with tables, chairs, and lots more extras!

East Entrance Area



Second Hall

Asking Price	\$2,300,000
Price/SF	\$264.37
Year Built	2015
Total RBA (SF)	8,700
Total Land Size (AC)	2.92
Total Land Size (SF)	127,356
Class	A
Exterior Construction	Masonry
Parking	65 Surface Spaces; 7.47/1,000 SF
Signage	Yes
Zoning	CO
LEASE RATE	
Lease Rate	\$19.50/SF
Lease Type	Absolute NNN

CLASS A, FULLY LOADED, TURN KEY EVENT CENTER

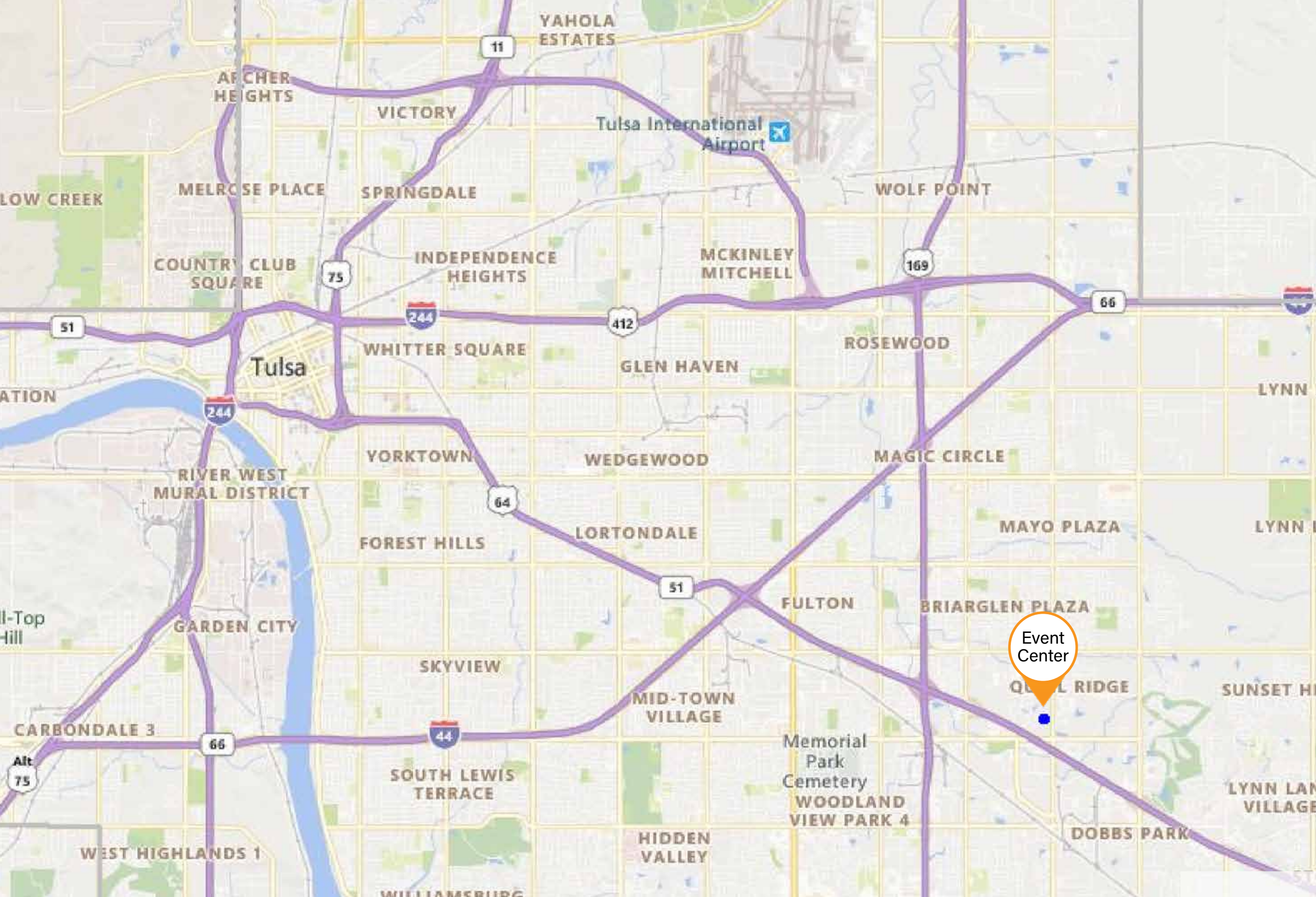
65 SURFACE PARKING SPACES

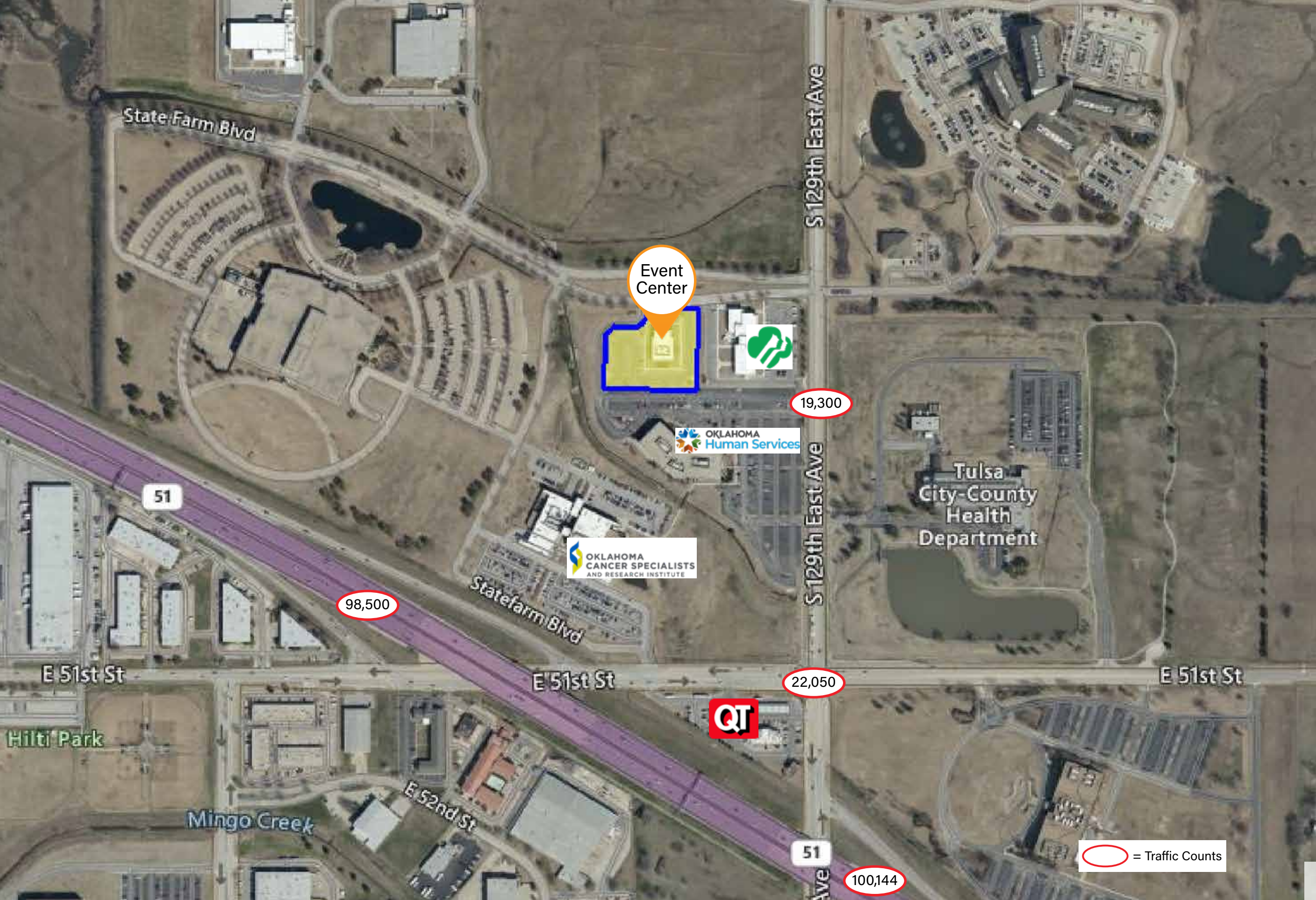
EASY ACCESS TO I-44 AND I-244

BEAUTIFUL OUTDOOR PATIO SPACES

SECURITY SYSTEM, CAMERAS, AND KEY PAD ENTRY

STORAGE, FURNITURE, AND EQUIPMENT







West Entrance Area



Meeting Room



Central Hallway



Equipment Storage



Patio



INSPIRED SPACE
Tel: 316.263.4300
Fax: 316.263.4301
800 E. First, Suite 140
Wichita, Kansas 67202
SHELDENARCHITECTURE.COM



NOAH'S EVENT VENUE

