



## 12133 S Yukon Ave

12133 S Yukon Ave, Glenpool, OK 74033



**Greg Grunewald**

Greg Grunewald  
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# 12133 S Yukon Ave

\$10.00 - \$22.00 /SF/YR

Office space with professional tenants. Garage available as storage or daily parking. Real Estate and Financial tenants currently in space. Need Title Company tenant or complimentary type tenant like insurance or mortgage broker....

- Easy in and out, and all around access to greater Tulsa located in the South County district of Highway 117 and Highway 75 intersection.



Rental Rate: \$10.00 - \$22.00 /SF/YR

Total Space Available: 3,713 SF

Max. Contiguous: 1,447.00 SF

Property Type: Office

Building Class: B

Rentable Building Area: 8,998 SF

Year Built: 2013

Walk Score @: 38 (Car-Dependent)

Rental Rate Mo: \$1.83 /SF/MO

### 1st Floor Ste 300

1

Space Available	1,701 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

### 1st Floor Ste Garage

2

Space Available	565 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

### 2nd Floor Ste 400

3

Space Available	1,090 SF
Rental Rate	\$16.50 /SF/YR
Contiguous Area	1,447 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 Years

### 2nd Floor Ste 500

4

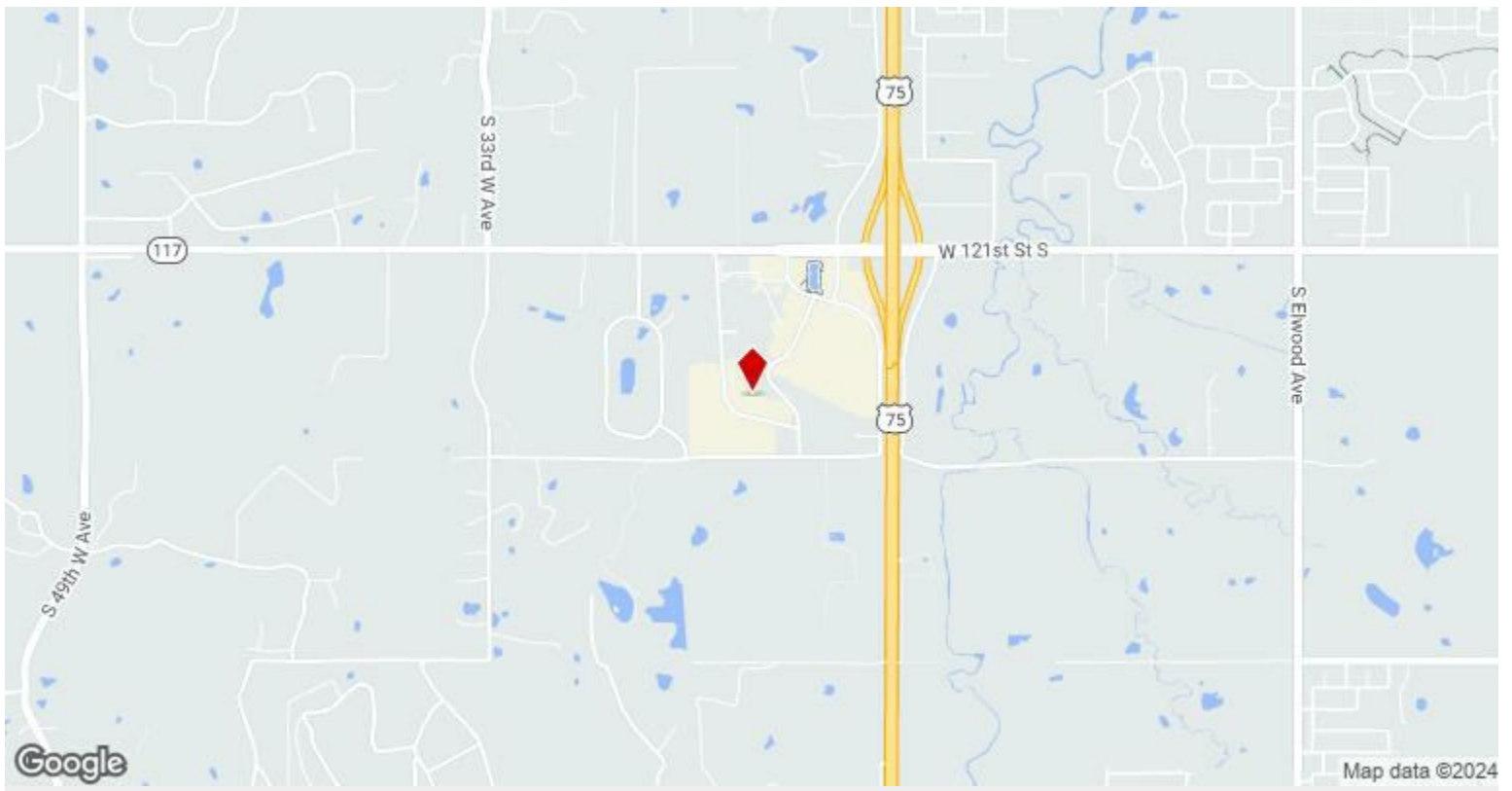
Space Available	357 SF
Rental Rate	\$15.50 /SF/YR
Contiguous Area	1,447 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 Years

