



FOR
SUBLEASE

± 13,225 SF | RETAIL

11223 E 31ST ST
TULSA, OK 74146



FOR SUBLEASE

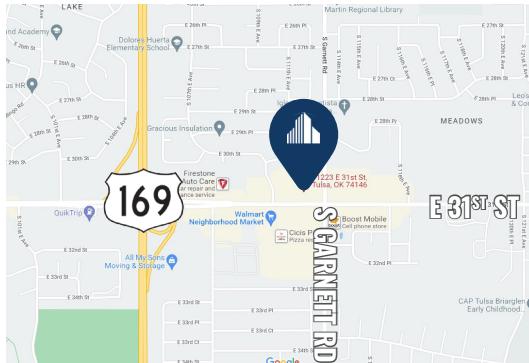
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RETAIL**

CONTACT
US

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PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE: ± 13,225 SF**
- **LEASE RATE: \$13.00/PSF (MG)**
- **SUBLEASE ENDS: 12/31/2040**
- Built in 2014
- Former CVS Pharmacy
- 125' of frontage on E 31st St
- Parking - 2.48/1,000 SF
- Traffic volume of ± 27,000 daily at the corner of Garnett Rd & E 31st St
- Easy access to Hwy 169
- Garnett Crossing, Sonora Square, Walmart Neighborhood Market, Starbucks, Whataburger, Bank of Oklahoma & other great retailers with 1 mile of this property