

Tulsa Office For Sale

6940 S Utica Ave
Tulsa, OK 74136

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Property Summary



Property Description

Building:

Built in 1985
 +/- 6,404 SF on 0.62 Acres
 Zoned OM/PUD-287
 Brick and steel frame construction, concrete slab foundation with TPO roof
 240v, 3phase Power with four (4) panels
 HVAC: Four (4) RTU's (20 tons total)

Office Configuration:

Twelve (12) hard walled offices, including an executive office
 Reception/Waiting Area
 Four (4) total restrooms
 One (1) larger breakroom, and one (1) kitchenette
 Two (2) bullpen areas
 Three (3) storage rooms

Miscellaneous:

Ten (10) dedicated parking spaces
 Fire Alarm System
 Rainbird sprinkler system for the exterior
 Surge Suppression by Leibert
 AdTran Battery Backups
 Multiple exterior entrances

Location Description

Located at 6940 S. Lewis Avenue, this well-constructed and well-maintained standalone office building sits within one of Tulsa's most established office corridors. The Lewis Avenue submarket continues to benefit from stable occupancy, improving leasing activity, and limited new supply relative to demand.

The property offers convenient access to US-75, I-44, and the Creek Turnpike, providing efficient connectivity to Downtown, Midtown, and South Tulsa, with nearby retail and service amenities supporting daily operations.

The building's configuration allows for single-tenant occupancy or multi-tenant conversion, offering future ownership flexibility and multiple exit strategies in a stable Tulsa office market.

Offering Summary

Sale Price:	\$975,000
Building Size:	6,404 SF
Lot Size:	0.62 Acres
Zoning:	OM/PUD-287

