



FOR LEASE

AVAILABLE NOW

1201 E 3RD STREET

TULSA - OKLAHOMA

LEASE RATE

\$14 /SF

\$3.19/SF NNN · 4,480 SF



FOR LEASE · OFFICE

MAY 2026

MODERN OFFICE EAST VILLAGE

4,480 SF · Renovated 2017 · Open Concept · Exposed Brick

LISTING BROKER

Thomas Carlson
Carlson Group · RE# 180271

TOURS

P: 918-517-6220
C: 918-906-1601

USE

Office · Creative
Owner-Occupy Ready



SECTION 01 — THE PROPERTY

MODERN DOWNTOWN OFFICE - EAST VILLAGE

LEASE RATE /SF \$14	NNN /SF \$3.19	BUILDING SF 4,480	RENOVATED 2017
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THE PROPERTY

An open-concept office in Tulsa's East Village district, fully renovated in 2017. Polished concrete, exposed brick, and exposed wood-joint ceilings establish a creative-class vocabulary suited to design studios, professional services, and small headquarters.

The plan accommodates a glass-walled conference room, a private office or secondary conference room, an open work bay, a full kitchen, two restrooms, and a garage bay with overhead door. Offered furnished with security system in place — move-in ready.

Approximately twenty public street parking spaces sit immediately adjacent. I-244 and Highway 75 are within minutes; the downtown core, Brady Arts, and Cherry Street are a five-minute drive.

SPECIFICATIONS

ADDRESS	1201 E 3rd St, Tulsa, OK 74120
BUILDING SIZE	~4,480 SF
LOT SIZE	~4,620 SF
YEAR RENOVATED	2017
USE	Office · Creative / Professional
LEASE RATE	\$14 /SF NNN
EST. NNN	\$3.19 /SF
FLOOR	Single story · open plan
CONFERENCE	Glass conf. room + private office
KITCHEN	Full kitchen
BATHROOMS	Two
GARAGE	Garage space with overhead door
PARKING	~20 public street spaces adjacent
LOADING	~1' high dock on north side (modifiable)

SECTION 02 — EXTERIOR

BUILDING & STREET PRESENCE

1201 E 3rd Street · NE corner · East Village district



SECTION 03 — INTERIOR · I

FRONT OF HOUSE

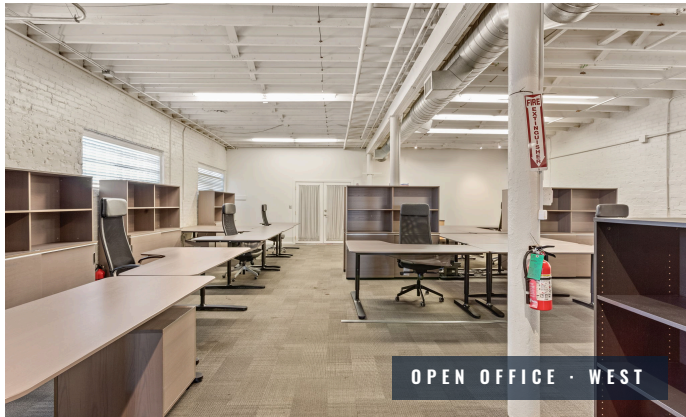
Entry · reception · glass conference · exposed brick & wood ceilings