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Edward Jones Wealth Management	-	
Keller Williams Realty	-	



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# Property Photos



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Building Photo

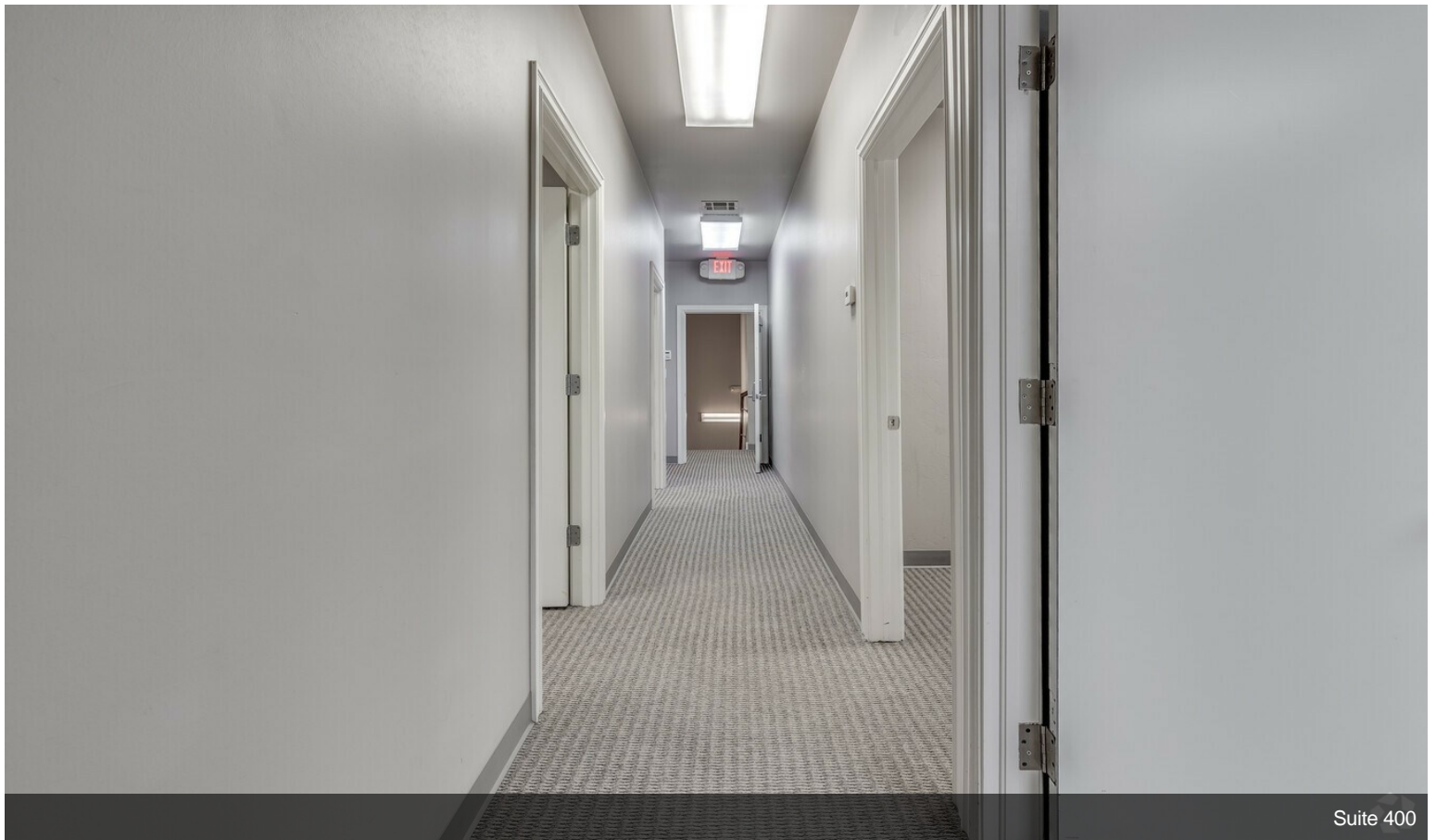


Building Photo

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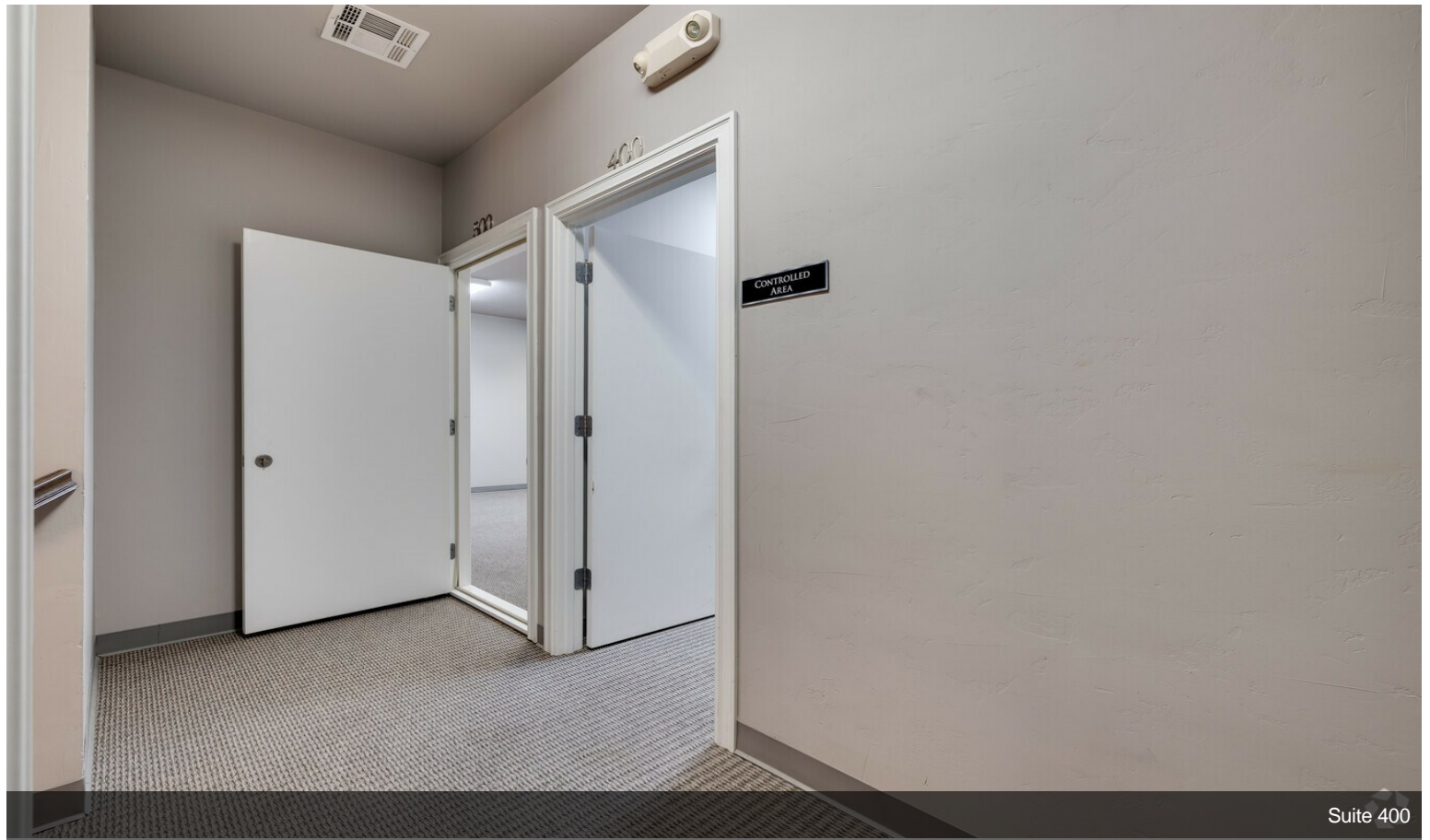
Building Photo



