

SHERIDAN CHASE OFFICE PARK SPACE FOR LEASE



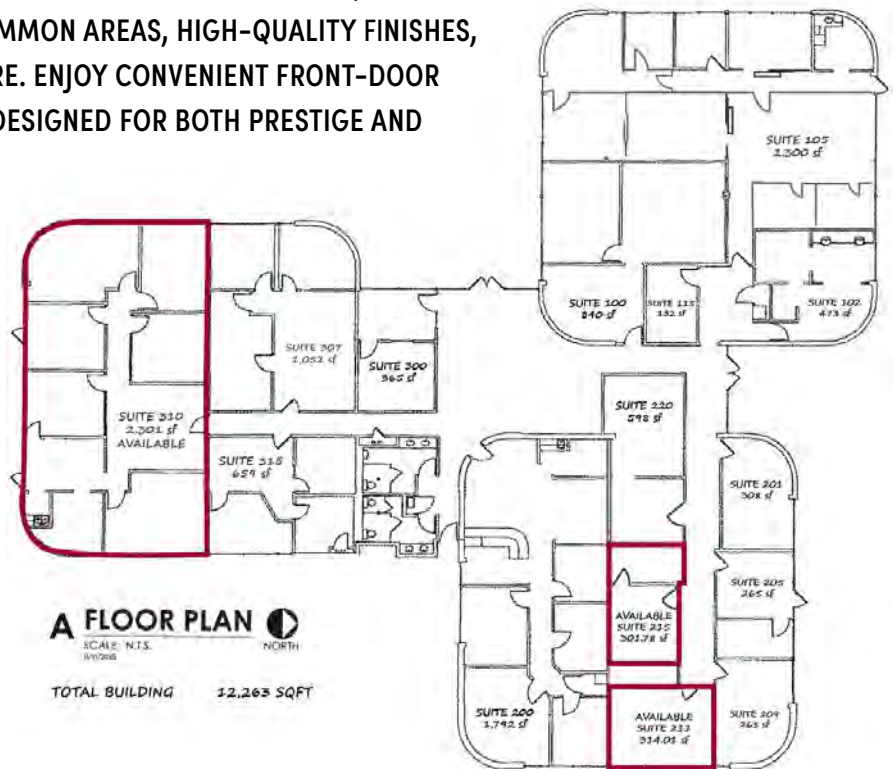
6931 S. 66th E. Ave. - Tulsa, OK 74133

PROPERTY HIGHLIGHTS

SHERIDAN CHASE II – SUITE 211 (314 SF) | SUITE 215 (302 SF) | SUITE 310 (2,301 SF)

LOCATED JUST OFF 71ST STREET, SHERIDAN CHASE II OFFERS A MODERN, SINGLE-STORY OFFICE ENVIRONMENT WITH UPSCALE COMMON AREAS, HIGH-QUALITY FINISHES, AND A QUIET, PROFESSIONAL ATMOSPHERE. ENJOY CONVENIENT FRONT-DOOR PARKING AND A PRIME TULSA LOCATION DESIGNED FOR BOTH PRESTIGE AND PRODUCTIVITY.

- EASY ACCESS TO 71ST STREET
- ONE STORY BUILDING
- UPSCALE COMMON AREAS
- QUIET OFFICE ATMOSPHERE
- HIGH QUALITY FINISHES
- EXCELLENT FRONT DOOR PARKING



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.

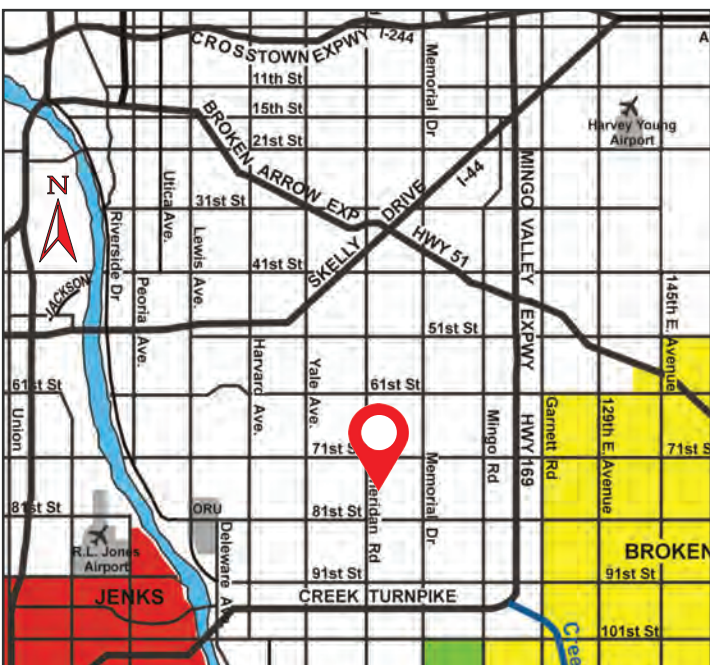
SHEILA COOPER

Cell: 918-724-5140

scooper@bauertulsa.com

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TULSA AREA MAP

- REASOR'S
- BANK OF OKLAHOMA
- SMITTY'S GARAGE
- SOUTHERN AGRICULTURE
- SENOR TEQUILA
- ARVEST BANK
- BRAVOS MEXICAN GRILL



21,868 Vehicles per day - S. Sheridan Rd.
 31,927 Vehicles per day - E. 71st St.

TRAFFIC COUNT - SOURCE INCOG 2024

	1 MILE	3 MILES	5 MILES
POPULATION	12,190	96,640	246,541
HOUSEHOLDS	5,653	42,386	105,632
AVERAGE HH INCOME	\$104,501	\$104,356	\$107,770

2024 DEMOGRAPHICS - SOURCE ESRI 2025

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