



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA



FOR SUBLEASE

± 13,225 SF | RETAIL

11223 E 31ST ST
TULSA, OK 74146



CUSHMAN &
WAKEFIELD

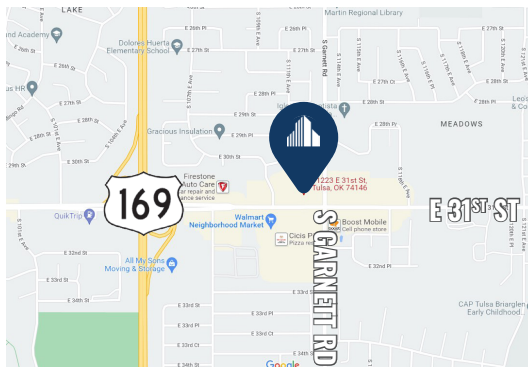
COMMERCIAL
OKLAHOMA



FOR SUBLEASE

11223 E 31ST ST
TULSA, OK 74146

± 13,225 SF
RETAIL



CONTACT
US

JACK BARKLEY | +1 918 703 4940
ASSOCIATE BROKER | jbarkley@commercialoklahoma.com

111 S Elgin Avenue, Suite 100 | Tulsa, OK 74120
+ 1 918 340 6970 | commercialoklahoma.com

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

©2025 Cushman & Wakefield | Commercial Oklahoma. Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.