

INTERNATIONAL TOWER

OFFICE SPACE FOR LEASE



5200 S. Yale Ave. - Tulsa, OK 74135

PROPERTY HIGHLIGHTS

- TOTAL BUILDING SQ. FT.: 39,849 SF
- CONVENIENTLY LOCATED NEAR EXPRESSWAYS, SHOPPING CENTERS & RESIDENTIAL NEIGHBORHOODS
- FULL SERVICE OFFICE LEASE
- PROFESSIONALLY MANAGED
- BEAUTIFULLY MANICURED GROUNDS
- OUTDOOR EATING SPACE
- VIEWS OVERLOOKING LAFORTUNE PARK GOLF COURSE



DOUG BAUER, CCIM
Office: 918-665-1210



Traffic Count

INCOG 2022

32,806 Vehicles per day

S. Yale Ave.

19,427 Vehicles per day

E. 51st St. S.



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	10,517	96,021	245,282
Households	5,153	43,488	108,919
Average HH Income	\$96,057	\$98,340	\$94,564

BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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E. 51st Street



S. Yale Avenue

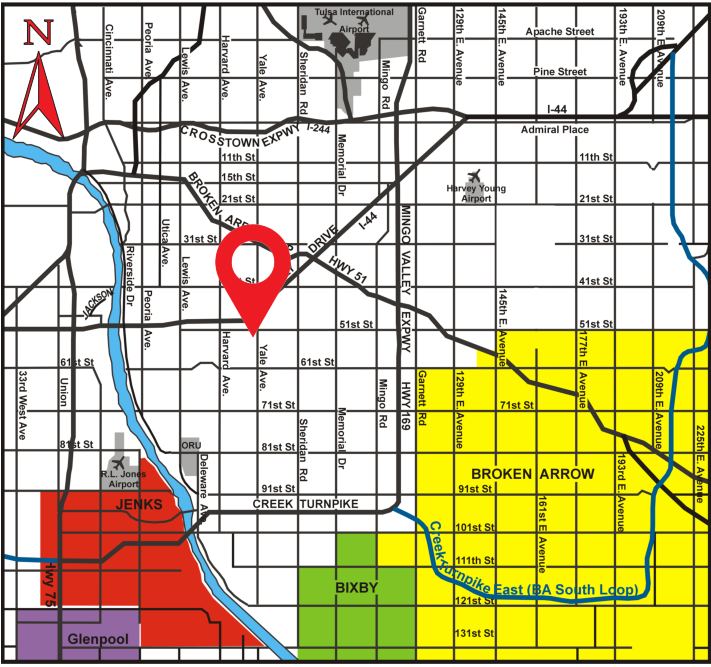


E. 51st Street



LaFortune Park Golf Course

Greater Tulsa Area Map



NEARBY

- QUIKTRIP
- COMMERCE BANK
- DUTCH BROS COFFEE
- ARBY'S
- RED LOBSTER
- BIG WHISKEY'S AMERICAN RESTAURANT
- PEDISTAT-PEDIATRIC URGENT CARE
- LAFORTUNE PARK GOLF COURSE
- TANDY FAMILY YMCA