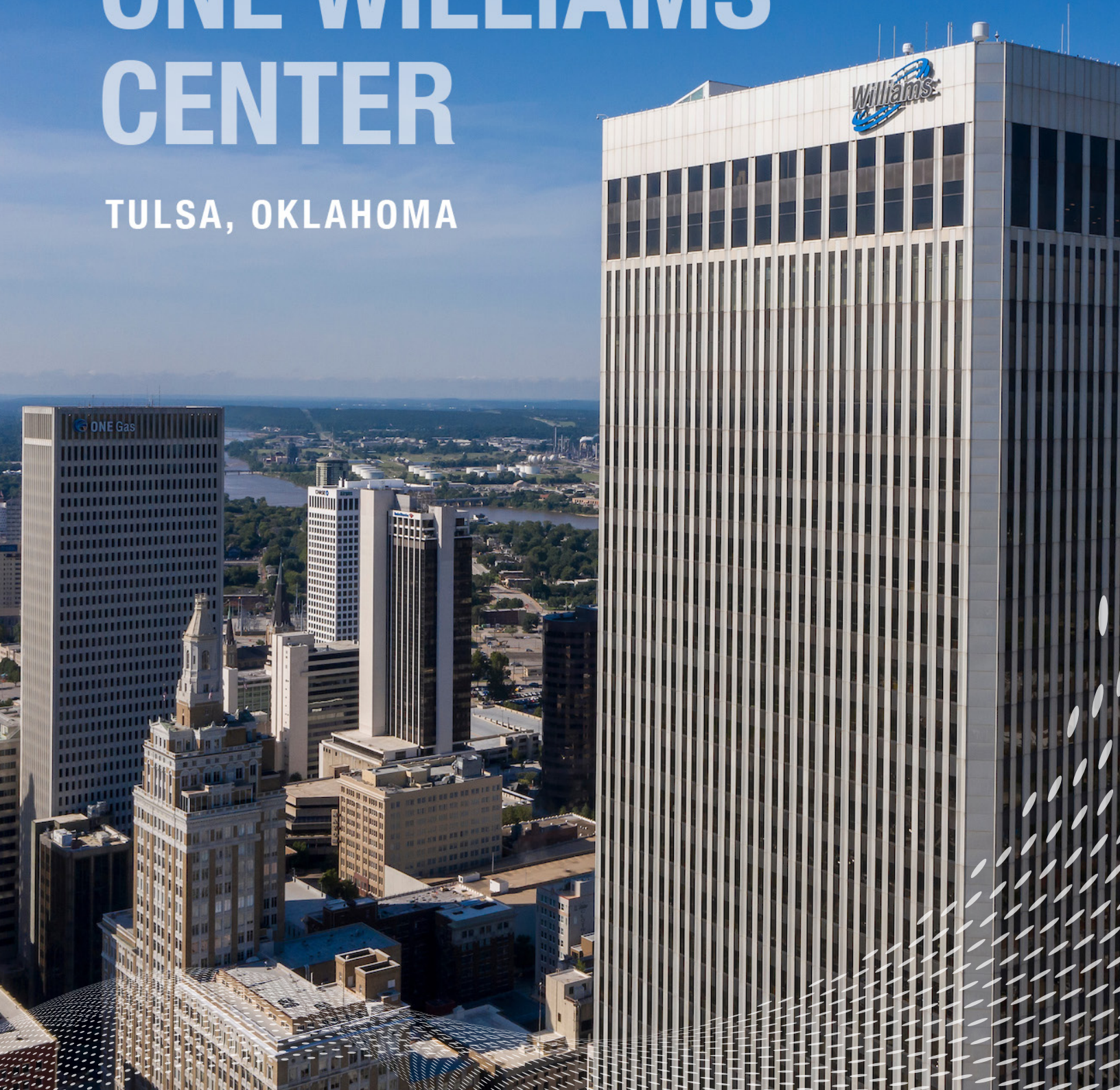


# ONE WILLIAMS CENTER

TULSA, OKLAHOMA



WILLIAMS HEADQUARTERS BUILDING LLC



## PROPERTY OVERVIEW

Located in the heart of Tulsa's Central Business District, One Williams Center is comprised of the Bank of Oklahoma Tower and the Williams Resource Center. The complex features dramatic architecture with inviting public spaces and overlooks the Williams Center Green — a stunningly landscaped 2.5-acre park. Numerous hotels, restaurants, entertainment venues and residential housing units are located within walking distance of the complex.

One Williams Center's location is convenient for both tenants and visitors, as it is easily accessible from all parts of Tulsa and surrounding areas. Expressways make it minutes away from the airport and outlying suburbs.

Covered walkways connect the complex to multiple parking garages, the Hyatt Regency Hotel and City Hall. Surface parking lots located around the complex also provide nearby parking options. Onsite banking services are offered by Bank of Oklahoma Financial and Oklahoma Central Credit Union.



