

MEDICAL OFFICE FOR SALE

1623 S.E. Washington Blvd. - Bartlesville, OK



PROPERTY HIGHLIGHTS

- TOTAL BUILDING: $\pm 2,632$ SF
- TOTAL LAND: ± 1.0 ACRE
- INCLUDES BASEMENT FOR ADDITIONAL STORAGE OR BUILD-OUT POTENTIAL
- MULTIPLE SINKS IN PLACE, IDEAL FOR MEDICAL, DENTAL OR COSMETOLOGY USES
- LAYOUT FEATURES OPEN AREAS, PRIVATE OFFICES AND FLEXIBLE SPACE CONFIGURATIONS
- WASHINGTON BOULEVARD FRONTAGE
- PLENTY OF GREEN SPACE AVAILABLE
- SITUATED AROUND PROFESSIONAL BUSINESSES AND RESTAURANTS



21,900 Vehicles per day - S.E. Washington Blvd.

7,200 Vehicles per day - Nowata Road

TRAFFIC COUNT - SOURCE ODOT 2023



	1 MILE	3 MILES	5 MILES
POPULATION	7,226	33,864	42,883
HOUSEHOLDS	2,875	13,827	17,313
AVERAGE HH INCOME	\$119,041	\$97,196	\$92,354

2025 DEMOGRAPHICS - SOURCE ESRI 2024

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.

SHEILA COOPER

Office: 918-665-1210

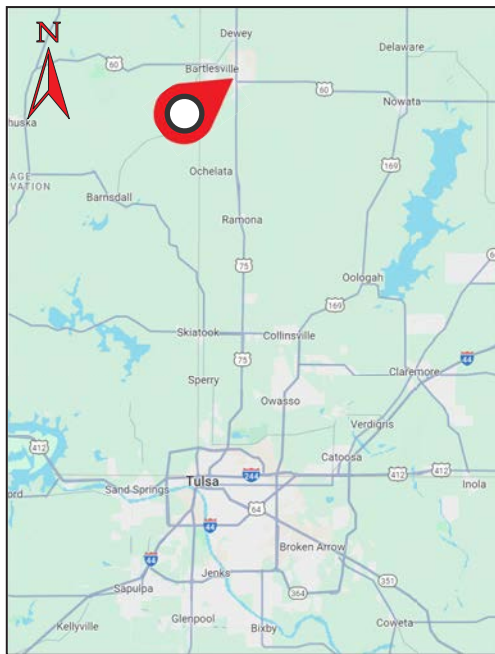
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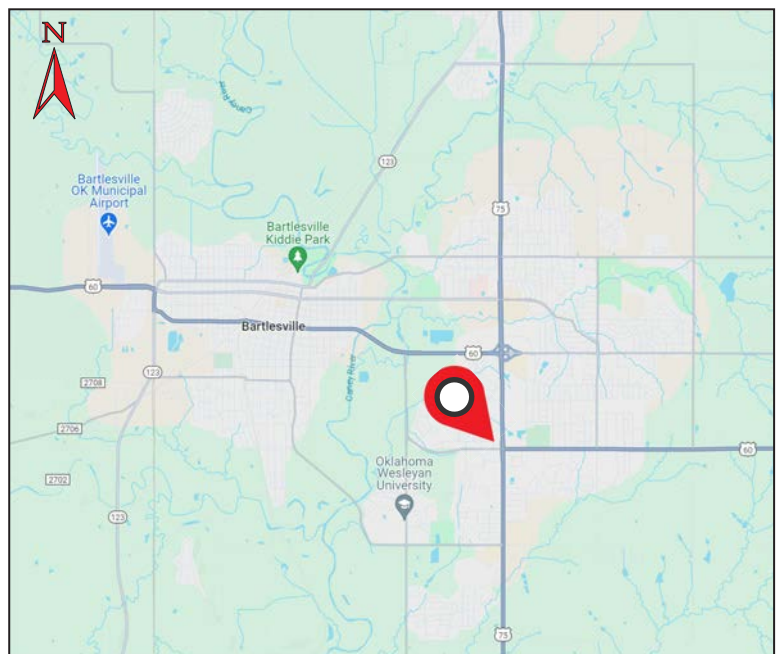
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BAUER
& ASSOCIATES
REALTORS®



North East OK Area Map



Bartlesville Area Map

NEARBY BUSINESSES

Armstrong Bank

Farmers Insurance

Sonic Drive-In

QuikTrip

O'Reilly Auto Parts

Walgreens

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