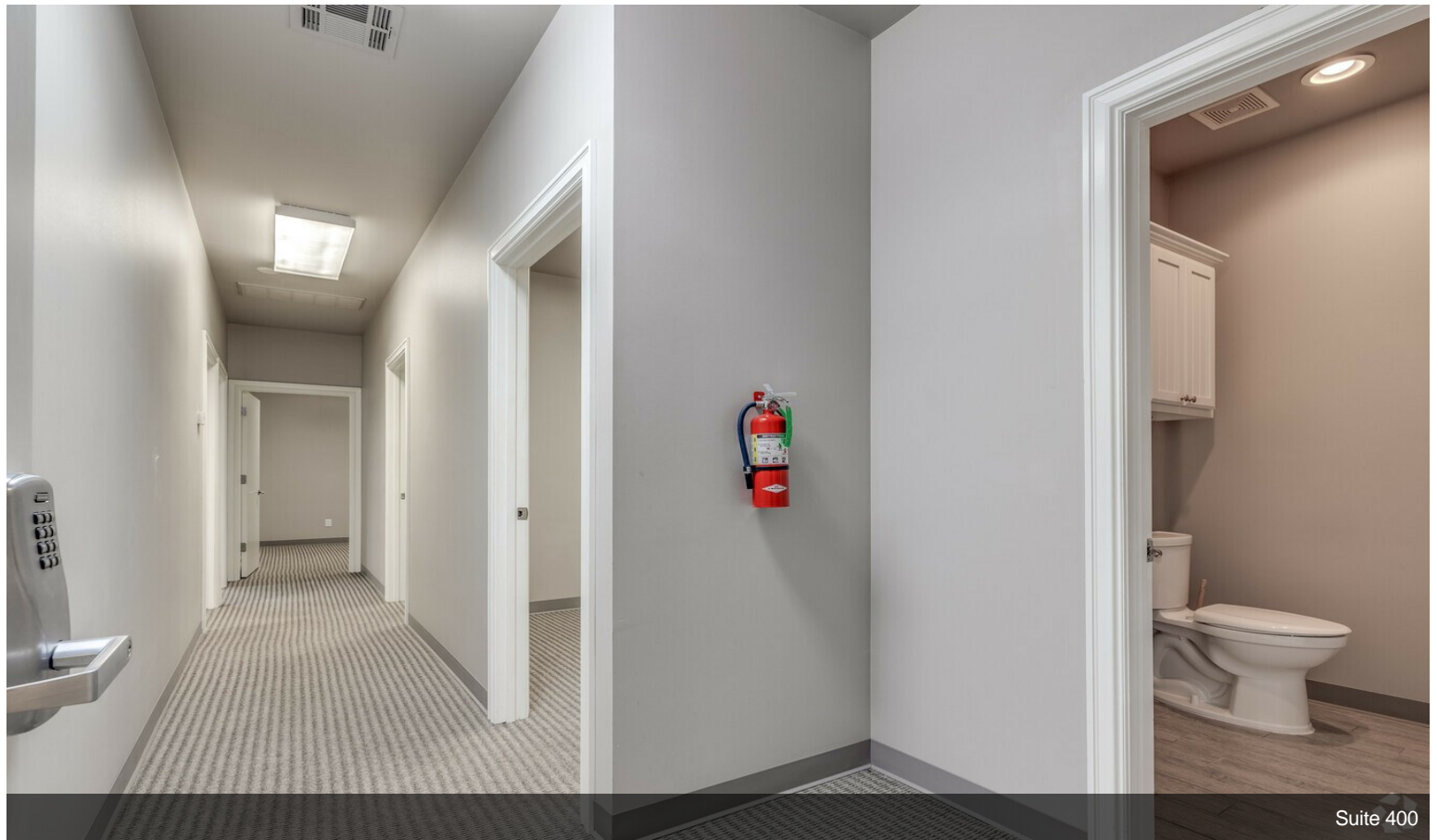
Suite 400



# Property Photos



Suite 400