### One Williams Center features:

- Bank of Oklahoma Tower, a beautiful Class A, fifty-two (52)-story commercial office building
- Williams Resource Center, a three (3)-story commercial office building
- Approximately 1,373,733 square feet (available square footage varies)
- Multiple telecommunications providers offer services in the complex
- State-of-the-art emergency and life safety systems
- Fully sprinkled complex
- Security access control and CCTV systems
- Building operations and security/life safety staff on site 24 hours/day, 365 days/year
- Property management and real estate offices located on premises
- State-of-the-art central plant owned and operated by Williams
- Full-service café, coffee shop and catering services

# RISE ABOVE

## BANK OF OKLAHOMA TOWER

Completed in 1976, Bank of Oklahoma Tower, also known as BOK Tower, is the crown jewel of the Tulsa skyline. The 52-story tower, designed by world-renowned architect, Minoru Yamasaki, conveys excellence in design, management, and operations. The spacious lobby, adorned with the finest marble and brightly polished metals, creates an elegant and sophisticated impression for tenants and visitors.

As one of Oklahoma's tallest buildings, BOK Tower offers 1,140,684 square feet of Class A commercial office space with a flexible floor plate to provide efficient space layout for tenants of all sizes. Location and quality of architecture help make this Tulsa's most prestigious office address.

### The BOK Tower offers:

- Structural steel/concrete construction with glass and metal curtain wall
- Floor plates of 23,000-25,000 square feet
- Twenty-four (24) modernized, high-speed passenger elevators and two (2) spacious freight elevators
- Multiple electrical power feeds from local utility services provider
- Secure, enclosed loading dock
- Tenants include prominent national and local companies



PROPERTY MANAGEMENT



24/7 SECURITY STAFF

## WILLIAMS RESOURCE CENTER

Renovated in 2012, the Williams Resource Center is a modern, concrete and steel structure designed with open spaces and unique meeting room options. The 233,049-square foot, three-story building was designed to allow outside light to filter into interior lobby space. The Resource Center is connected to the Bank of Oklahoma Tower to the east and to the Hyatt Regency Hotel via a sky bridge to the south.

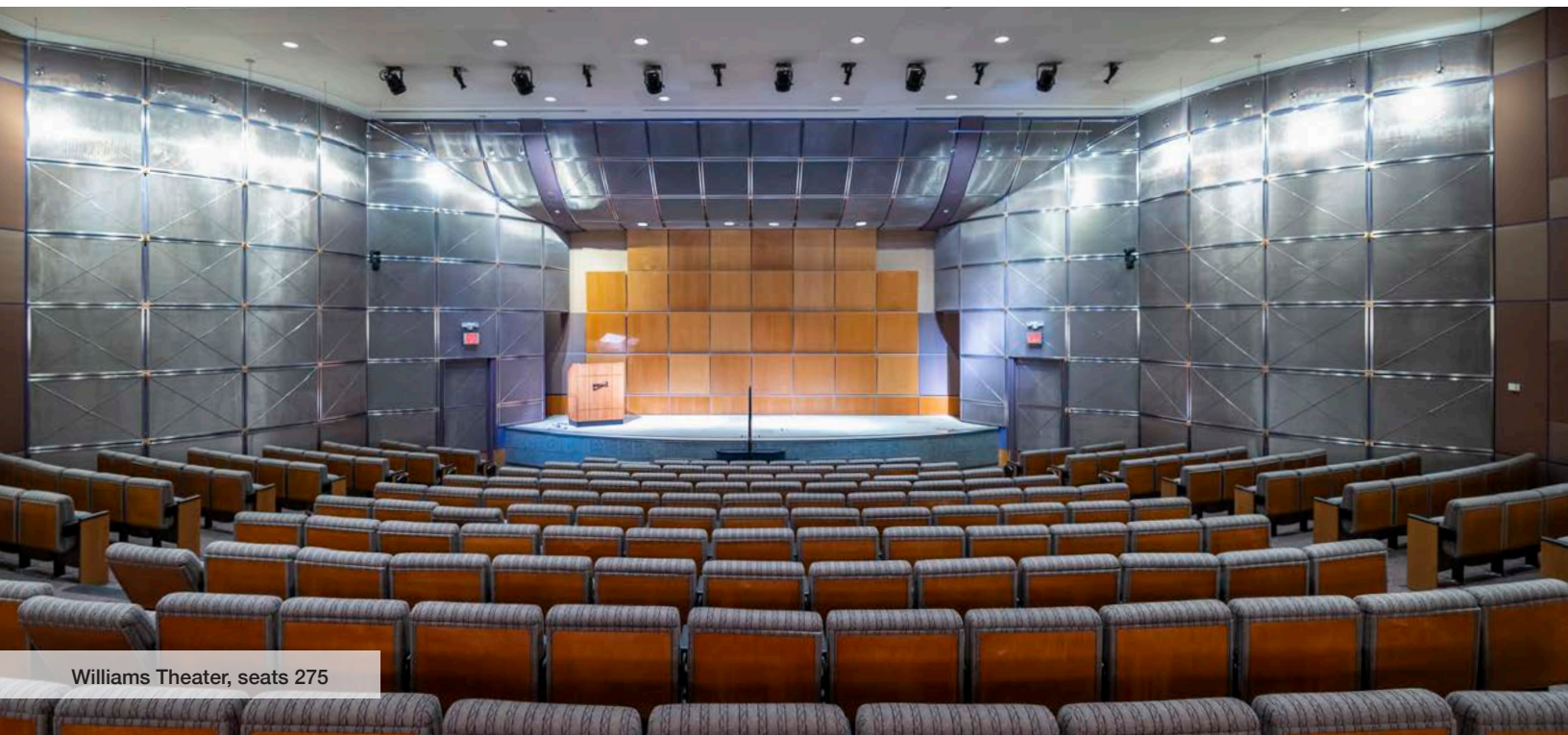
### The Resource Center offers:

