

News & Insights

New Santa Fe Square Development Breaks Ground - Tulsa-based Hall Estill Law Firm Anchor Tenant

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NEW SANTA FE SQUARE DEVELOPMENT BREAKS GROUND IN BLUE DOME DISTRICT

Tulsa-based Hall Estill Law Firm Announced as Anchor Tenant

Tulsa Okla. – Downtown Tulsa will continue to evolve when Santa Fe Square, a \$125 million mixed-use development, breaks ground in the Blue Dome District today. Tulsa-based Hall Estill, Oklahoma's leading law firm, has leased 46,284 sq. ft. of office space and will become the anchor tenant.

Santa Fe Square is a two-block redevelopment of a former railyard bounded by Greenwood and Elgin avenues and First and Second streets. The mixed-use project will feature a European-style plaza surrounded by a 12-story tower with 150,000 sq. ft. of office space, apartment units, ground-level retail and a multi-story parking garage.

"Santa Fe Square represents the culmination of 20 years of work on the east side of downtown Tulsa for me. I'm happy to see it come to life, but even more excited for the lasting impact it will have on downtown when it's completed," said Elliot Nelson, one of the development partners. "None of this would be possible without the commitment of a stalwart Tulsa brand like Hall Estill and the work of the city's economic development office – we're thankful for their partnership and excited to bring the project to fruition."

The office tower will feature common area amenities such as a fitness center, tenant lounge and conference center as well as direct access to the plaza – which will include restaurants and other retail amenities – and direct tenant access to a 730-space parking garage.

Hall Estill will occupy the top two floors of the office tower. The firm anticipates moving into the new space sometime in early 2023 and expects approximately 125 attorneys and staff to occupy the space.

“Our move to Santa Fe Square as the anchor tenant demonstrates that Hall Estill is confident in its long-term future and in its ability to maintain its position as a premier full-service law firm in Oklahoma and in the regional markets it serves,” said Mike Cooke, Managing Partner at Hall Estill.

“We wanted to stay in downtown Tulsa and this location in a premier mixed-use development near many new exciting projects like the Arts and Blue Dome districts, as well as a revitalized Greenwood, will enable us to continue to attract and retain a young, diverse and talented workforce, providing first-class service to our clients and community. In addition, we have a phenomenal group of attorneys and support staff, and this move will allow us to occupy a new modern space they deserve.”

Hall Estill was founded in 1966 as an oil and gas firm in Tulsa and has since grown from three attorneys to more than 150 legal professionals serving clients across a wide variety of practices and five offices in Oklahoma, Arkansas and Colorado. The firm has been ranked as a Tier 1 Law Firm in the Metropolitan Rankings by Best Lawyers and U.S. News & World Report.

“Santa Fe Square provided the perfect opportunity for Hall Estill to align their brand with a premier, modern office address,” said Bob Pielsticker, First Vice President at CBRE. “This mixed-use development is a game-changer for Downtown Tulsa and will provide best-in-class amenities catering to evolving workforce demands.”

Santa Fe Square is scheduled for completion in 2023.

The development team is a partnership of Industrial Developers of Oklahoma; Fishless Desert, Elliot Nelson’s development company; American Residential Group; and Nelson + Stowe. The development team is led by Matthew Q. Klimisch. Bob Pielsticker, Matt Reese, and Dylan Siebert with CBRE’s Tulsa office and Harlan Davis, with CBRE’s Law Firm Practice in Dallas, represented Hall Estill in the lease transaction.