

# MARKET PLACE EAST

## OFFICE/WAREHOUSE /RETAIL "FLEX" SPACE FOR LEASE



9432-9436 East 51st St. | 5110-5124 S. 95th E. Ave., Tulsa, OK 74145

## PROPERTY HIGHLIGHTS

**Available: Suite 5110 (±4,235 sf) | Office/Warehouse Flex Space**  
**Suite 9432 (±3,418 sf) | Office/Retail/Warehouse Flex Space**

### Description

Market Place East offers versatile office, retail, and office/warehouse space within a well-maintained ±26,048 SF building. Suite 5110 features ±4,235 SF of fully climate-controlled flex space combining office, showroom, and warehouse functionality. Suite 9432 offers ±3,418 SF of professional office/retail and warehouse flex space suited for customer-facing or administrative uses. The property provides ample on-site parking, convenient access, and strong professional curb appeal.

### Best For

Ideal for contractors, service and repair businesses, technology or engineering firms, e-commerce operations, showroom users, retailers, and professional offices seeking flexible workspace with convenient access and visibility.

### Location & Drive Times

Centrally located in mid-town Tulsa, Market Place East offers immediate access to Highway 169, providing fast connectivity throughout the metro area. The property is just a short drive to Woodland Hills Mall, major retail centers, restaurants, hotels, and business services, making it convenient for employees, customers, and vendors alike.

- ±26,048 SF total building size
- 116 on-site parking spaces
- Office/Warehouse/Retail "Flex" configuration
- Excellent access to Highway 169
- Zoned CS (Commercial Shopping)

**BAUER & ASSOCIATES, REALTORS®**  
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**DOUG BAUER, CCIM**  
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[www.bauertulsa.com](http://www.bauertulsa.com)

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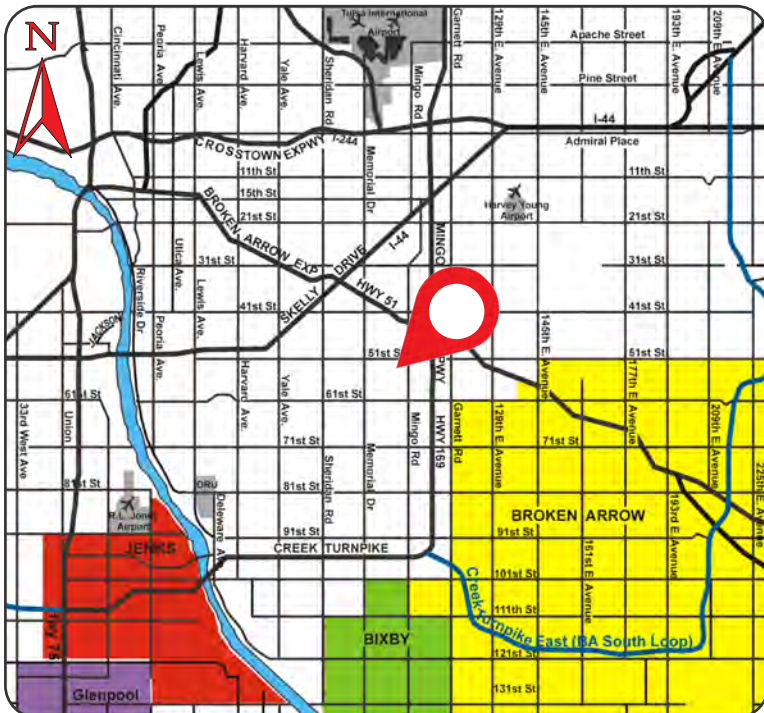
169

E. 51st St.

16,486 VPD

17,723 VPD

## GREATER TULSA AREA MAP



16,486 Vehicles per day - E. 51st Street

17,723 Vehicles per day - S. Mingo Road

TRAFFIC COUNT - SOURCE INCOG 2025



## DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	31,049	190,276	560,619
TOTAL HOUSEHOLDS	7,191	63,931	192,446
TOTAL POPULATION	16,661	153,980	467,788
AVERAGE HH SIZE	2.29	2.38	2.38
AVERAGE HH INCOME	\$69,304	\$81,803	\$100,106