SW CORNER OF STATE FARM BLVD AND S 129TH E AVE
TULSA, OK 74146

PROJECT NO.	15-0006
ISSUE	DATE:
PERMIT	17 MAR 14
REVISION 1	7 MAY 14
REVISION 2	22 AUG 14
REVISION 3	9 DEC 14
REVISION 4	27 JAN 15
REVISION 5	23 MAR 15

FRAMING PLAN

A1.2

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PLAN NOTES

- SEE SITE PLANS FOR ALL EXTERIOR CONCRETE WALK LOCATIONS.
- ALL TRANSITIONS BETWEEN EXTERIOR WALLS AND INTERIOR PARTITIONS TO BE FRAMED IN COMMON LINE (UNLESS NOTED OTHERWISE), GC TO COORDINATE.
- ALL INTERIOR PARTITIONS TO BE TYPE "P1" UNLESS OTHERWISE NOTED. GC TO COORDINATE WALL THICKNESSES WITH PLUMBING/STRUCTURAL REQUIREMENTS, ARCHITECT TO BE NOTIFIED OF ANY CHANGE IN WALL THICKNESS DUE TO SUCH REQUIREMENTS.
- ALL DOORS TO HAVE MIN 1'-4" ON PULL SIDE OF DOOR (FROM DOOR EDGE).
- ALL DOORS WITH BOTH CLOSER AND LATCH TO HAVE MIN 1'-0" (FROM DOOR EDGE) ON PUSH SIDE OF DOOR.
- PROVIDE 2" STEEL TUBE (CONCEALED WITHIN WALL) AT ALL PARTIAL HEIGHT WALL LOCATIONS FOR RIGIDITY.
