

# OFFICE SPACE FOR LEASE

2235 E. 6th Street - Tulsa, OK 74104



## PROPERTY HIGHLIGHTS

- AVAILABLE SPACE: 3,000 SF
- RECEPTION, OFFICES, CONFERENCE ROOM
- 2 RESTROOMS, WORKROOM & STORAGE
- POSSIBLE SHARED SPACE
- PEARL DISTRICT
- ROUTE 66 BLOCKS AWAY
- ALL ELECTRIC
- READY FOR CUSTOMIZED IMPROVEMENTS
- PLENTY OF PARKING



Traffic Count

INCOG 2024

2,2880 Vehicles per day

E. 6th Street

8,837 Vehicles per day

S. Lewis Ave.



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	13,593	93,499	183,119
Households	5,234	40,062	79,123
Average HH Income	\$77,148	\$100,873	\$95,225

## 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.

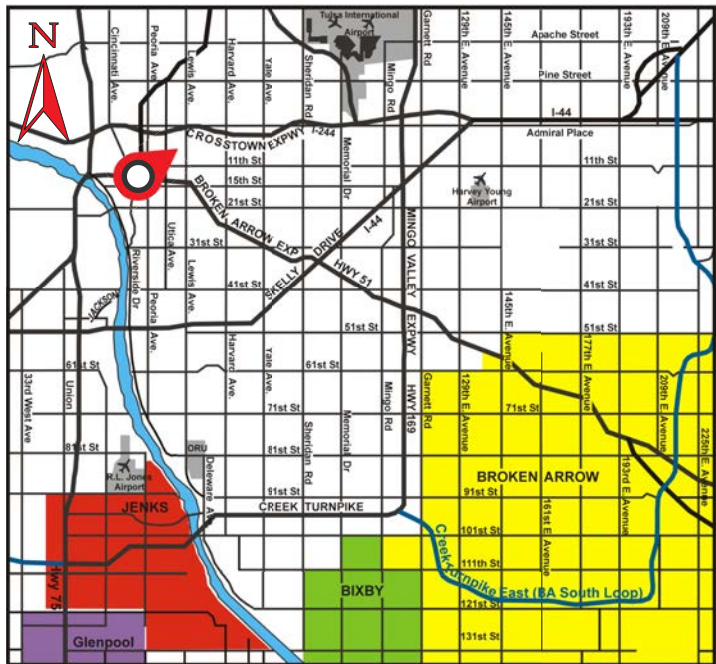
**SHEILA COOPER**

Cell: 918-724-5140

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## 2235 E. 6th Street - Tulsa, OK 74104



Greater Tulsa Area Map

### NEARBY

MOTHER ROAD MARKET

NAPA APARTMENTS

FAB LAB TULSA

TA LORTON

AMERICAN HERITAGE BANK

DAYLIGHT DONUTS

CANCUN INTERNATIONAL RESTAURANT

HAWLEY DESIGN



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3,000 SF

