

## One Place Center, Part 2: Downtown Tulsa project could contain some surprises

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A rendering of Tulsa's One Place Center project.  
(Courtesy Photo)

TULSA – At 9 a.m. Thursday, One Developers LLC will peel away a little more of the mystery surrounding downtown Tulsa's One Place Center project with the official groundbreaking for its second phase.

When One Developers started phase one on June 24, kicking off construction for the 18-story One Place Tower, principal Hank Pellegrini said the second phase remained in flux.

Pellegrini and One Developers partner Bob Eggleston knew that second building would devote its ground floor to retail. It

also would provide 21,000 square feet on its upper floors for offices already leased to Northwestern Mutual Financial Network.

But Pellegrini said the building might also hold other components.

The rest of that one-block development at Second Street and Cheyenne Avenue, facing the 18,000-seat BOK Center, is expected to mix a hotel with more retail as well as rentable apartments and lofts.

In June, Pellegrini said One Developers was juggling a potential 120 hotel rooms with a minimum of 55 residential units, all while trying to not block views of the BOK Center from other downtown towers.

But he cautioned that those unit numbers could change as the developers worked on their financing and construction options with the Tulsa architectural office of Miles Associates and contractor Flintco.

He also hinted that One Developers might attempt to place some residential units within the Northwest Mutual building – a valuable alternative, since it will provide potential window views of the BOK Center and Arkansas River.

Wednesday's announcement of Thursday's groundbreaking said the second phase would involve five floors of office and retail space. No other information was given.

The first phase of the potentially \$100 million One Place Center will provide the future home of Cimarex Energy's Tulsa office, its 289,000 square feet secured under a 12-year lease.

Separating those offices from 20,000 square feet of retail space on the ground floor will be six levels of covered parking.