

## EXECUTIVE SUMMARY

1345 SOUTH HARVARD AVENUE

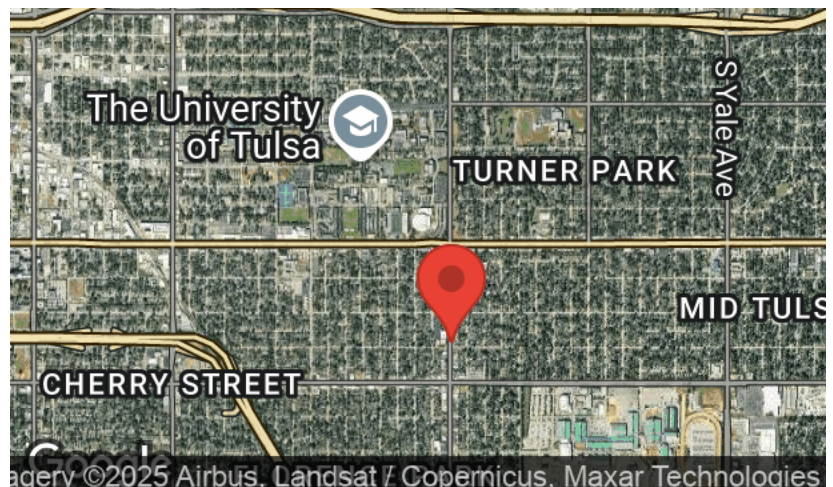


### OFFERING SUMMARY

AVAILABLE SF:	890 SF
LEASE RATE:	\$1,500/NNN
LEASE TERM:	3 Years
FRONTAGE:	31' on Harvard
YEAR BUILT:	1940
RENOVATED:	2024
PARKING:	Off Street
ZONING:	CH

### PROPERTY OVERVIEW

Great opportunity for someone to step into a commercial kitchen space that is ready to go! Vent hood, gas lines, sinks and even a walk-in cooler are all available from Day 1. With it's great location at 13th and Harvard, it's easy access to I-244 or the BA Expressway to get you anywhere in Tulsa. Perfect location for a caterer or food truck operator to cook. It was recently used as a cannabis processing location and can be again. Asking \$1,500 a month plus the triple nets of \$2.13/psf. Property is also master metered and Landlord will RUB back the utilities that averaged \$261.71 per month in 2024.



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Each Office Independently Owned and Operated



## PROPERTY PHOTOS

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