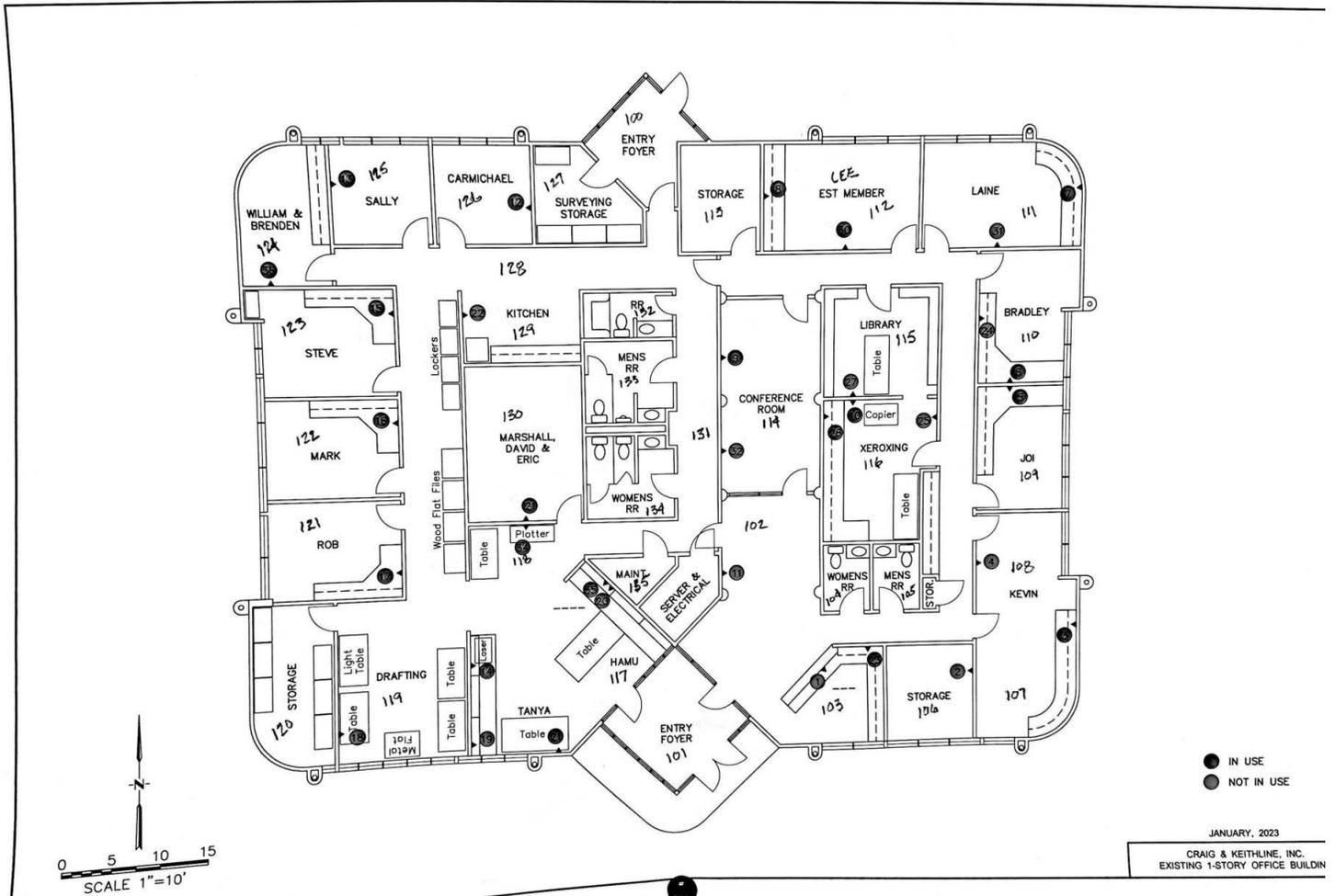
Additional Photos



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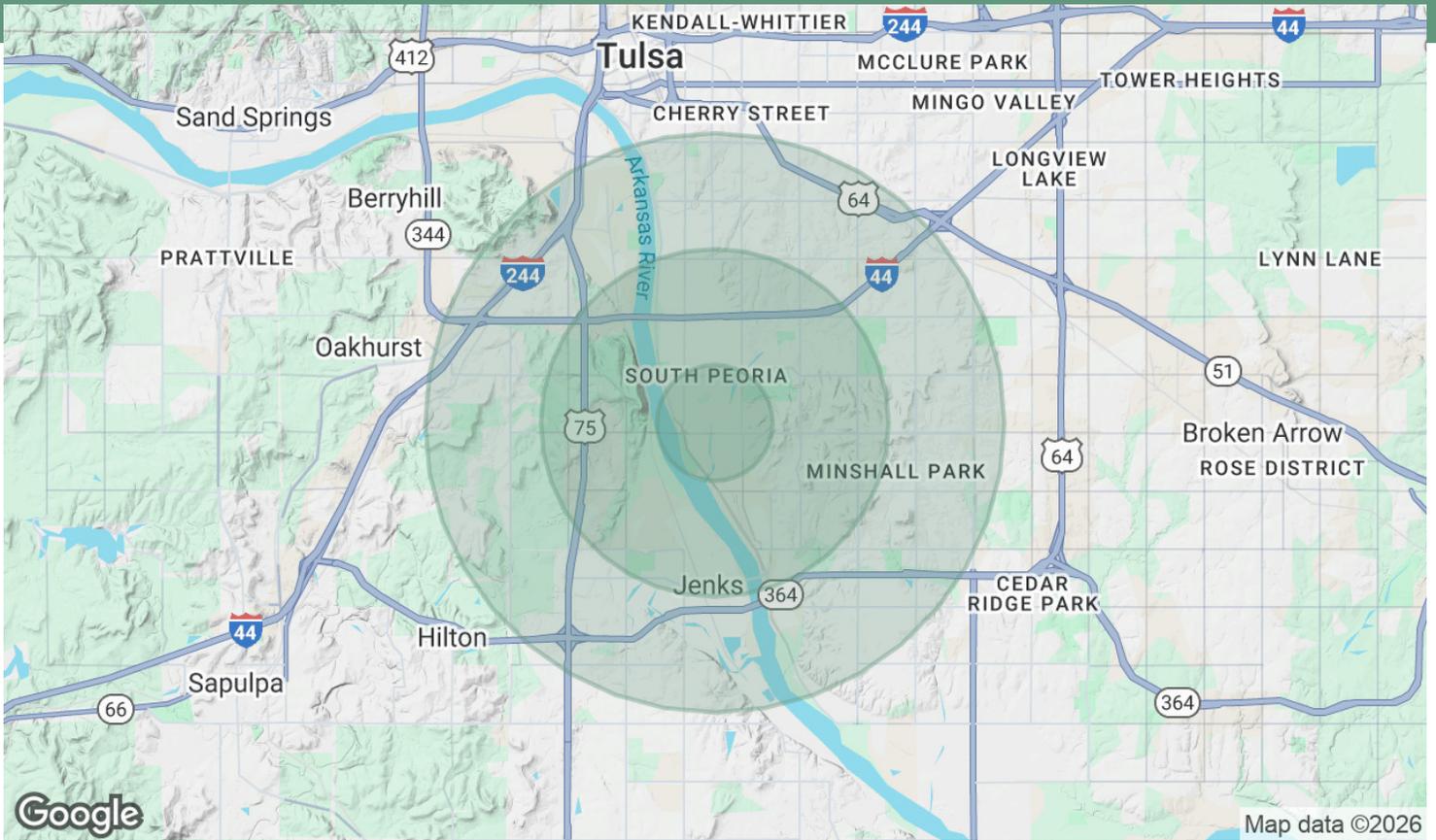
Floor Plan



Location Map



Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	15,212	75,009	185,727
Average Age	36	40	41
Average Age (Male)	35	39	40
Average Age (Female)	37	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,090	34,476	82,981
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$59,975	\$84,918	\$101,449
Average House Value	\$169,681	\$305,448	\$327,564

Demographics data derived from AlphaMap

Contact

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