

COMMERCIAL BUILDING FOR SALE

11122 E. 71st Street - Tulsa, OK 74133



PROPERTY HIGHLIGHTS

- TOTAL BUILDING: ± 9,928 SF (Tulsa County Assessor)
[± 9,000 sf 1st Floor / ± 928 sf Mezzanine]
- 8 OFFICES, 2 CONFERENCE ROOMS, KITCHEN, LAUNDRY STORAGE, LARGE OPEN AREA
- FLEXIBLE CORRIDOR ZONING
- 71st FRONTAGE WITH EASY ACCESS TO HWY 169 & TURNPIKE
- EASY PARKING AND BUILDING ENTRY WITH 63 PARKING SPACES
- UNDERGROUND SHELTER
- SPRINKLER SYSTEM
- 3 PHASE ELECTRIC TO BUILDING
- 20' CEILING HEIGHT
- GLASS WALLS WITH ABUNDANT NATURAL LIGHT
- WELL MAINTAINED BUILDING IN MATURE COMMERCIAL NEIGHBORHOOD



Traffic Count

INCOG 2022

35,347 Vehicles per day

E. 71st Street

127,606 Vehicles per day

Highway 169



2023 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	12,711	83,210	240,049
Households	5,005	34,227	96,226
Average HH Income	\$93,120	\$92,455	\$94,591

BAUER & ASSOCIATES, INC. 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 | Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com

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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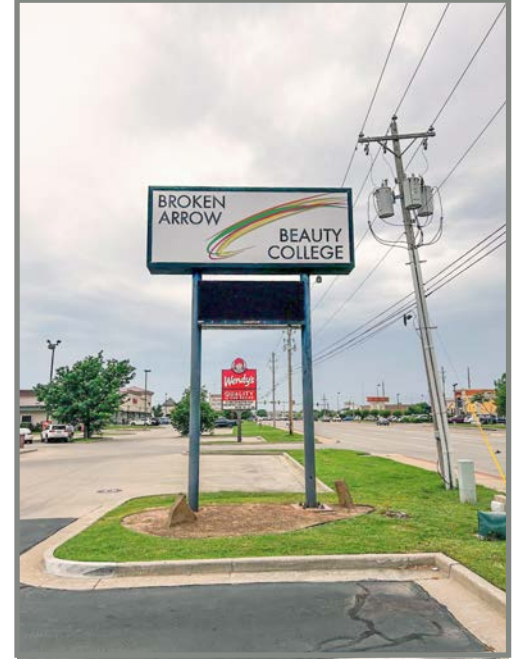
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EXTERIOR



INTERIOR



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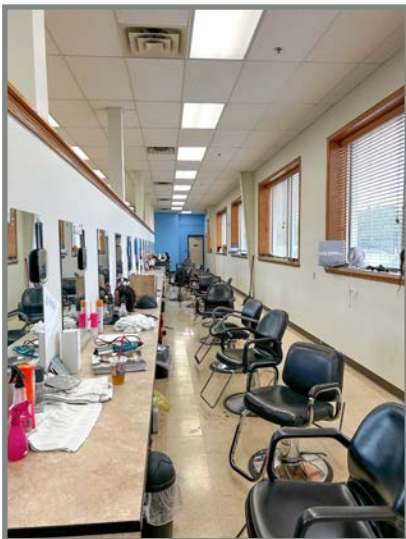
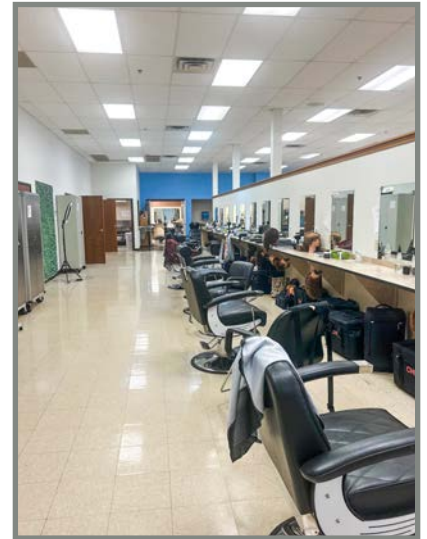
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8 Offices



