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COURTESY RENDERING

This is a rendering of the \$1.1 million headquarters GBR Properties of Tulsa intends to build to launch the 27,750-square-foot The Offices at Walnut Creek.

## GBR starts south Tulsa office park with \$1.1 million headquarters

Offices at Walnut Creek to offer build-to-suit sites in south Tulsa

BY KIRBY LEE DAVIS  
THE JOURNAL RECORD

TULSA – GBR Properties of Tulsa intends to build its \$1.1 million headquarters to launch the 27,750-square-foot The Offices at Walnut Creek.

Preliminary plans before the Tulsa Metropolitan Planning Commission call for construction of five buildings on 2.78 acres at S. 81st Street and Florence, just west of Harvard Avenue. GBR acquired the property last month for an estimated \$775,000. One building would offer 7,000 square feet across two stories, according to preliminary plans. All others would be one story, ranging from 6,750 square feet to 4,000 square feet.

Although it is still completing engineering work, GBR hopes to begin the project with construction on its 6,000-square-foot office before the end of the year, said P. Scott Wieczorek, a vice president for office leasing and marketing. It also will finish all infrastructure work for the pad sites at that time.

“That way we’ll be able to turn over either a build-ready pad or we’ll put in the build-to-suit for

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**We actually believe the more we improve the land, the more we get into paving parking, the more interest will be drawn to the site.**

- P. Scott Wieczorek, a vice president with GBR Properties of Tulsa

them,” he said. The construction itself will then serve as a marketing effort for those driving by 81st.

“We actually believe the more we improve the land, the more we get into paving parking, the more interest will be drawn to the site,” he said. “With our presence there, we hope people will think we’ll maintain it.” Architect James Campbell of James Campbell & Associates will design their building. GBR has not picked a contractor.

“I suspect these buildings will be in the \$185-per-square-foot range,” Wieczorek said of construction costs. The growing full-service real estate company considered building a larger office site, but decided the construction costs were too prohibitive.

“In order to build those, you really need to get \$25 to \$28 per square foot,” he said. “There’s just

some resistance to those kind of prices.”

That factor, coupled with rising lease rates, has spurred many small companies to build their own offices. Since rising land prices have forced many of the owner-occupied buildings to be built further east or in bedroom communities like Broken Arrow or Jenks, Wieczorek expects The Offices at Walnut Creek could find a ready audience for offices just east of Oral Roberts University.

It also offers an alternative to older Tulsa office corridors along Yale and Lewis avenues.

“In our mind, almost being in the heart of upscale residential, close to downtown, with all the amenities of shopping nearby, we just think it’s an advantageous place to be,” said Wieczorek.