



Tulsa Office For Sale

Holarud Building
10 East 3rd Street,
Tulsa, OK 74103

MCP MCGRAW
COMMERCIAL
PROPERTIES

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Property Summary



PROPERTY DESCRIPTION

Historic Holarud Building, Originally the National Bank of Commerce.
Holarud building is adjacent to the Parker building. Parker is also for sale for \$2,800,000.

PROPERTY HIGHLIGHTS

- 8 floors
- 1st floor 5,926 SF
- Floors 2-8: 5,690 SF
- Basement 6,190 SF
- Sub-Basement 722 SF
- Concrete Construction
- Original Marble Staircase in Atrium
- Marble Lined Corridors
- Original Terrazzo Floors

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	0.14 Acres
Building Size:	52,668 SF
Year Built:	1923

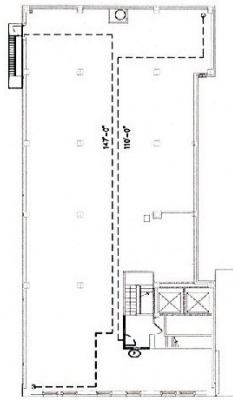
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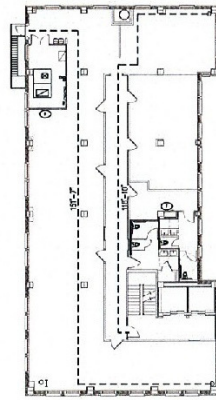
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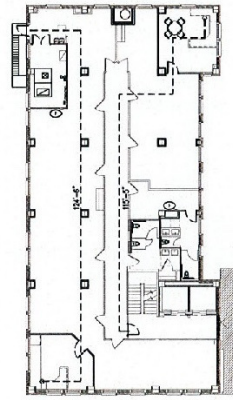
Floor Plans



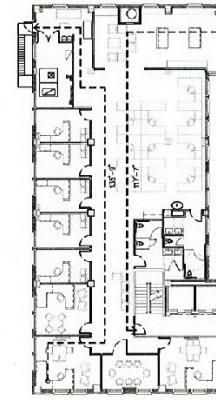
9 8TH FLOOR PLAN
Scale: 1/8"=1'-0"



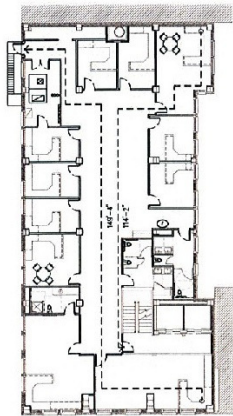
8 7TH FLOOR PLAN
Scale: 1/8"=1'-0"



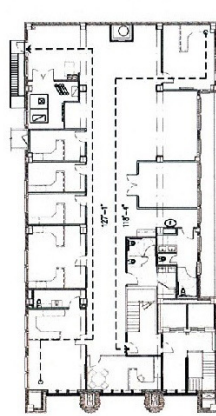
7 6TH FLOOR PLAN
Scale: 1/8"=1'-0"



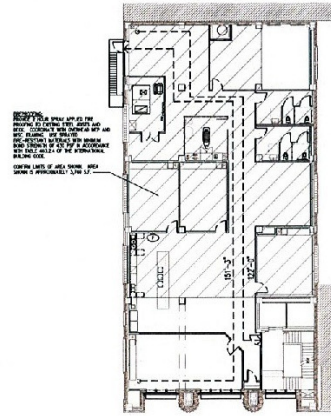
6 5TH FLOOR PLAN
Scale: 1/8"=1'-0"



5 4TH FLOOR PLAN
Scale: 1/8"=1'-0"



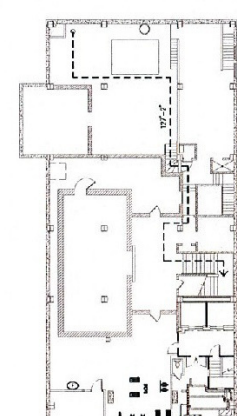
4 3RD FLOOR PLAN
Scale: 1/8"=1'-0"



