

# STARBUCKS

TULSA, OK



Subject Property

**\$2,540,000**  
Purchase Price

**6.30%**  
Cap Rate

Address	1340 East 71st Street, Tulsa, OK 74136
Building Size	+/- 1,600 SF
Land Area	+/- 0.6 Acres
Ownership Interest	Fee Simple
Encumbrances	None; delivered free and clear
NOI	\$160,000



## NN LEASE

MIN. LANDLORD OBLIGATIONS



## BRAND-NEW

10-YEAR LEASE



## NEW CONSTRUCTION

BUILT IN 2024

**Northmarq Commercial** is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Starbucks, located in Tulsa, OK (the "Property").

The Property consists of a ±1,600 SF building on ± 0.60 acres of land. Starbucks is estimated to open in April 2024 and will be operating under a brand new ten (10) year lease with four (4), five (5) year renewal options and 7.5% rental increases every five (5) years during the lease term and options.

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