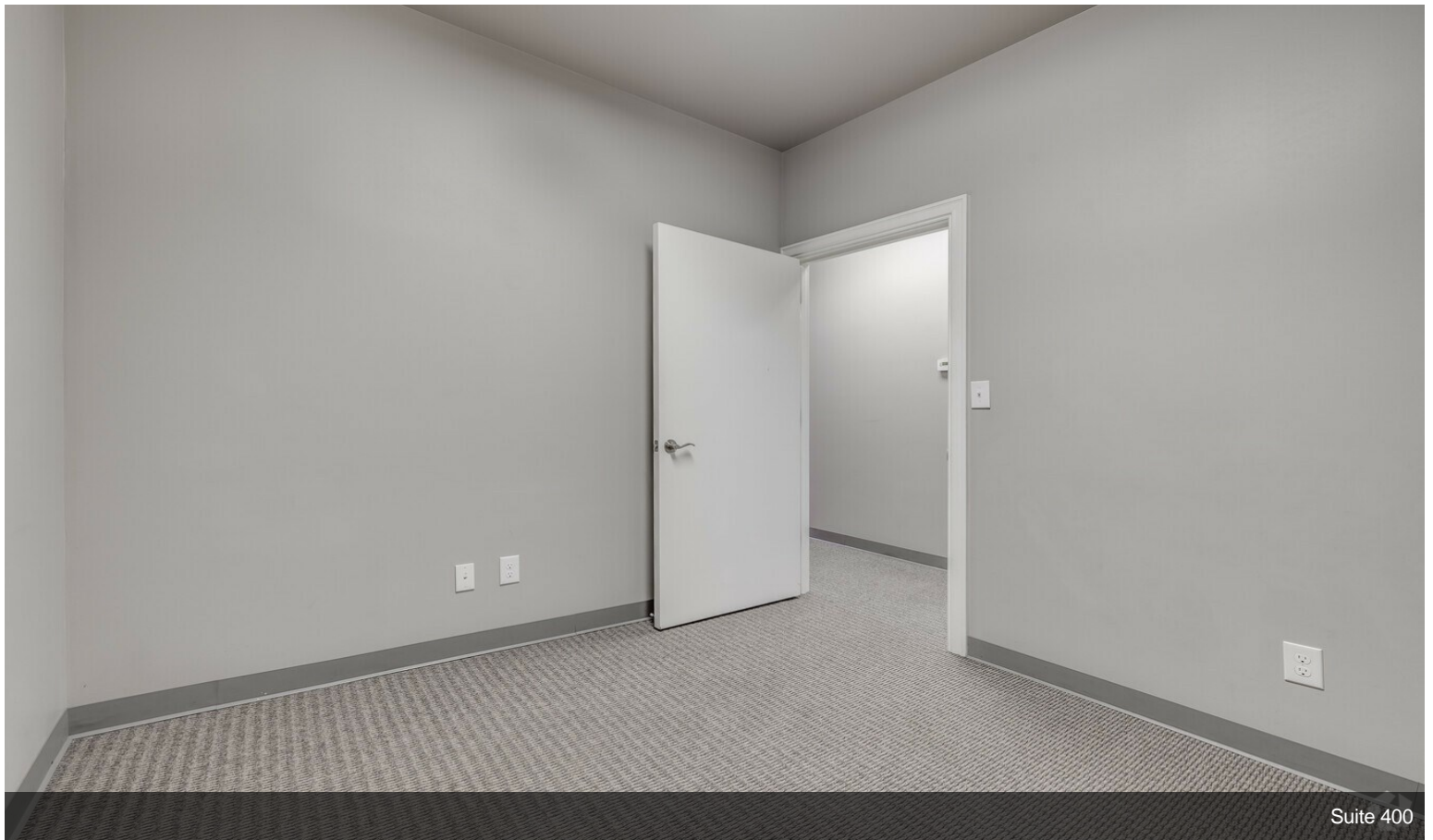


Suite 400

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Suite 400