- DIMENSIONS @ EXTERIOR WALL ARE TO EDGE OF MASONRY.
- DIMENSIONS @ INTERIOR WALL ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- LEVEL 4 GYPSUM FINISH TYPICAL. LEVEL 5 FINISH SHALL BE PROVIDED IN THE FOLLOWING AREAS: _____
- USE GREEN BOARD IN WET LOCATIONS.

PARTITION TYPES

P1 TYPICAL WALLS: 2x4 WOOD STUDS AT 16" O.C., 5/8" GWB ON ONE SIDE OR BOTH, AS REQ'D FOR FINISH.

P2 2x6 WALLS: 2x6 WOOD STUDS AT 16" O.C., 5/8" GWB ON ONE SIDE OR BOTH, AS REQ'D FOR FINISH.

P3 BEARING AND SHEAR WALLS: 2x6 WOOD STUDS AT 16" O.C. WITH ONE LAYER 1/2" STRUCTURAL SHEATHING ON ONE SIDE, 5/8" GWB ON ONE SIDE OR BOTH, AS REQ'D FOR FINISH.

P4 EXTERIOR WALLS: 2x6 WOOD STUDS. SEE STRUCTURAL FOR SPACING AND SHEATHING.

LEGEND

AV1 AUDIOVISUAL CABINET. SEE ROUGH OPENING REQUIREMENTS ON A8.1 FINISH PLANS AND SCHEDULES

AV2 AUDIOVISUAL FLOOR BOX. CENTERED ON AV1. SEE DETAIL 7/4A.1.

