

# FOR LEASE: RETAIL SHOPPING CENTER

7030 S Lewis Ave, Suites J,K,L, Tulsa, OK 74136—4500 sqft

Rate: \$12-14/ sqft NNN with \$40+/sqft in Improvement dollars available



## OVERVIEW: High occupancy, high traffic

Center71 has recently undergone a \$500K exterior transformation. With this “facelift” came new Tenants and the renewal of great existing tenants. This includes Video Revolution (40 years of high-end home theaters), Pella Doors and Windows (high-end windows), Jackson Hewitt Tax Prep, Krueger Chiropractic, Paris Nails, and Firehouse Subs (now with alfresco dining). Remaining Suites J,K,L are each 1500 sqft and can be leased individually or combined at 4500 sqft. We have Tenant Improvement Dollars to provide new HVAC, flooring, restrooms, layouts, ceiling grid, lighting, and more. The building has a new 20 year roof and the 170+ space parking lot was re-surfaced in 2022.

Lease rates are estimated at \$12-14/sqft NNN— depending on TI — with an estimated \$3.10/sqft CAM. Custom build to suit ~3-4 months from Lease signing.

## HIGHLIGHTS

- 90% occupied, with anchor tenants Video Revolution, Pella Door and Windows, and Firehouse Subs
- Over \$40/sqft in available improvement dollars (\$180K)
- 30,000 daily traffic counts on 71st, and 24,000 on Lewis.
- 170+ surface spaces
- White-Box Ready

### Lease Rate

**\$12-\$14/sqft NNN, \$3.10 CAM**

### Available Space

**1500sqft to 4500 sqft**

### Location

**71st and Lewis. Suites J,K,L**

# Renovated Shopping Center For Lease

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