- Concrete/steel construction
- Approximately 70,000 square feet per floor
- Two (2) passenger elevators and two (2) spacious freight elevators.
- Convenient escalators connect all levels.
- Two (2) secure, enclosed loading docks
- Beautifully unique atrium with live plants and art-deco water fountain

## FACILITIES SUPPORT

One Williams Center provides outstanding facilities support including:

- Facilities Call Center staff to receive and dispatch tenant requests for building services
- Professional construction management and space planning staff onsite committed to customizing office space to meet tenant's requirements



Williams Theater, seats 275



CAFÉ, COFFEE SHOP, CATERING



ONSITE FITNESS CENTER

## TECHNICIANS

One Williams Center is staffed 24 hours per day, 365 days per year with building technicians who are experienced in the operations and maintenance of the One Williams Center complex.

The technicians are highly trained to handle all aspects of the maintenance and technical operations, including the state-of-the-art central plant facility that provides utilities services to the complex. They take pride in providing tenants with efficient, first-class building services

## CENTRAL PLANT

The central plant, completed in 2001, serves both the BOK Tower and the Williams Resource Center. This state-of-the-art facility was designed to provide energy efficiency and redundancy to the complex by providing efficient, economical heating and cooling with a uniquely high level of reliability.

The central plant is a hybrid mixture of conventional heating and cooling equipment — a blend of thermal energy storage and co-generation. It can shift its use of electricity and natural gas according to changes in the daily, monthly and seasonal price of each utility. Fuel efficiency is augmented with tower economizers for free cooling during cooler weather, ice banks for storage of cooling processes at night when electricity costs are discounted, and natural gas generators for management of peak electrical usage from the electric utility. The co-generation operations utilize hot water absorbers that exploit waste heat from the generators to provide cooling.

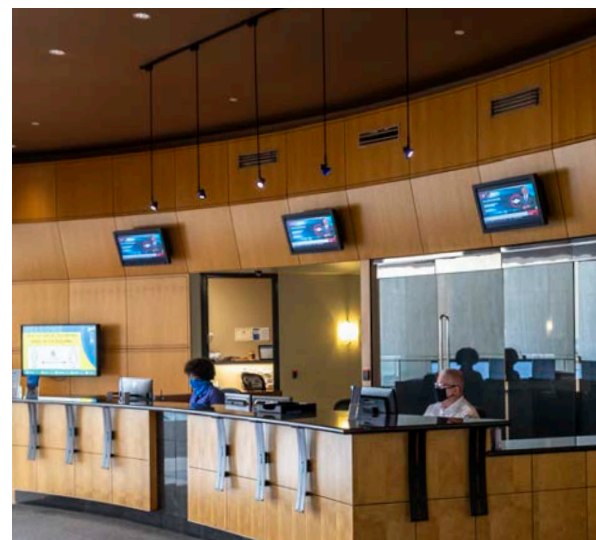
This facility is able to unload its designed 11-megawatt peak by as much as eight megawatts during peak electric utility hours, saving demand charges and adding a large measure of reliability and economy. The central plant has significantly reduced utility costs for the properties it serves since brought online in 2001.

## SECURITY & LIFE SAFETY

One Williams Center provides on-site security 24 hours per day, 365 days per year. Security personnel monitoring access-control and CCTV systems, as well as other critical building operations systems. Security personnel provide life safety response to emergency incidents such as fire, medical and severe weather impacting the complex. Security escorts are available to and from surrounding parking facilities.



Exceptionally Maintained Mechanical Rooms



24-hour security



24/7 BUILDING TECHNICIANS



ACCESS CONTROL & CCTV



## TULSA

Tulsa is a dynamic city of the past, present and future — committed to being an ever-increasingly desirable community in which to live, work and play.

For more information about Tulsa, please visit [www.cityoftulsa.org](http://www.cityoftulsa.org) or [www.tulsachamber.com](http://www.tulsachamber.com).

## ONE WILLIAMS CENTER

Owned and operated by Williams Headquarters Building LLC

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