Laundry

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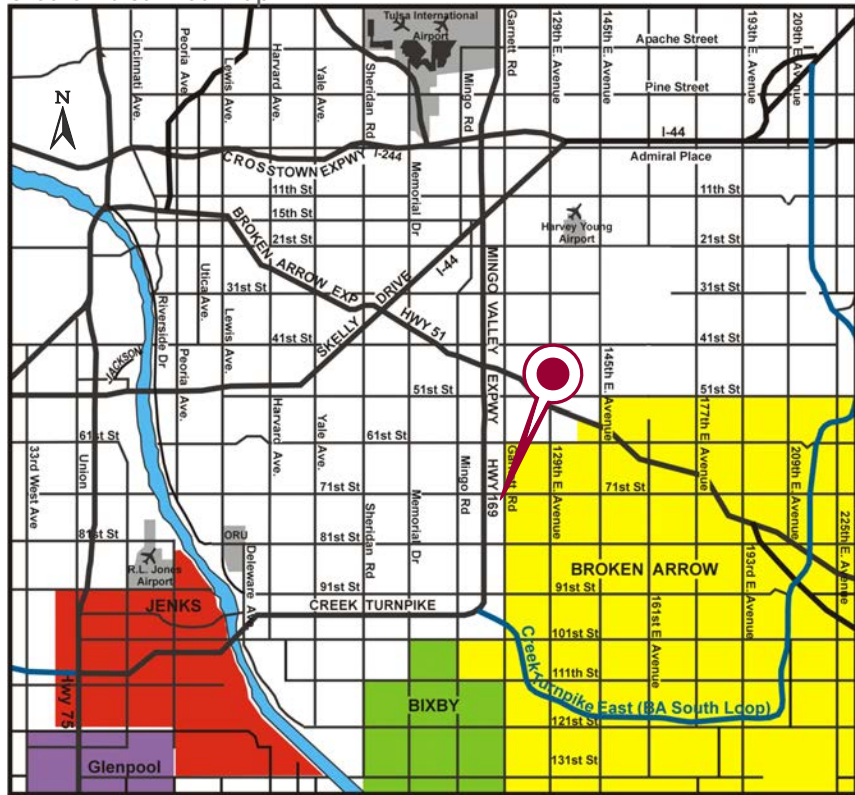
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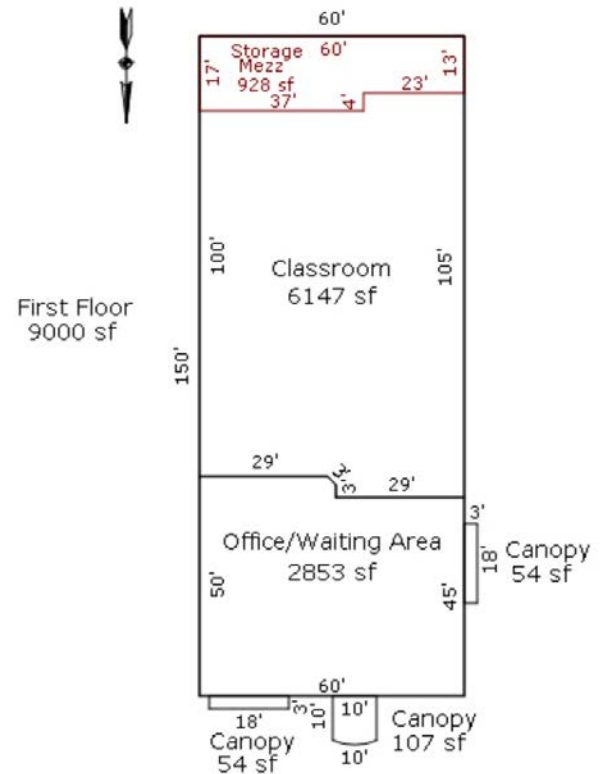


Greater Tulsa Area Map



77780-84-07-12820

Source: Tulsa County Assessor



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