3 2ND FLOOR PLAN
Scale: 1/8"=1'-0"



2 1ST FLOOR PLAN
Scale: 1/8"=1'-0"



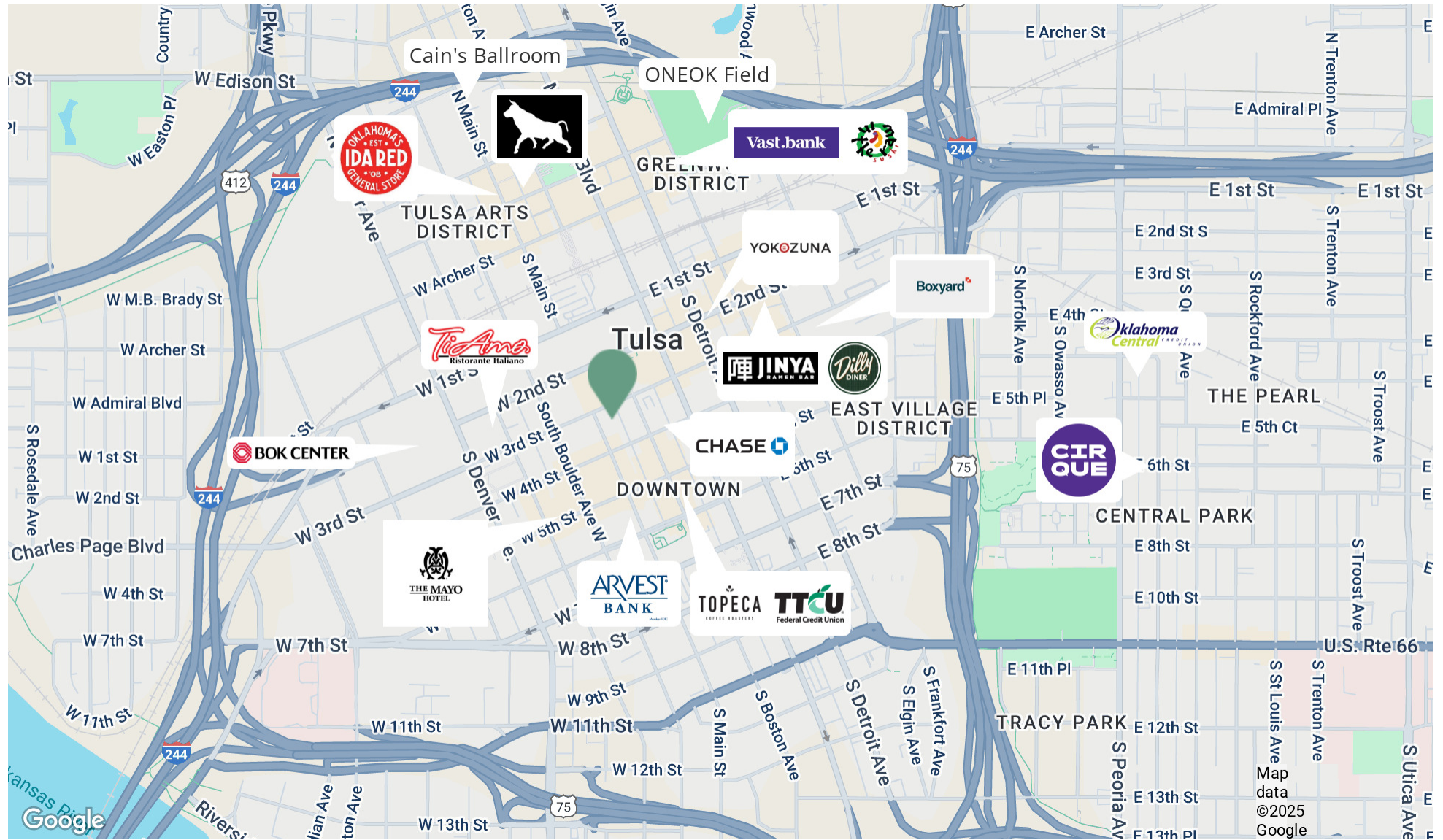
1 BASEMENT FLOOR PLAN
Scale: 1/8"=1'-0"



