



The Williams Center





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The Williams' Café offers delicious food in the Williams Resource Center.



The Williams Center tower contains several modern meeting rooms.

PROPERTY OVERVIEW

Located in the heart of downtown Tulsa, Oklahoma, The Williams Center is a beautiful 52-story office tower with adjacent three-story Resource Center. The complex features dramatic architecture with inviting public spaces and overlooks the Williams Center Green—a stunningly landscaped 2.5-acre park.

The Williams Center's location is convenient for both tenants and visitors, as it's easily accessible from all parts of Tulsa and surrounding areas. Expressways make it minutes from the airport and outlying suburbs. And several parking garages, as well as surface lots on all sides of the complex, offer tenants and visitors many nearby parking options.

The Williams Center features...

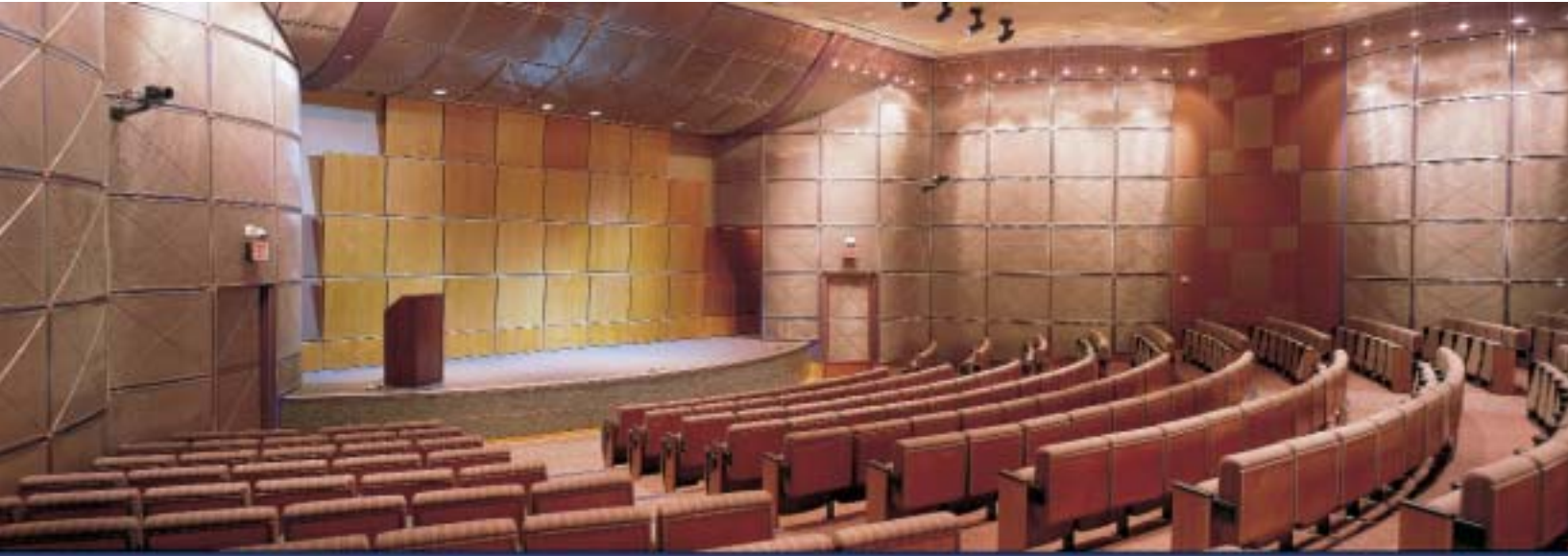
- Class "A" 52-story tower
- Three-story Resource Center
- Approximately 1,373,733 square feet (available square footage varies)
- Complete sprinkler systems
- Fiber provided to Center
- State-of-the-art emergency and security systems with professional Life Safety team
- Superior onsite property/real estate management
- State-of-the-art central plant owned and operated by Williams (see page 4)

- Full-service café with catering services and meeting rooms of all sizes
- Services offered by Bank of Oklahoma, Williams Employees Credit Union, a post office, a Hallmark card shop, The Connection featuring Starbucks coffee and Stems floral
- Covered walkway to Adam's Mark Hotel and adjacent to the Tulsa Performing Arts Center
- Carefully designed pedestrian system with air-walkways to covered parking

TOWER

The Williams Center tower is the crown jewel of Tulsa's 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 office buildings, the Tower boasts 1,140,684 square feet of office space with a flexible floor plate to provide efficient space layout for tenants of all sizes. Convenience and quality of architecture help make this one of Tulsa's most prestigious office addresses.



The Tower offers...

- Structural steel, 52-story complex
- Floors of 23,000-25,000 square feet
- 24 modernized, high-speed passenger elevators and convenient escalators
- Two spacious freight elevators
- Guarded, enclosed loading dock
- Glass and metal curtain wall
- Complete sprinkler systems
- Prominent national and local businesses as tenants

RESOURCE CENTER

Renovated in 1997, the Resource Center is a modern, concrete and steel structure designed with open spaces and unique meeting room options. The Resource Center was designed to allow outside light to filter into interior space through a two-story atrium, which serves as an attractive area for company functions as requested.

The 233,049-square foot, three-story complex contains amenities such as a café, presentation center and executive meeting areas. For convenience, it is connected to the Tower to the East and the Adam's Mark Hotel to the South via an enclosed pedestrian walkway.

The Resource Center offers...

- Concrete/steel structure
- Approximately 70,000 square feet per floor
- Elevator and convenient escalators
- Two enclosed loading docks

- Beautifully unique atrium with live plants and art-deco water fountain
- Complete sprinkler systems
- Prominent national and local businesses as tenants

FACILITIES SUPPORT

The Williams Center provides outstanding facilities support including:

- Professional space planning staff onsite committed to customizing space to meet your needs/requirements
- 62 years' experience in construction and space planning
- Expertise to build as large as you require or as small as a single office environment

TECHNICIANS

The Williams Center is staffed with maintenance technicians offering a combined 161 years of experience operating and maintaining the Williams Center complex alone. Our personnel take pride in the stewardship of the comfort systems for the entire Center to ensure seamless operations of the utility, heating and cooling services.

The technicians are highly trained to handle all of the maintenance and technical operations for the Williams Center, including the new state-of-the-art central plant facility that serves the Center.

The 233,049-square foot Resource Center contains a café, presentation center and executive meeting areas.



A full-service Bank of Oklahoma branch is located on the plaza level of The Williams Center tower.



Convenient meeting rooms are available in the Williams Resource Center.



Contact Williams Corporate Real Estate

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The Williams Center tower contains 1,140,684 square feet of office space with a flexible floor plate, providing efficient space layout for tenants of all sizes.

Technicians rotate shifts on a periodic basis in order to train and stay on top of all aspects of the operation of the central plant and utility services to the entire complex.

CENTRAL PLANT

The central plant was completed in 2001 and serves both the Tower and the Resource Center. This state-of-the-art facility is designed for energy efficiency and redundancy – providing the complex 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 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 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 helped us significantly reduce utility costs for the properties it serves since it was brought online in 2001.

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 or www.tulsachamber.com.