SECTION 03 — INTERIOR · II

OPEN OFFICE & KITCHEN

Furnished open plan · full kitchen · garage bay · move-in ready



OPEN OFFICE · WEST



OPEN OFFICE · CENTER



WORKSTATIONS · MID



WORKSTATIONS · DETAIL



KITCHENETTE · RESTROOMS



BAR · STAINLESS COUNTER



KITCHEN · RANGE & FRIDGE



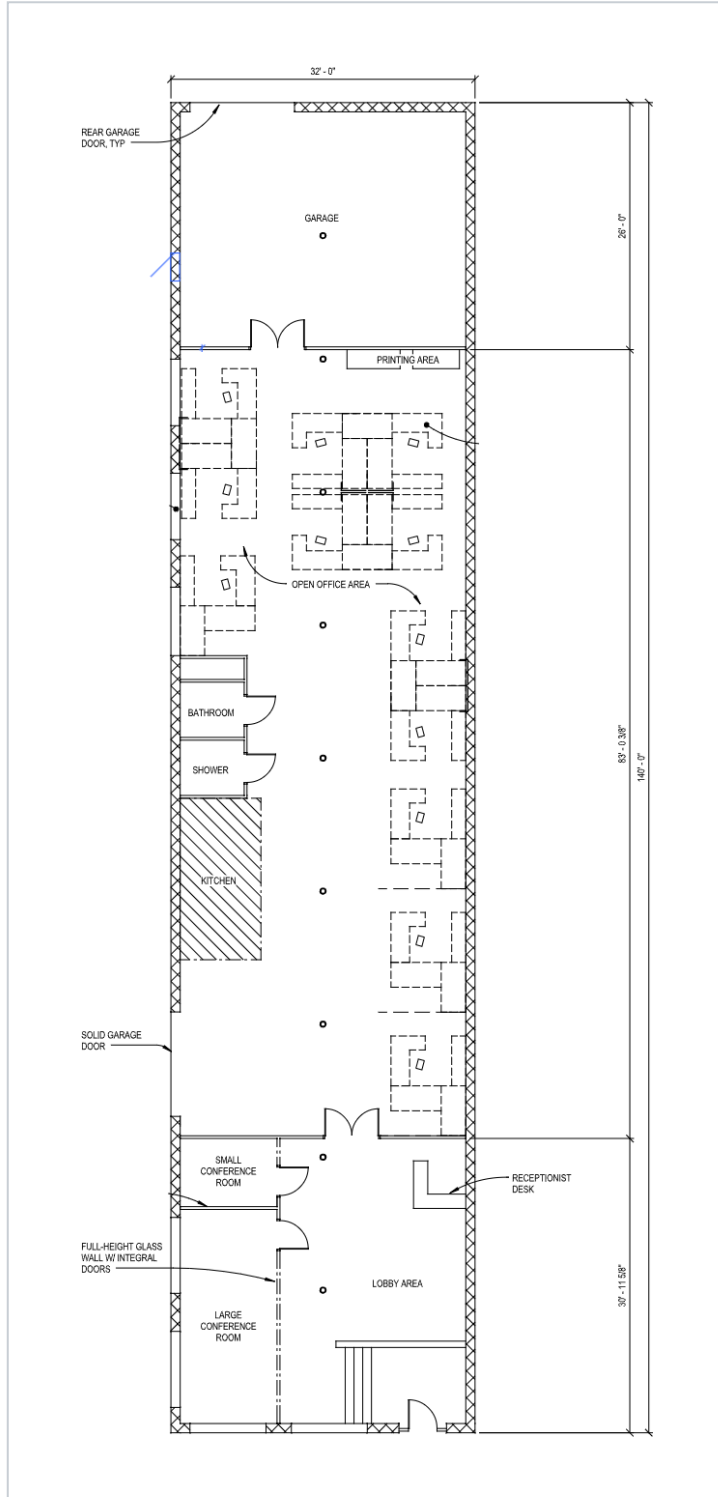
GARAGE BAY · OVERHEAD DOOR

SECTION 04 — FLOOR PLAN & SITE

FLOOR PLAN & SITE

Single story · ~4,480 SF · ~4,620 SF lot · ~20 adjacent street stalls

FLOOR PLAN



AREAS

- Open Bay** ~2,800 SF
Primary work area · workstations

- Glass Conference** ~340 SF
Large meeting · 10–12 seat

- Private Office** ~180 SF
Or secondary conference

- Garage** ~600 SF
Overhead door · north side

- Kitchen + Restrooms** ~360 SF
Full kitchen · two restrooms

SITE & PARKING

LOT	PARKING	LOADING
~4,620 SF	~20 stalls	Dock + OH
Survey on file	Adjacent street	North side

Square footages and lot boundaries are approximate. Prospective tenants should verify dimensions and property lines via survey prior to commitment.

SECTION 05 — CONTEXT

EAST VILLAGE - DOWNTOWN TULSA

3rd Street · Adjacent to shops, restaurants, and the I-244 / Hwy 75 corridor



ACCESS

I-244	0.3 mi	< 1 min
Highway 75	0.6 mi	2 min
Downtown Core	0.5 mi	2 min
Greenwood / BOK	0.8 mi	3 min
Cherry Street	2.4 mi	7 min
Tulsa Int'l (TUL)	7.1 mi	14 min

DEMOGRAPHICS

	1 MI	3 MI
Population	8,307	74,718
Households	3,985	31,296
Median Age	36.0	36.8
Median HH Income	\$52,175	\$57,245
Per Capita Income	\$32,340	\$40,280
Disposable Income	\$42,584	\$46,432
White Collar	56.7%	63.6%
Bachelor's+	27.8%	38.7%

Source: Esri 2025/2030 estimates · Ring band radii from 1201 E 3rd St.

THE DISTRICT

East Village sits east of Tulsa's central business district, a former warehouse quarter actively redeveloping with restaurants, breweries, residential lofts, and creative-class office. The 1-mile ring captures 8,300 residents and a 27.8% bachelor's-or-higher share; expand to 3 miles and the educated share rises to 38.7% across 74,700 residents — a workforce profile suited to professional and creative tenancies, with immediate freeway access and rents below the downtown core.

SECTION 06 — CONTACT

SCHEDULE A TOUR

1201 E 3rd St · Tulsa, OK 74120



LISTING BROKER

THOMAS CARLSON

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LICENSE OK RE# 180271

CARLSON GROUP

Tulsa-based commercial real estate firm specializing in office, retail, and mixed-use leasing and acquisitions across Northeastern Oklahoma. Established 2015.

QUICK FACTS

LEASE RATE \$14 /SF	NNN \$3.19 /SF
BUILDING 4,480 SF	LOT ~4,620 SF
RENOVATED 2017	USE Office

SHOWINGS

Tours by appointment. Please contact Thomas Carlson directly to coordinate. The space shows best during business hours; evening tours available by request.

DISCLAIMER

Information has been obtained from sources deemed reliable; however, Carlson Group makes no guarantee, warranty, or representation about it. Square footages, dimensions, and demographics are approximate and should be independently verified.