FD FLOOR DRAIN. SEE PLUMBING. SLOPE CONCRETE AS NECESSARY AROUND DRAIN TO GAIN POSITIVE DRAINAGE.

FRZ FREEZER BY OWNER.

FS FLOOR SINK. SEE PLUMBING. SLOPE TILE IN STORAGE ROOM 114.

ICE ICE MAKER OR ICE BIN BY OWNER.

LADDER ATTIC ACCESS LADDER. SEE 5/A5.2.

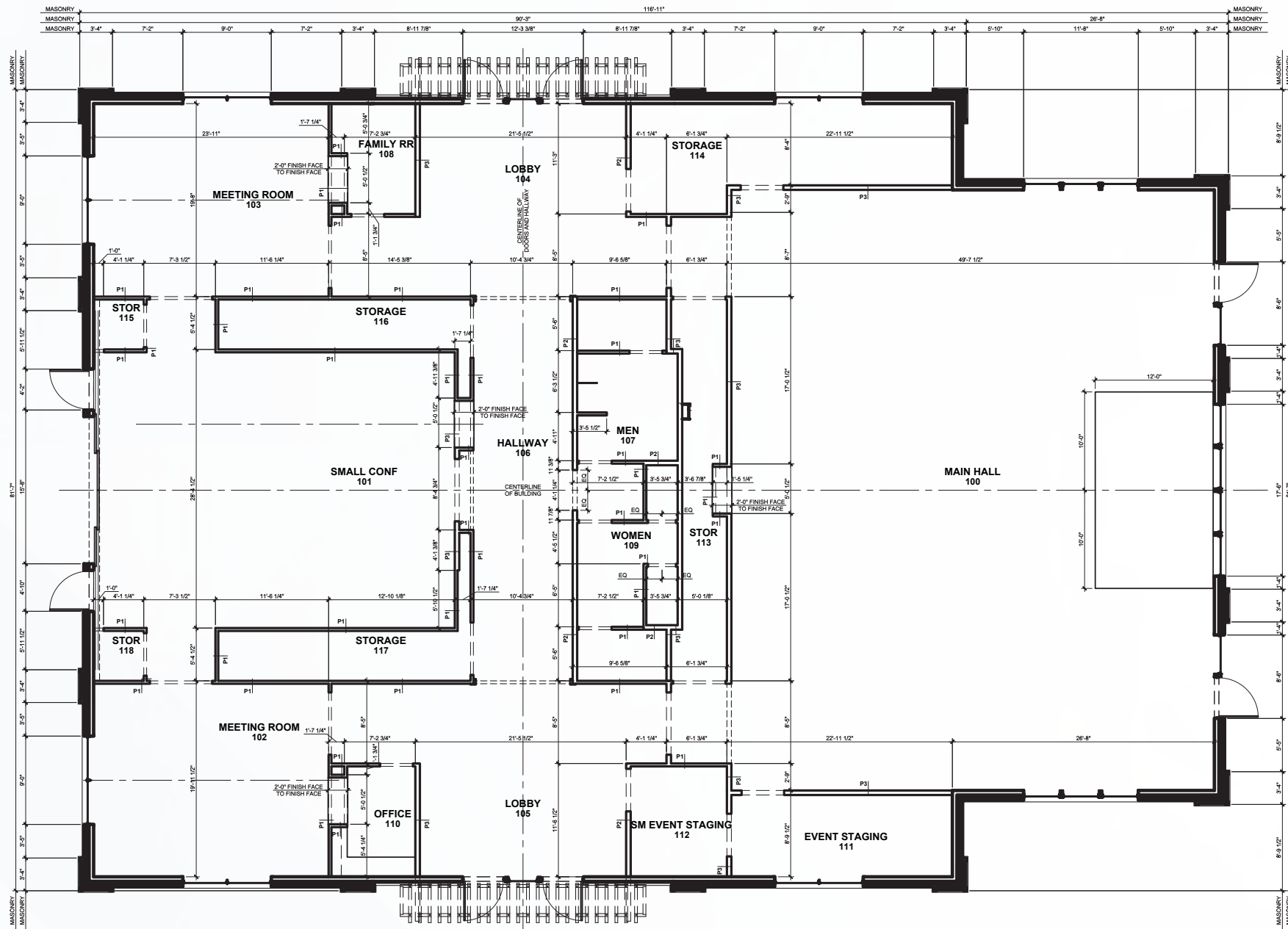
NIC NOT IN CONTRACT. EQUIPMENT SHOWN DASHED TO BE PROVIDED BY OWNER, GC TO PROVIDE NECESSARY ELEMMECH REQUIREMENTS.