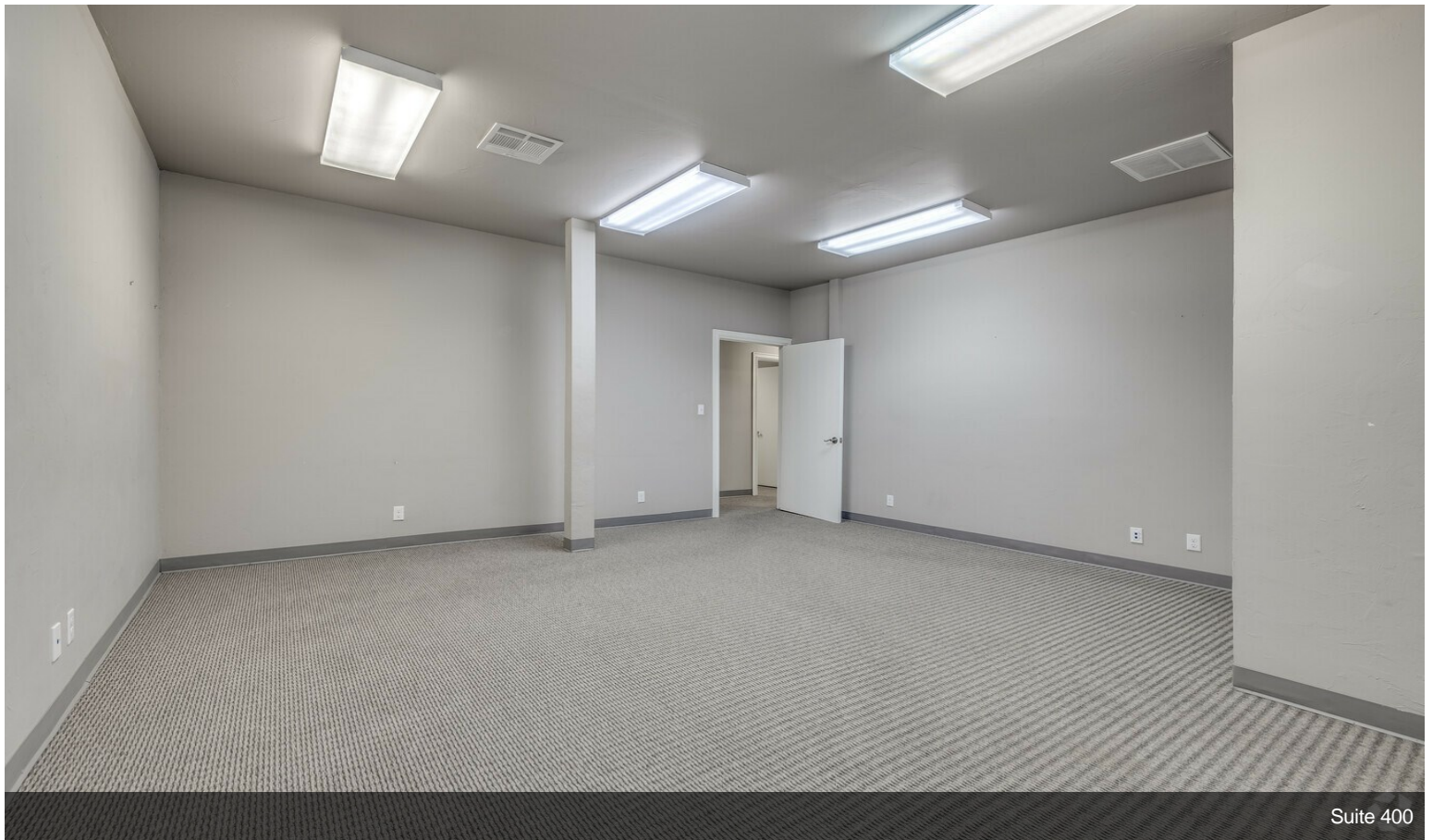


Suite 400

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