DEMOGRAPHICS - SOURCE: ESRI 2025

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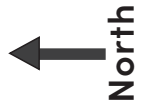
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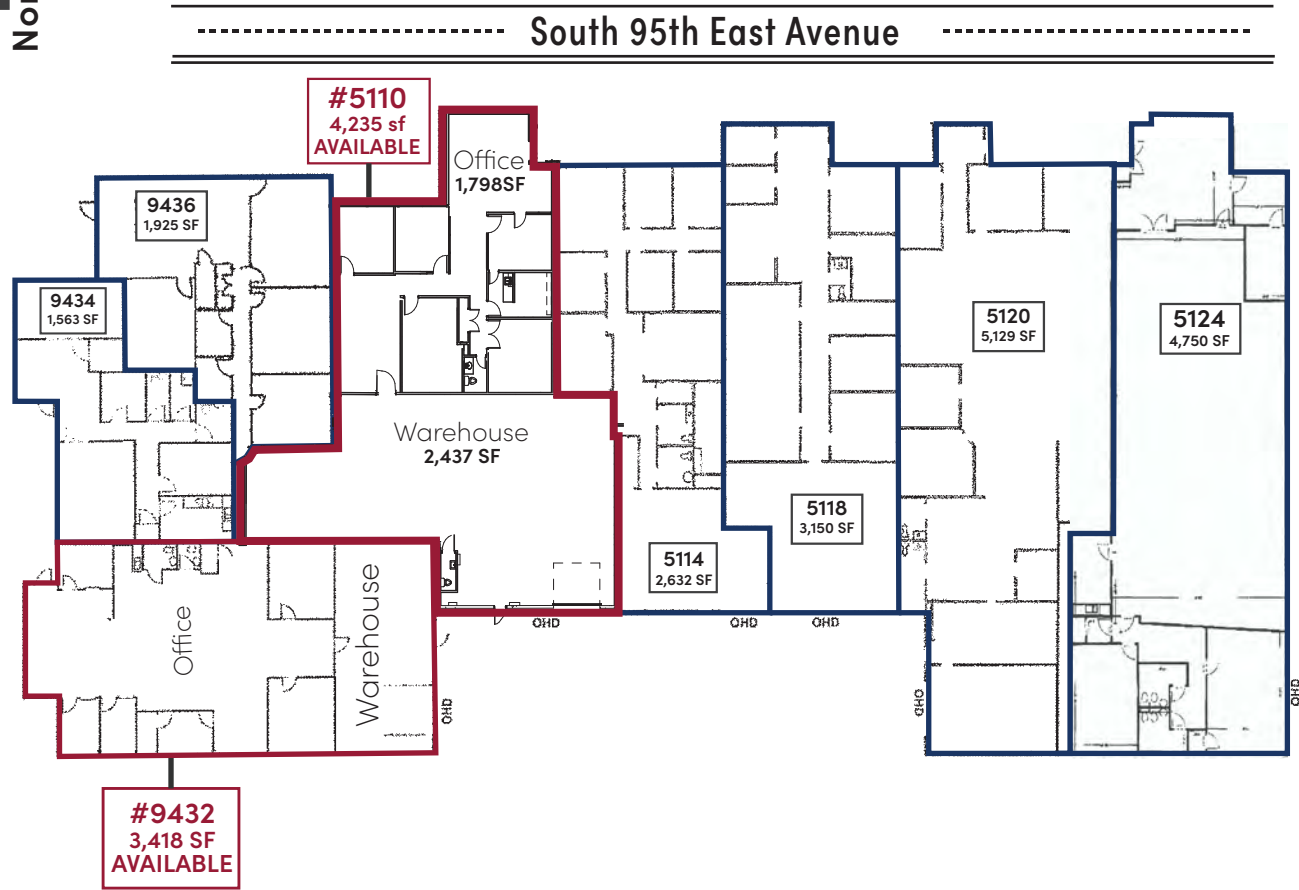
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----- East 51st Street -----



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