

ONEOK Leasing Company

PLAZA FACTS

Convenience

Downtown Tulsa was built for business and business alone. At Fifth and Boulder, ONEOK Plaza stands in the heart of the city's business district. Convenient facilities and resources needed by business professionals--lawyers, architects, engineers, CPAs--are concentrated in the immediate proximity of ONEOK Plaza. Major banks, the city and county government offices, post office, central library, law library, courthouse and more are located less than a five-minute walk from the doors of ONEOK Plaza. ONEOK Plaza means convenience for you, the business professional.

Accessibility

Leave behind the suburban sprawl and the traffic jams created by shoppers, school buses, and business professionals all trying to get through the same overloaded intersection at the same time. ONEOK Plaza offers direct-line access to Highway 75 and the Inner Dispersal Loop. From there you can quickly reach the Broken Arrow Expressway, the Skelly By-Pass (I-44), and the Crosstown Expressway (I-244). An office at ONEOK Plaza can minimize travel time for your clients, your associates, and your staff.

Parking

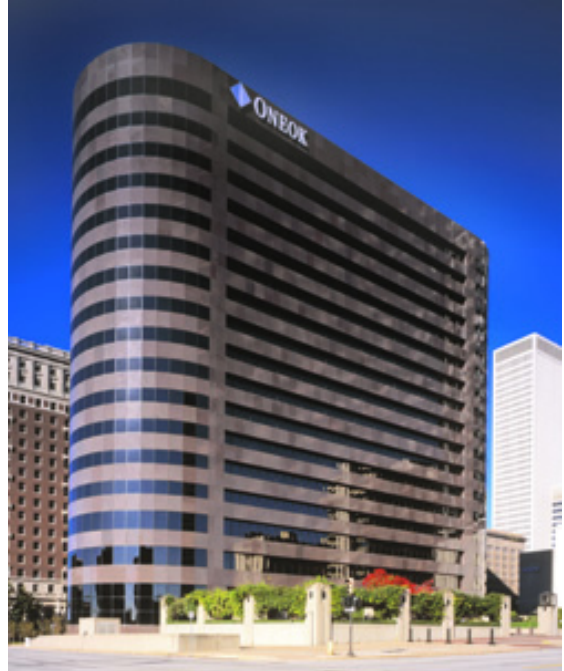
A covered parking garage is a luxury reserved for downtown's major buildings, but space in one is ordinarily a precious commodity. ONEOK Plaza, however, offers three parking spaces per 1,000 square feet of office space, at nominal rates. And there's more. A convenient pedestrian tunnel connects the parking garage to the lower lobby of the office building. So you can park and go to work while staying out of the weather and off the street.

Quality

At ONEOK Plaza, the quality of each detail speaks for itself. Every consideration has been taken to assure that the details of the building and its overall image reflect the caliber of its tenants. At ONEOK Plaza quality awaits you at every turn.

Energy Efficiency

ONEOK Plaza was designed and built to maximize energy efficiency. As the building's manager, ONEOK, Inc. is dedicated to conserving energy in every way possible. In fact ONEOK, a diversified energy corporation whose base is the utility business, treats energy conservation as a vital part of its day-to-day operations. Today's most efficient energy management tools are used to control cost. They include: Computer controlled heating and cooling systems designed for high comfort levels at the lowest cost possible. Dual-pane reflective glass windows that reduce heating and cooling losses throughout the year. Exterior walls of solid granite that add to energy conservation. Florescent lighting fixtures equipped with parabolic lenses, electronic ballasts and T-8 lamps distribute generous lighting levels as well as offer a saving to HVAC and electricity usage. ONEOK's expertise in the area of energy conservation assures you of long-term savings in one of Tulsa's most energy-efficient building.



ONEOK Leasing Company

Security

ONEOK Plaza offers you and your staff practically every security precaution available today. So, whether you're working after hours, or caught in an Oklahoma thunderstorm, you can be sure your safety has been considered. Life support safety systems installed in ONEOK Plaza include:

A backup generator for auxiliary lighting

A heat-sensitive sprinkler system throughout the building

Manned security provided and supplemented with video security throughout the lobby, tunnel, and at key points in the parking garage

Card-key access to the building for your personal safety after hours.

Competitive Leasing Rates

Unlike many office sites built for speculative leasing, ONEOK Plaza was built primarily for ONEOK, Inc., and its subsidiaries. As a result, only the finest in building materials has been used, a reflection of ONEOK's commitment to the project. At the same time, the efficiency of the building is just as important as its quality. You will find that such quality (if you can find it) will cost you a premium in many office buildings. But not at ONEOK Plaza.

Managed by ONEOK

Managed with pride. At ONEOK, Inc., good management is a matter of corporate pride. As the major tenant and manager of ONEOK Plaza, the quality standards in the building reflect our own. We place a great deal of importance in providing you with complete, responsive management services, from security to maintenance. You can also be assured that we will maximize economic efficiency and conservation in all areas. Energy conservation is one area the ONEOK management team specializes in, like no other management group in the city. These are savings that will be passed on to you.

A place to grow strong

Strength and stability are goals most businesses seek. The right office location must help attain them. ONEOK Plaza can contribute to attaining these goals. It features the qualities of both property and management that will help your business grow strong, at a leasing price you can afford.

Location:

100 West Fifth Street, Tulsa, Oklahoma. ONEOK Plaza stands in the heart of the city's business district. Major banks, the city and county government offices, post office, central library, law library, courthouse and more are located less than a five-minute walk from the doors of ONEOK Plaza.

Building Size:

The total gross square footage in ONEOK Plaza (including the lower basement levels) exceeds 735,000 square feet. The net rentable area is 517,235 square feet. Each of the typical lease floors has approximately 27,845 rentable square feet.

Building Description:

The building is seventeen stories with three sub-levels. The exterior is polished granite. The massive steel framework provides the structure with the essence of stability.

Common Area Factors:

Multiple Tenant Floor - 15%. Full Floor Tenant - 2%.

ONEOK Leasing Company

Age:

Construction completed in 1984. Floor Plans: Available upon request.

HVAC System:

The building has a computer-controlled heating and cooling system designed for high comfort levels at the lowest cost possible.

Lighting:

Energy efficient 2 foot by 4 foot florescent fixtures with parabolic lens, electronic ballast and T8 lamps.

Ceiling Height:

8 feet 4 ½ inches

Security/Life Safety:

Emergency generator for auxiliary lighting. heat-sensitive sprinkler system throughout the building. Manned security provided 24 hours a day, seven (7) days a week and supplemented with video security throughout the lobby, tunnel, and at key points in the parking garage. Card-key access to the building after hours.

Cafeteria:

There is a cafeteria managed by Guckenheimer. It offers a convenient place to take morning coffee, breakfast, or lunch. Catering services are provided also.

Parking:

Parking is available at affordable rates in the ONEOK Parking Garage for Tenants of ONEOK Plaza. A convenient pedestrian tunnel connects the parking garage to the lower lobby of the office building so you can park and go to work while staying out of the weather and off the street.

Accessibility:

ONEOK Plaza offers direct-line access to Highway 75 and the Inner Dispersal Loop. From there you can quickly reach the Broken Arrow Expressway, the Skelly By-Pass (I-44), and the Crosstown Expressway (I-244). An office at ONEOK Plaza can minimize travel time for your clients, your associates, and your staff.

Contact:

Alynchia Reynolds, Building Manager
ONEOK Leasing Company
P.O. Box 871 Tulsa, OK 74102
Phone: (918) 588-7483
Fax: (918) 588-7443
E-mail: areynolds@oneok.