REF REFRIGERATOR BY OWNER.

TRELLIS WALL HUNG TRELLIS PROVIDED BY OWNER, INSTALLED BY GC. SEE A/A3.5.

WH WATER HEATER, REF PLUMBING.

FEC RECESSED FIRE EXTINGUISHER CABINET (MOUNT SO THAT FIRE EXTINGUISHER HANDLE IS 54" AFF MAX).



A FRAMING PLAN
SCALE: 3/16" = 1'-0"

DEMOGRAPHIC SUMMARY

12710 State Farm Blvd, Tulsa, Oklahoma, 74146

Ring band of 0 - 1 miles

KEY FACTS

4,703

Population



1,821

Households

34.8

Median Age

\$51,362

Median Disposable Income

EDUCATION

10%

No High School Diploma



27%

High School Graduate



32%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$60,072

Median Household Income



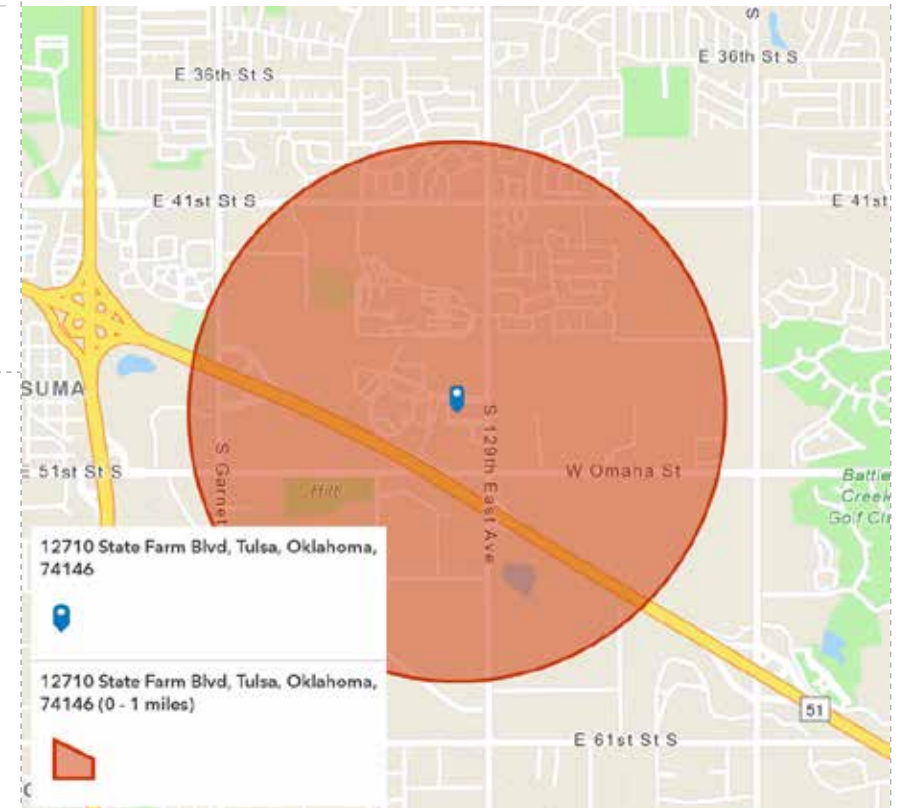
\$31,268

Per Capita Income



\$78,867

Median Net Worth



EMPLOYMENT



63%

White Collar



28%

Blue Collar



9%

Services

4.3%

Unemployment Rate