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Location Map



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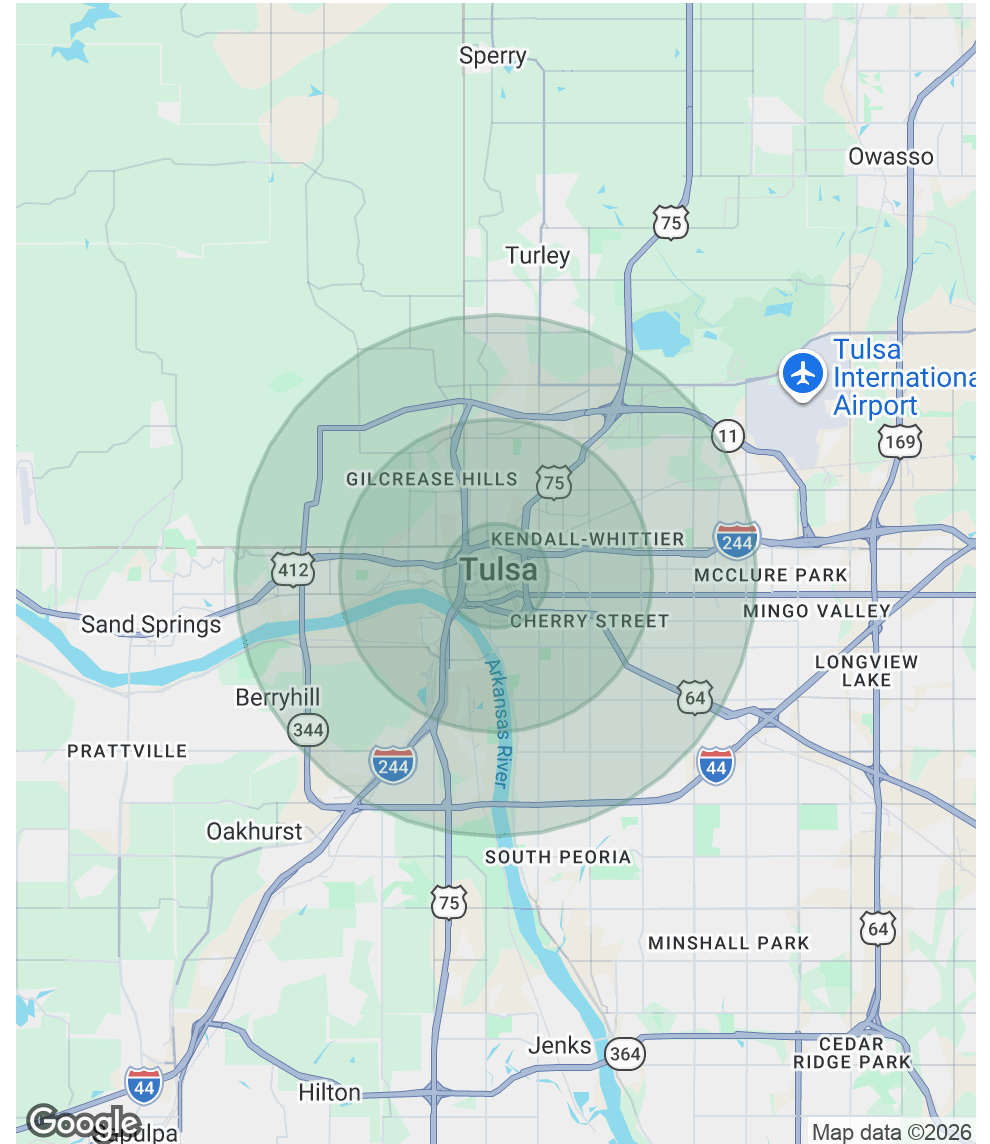
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,919	69,317	159,151
Average Age	41	39	39
Average Age (Male)	41	38	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,077	29,404	68,906
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$84,420	\$79,735	\$77,097
Average House Value	\$321,191	\$281,796	\$259,556

Demographics data derived from AlphaMap



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Contact



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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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