

OFFICE BUILDING AVAILABLE

4300 S HARVARD AVE TULSA, OK 74135



PROPERTY DESCRIPTION

Two-story office building for sale containing 19,596 SF and Zoned Office Light (OL). The building sits on 1.09 acres (47,275 SF) with 70 concrete parking spaces (3.61/1,000 SF) and great frontage along South Harvard Avenue. The building offers multiple entry points and monument signage.

The building is situated in a medical/professional services corridor surrounded by mature residential communities. Retail neighbors include Sprouts, CVS and other popular national names. Its proximity to Interstate 44 provides great access to Tulsa's highway system.

OFFERING SUMMARY

Sale Price:	\$1,371,720
Building Size:	19,596
Lot Size:	1.09 Acres

PROPERTY HIGHLIGHTS

- Popular Harvard Avenue Office Corridor
- 2 Floors with Elevator Access
- Monument Signage
- Single Tenant or Multi-Tenant
- 1 Mile from OU Schusterman Center and Retail Corridor of Yale and 41st Street
- Multiple Bus Stop Access
- Easy access to Interstate 44

TRAFFIC COUNTS

S Harvard	21,342
Interstate 44	96,582

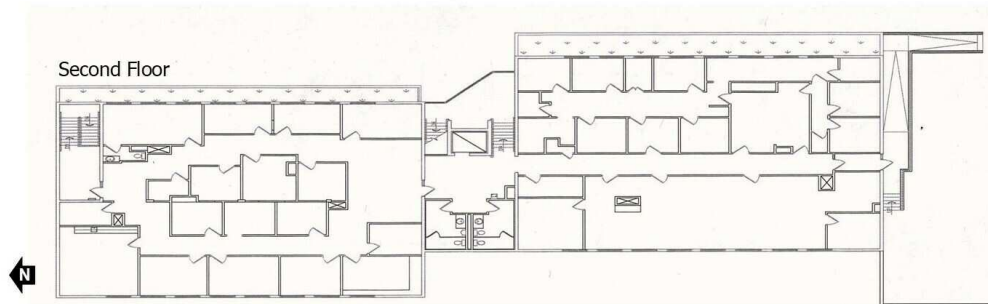
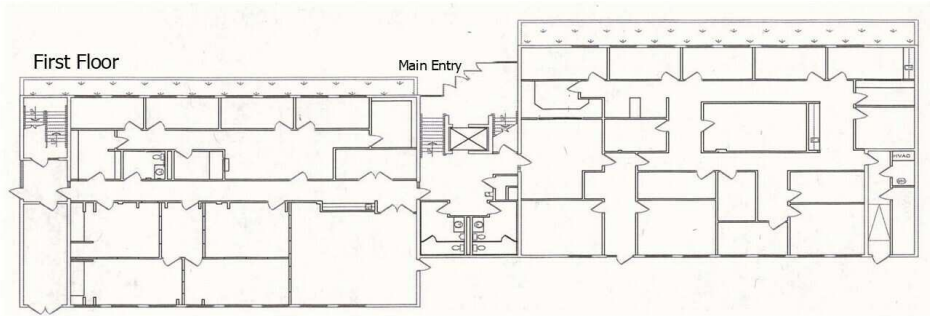
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