

Tulsa Office For Lease

Westview Medical
Center
3606 Martin Luther
King Junior
Boulevard, Tulsa,
OK 74106

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Property Summary



Property Description

±8,000 SF of medical office space on N Martin Luther King Jr Blvd at W 36th St N, directly across from Westview Pediatric Care and near Drexel Academy in Tulsa's Northwest submarket with easy access to LL Tisdale Parkway. Situated on a 2.54-acres, the suite is built out with 20 private offices, 2 conference rooms, 2 restrooms, a break room, and a full kitchen with ample on-site surface parking, the space offers flexible layout potential for medical, dental, or professional office users.

Property Highlights

- ±8,000 SF available within a 21,030 SF medical office building
- Zoned CG (General Commercial)
- Signalized corridor location at N MLK Jr Blvd & W 36th St N
- Ample on-site surface parking
- Located in the Northwest Tulsa office submarket (0% vacancy)
- Ideal for medical, dental, or professional office use

Offering Summary

Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	+/- 8,000 SF
Lot Size:	0.184 Acres
Building Size:	+/- 21,030 SF



WESTVIEW
MEDICAL CENTER

Additional Photos



Location Map

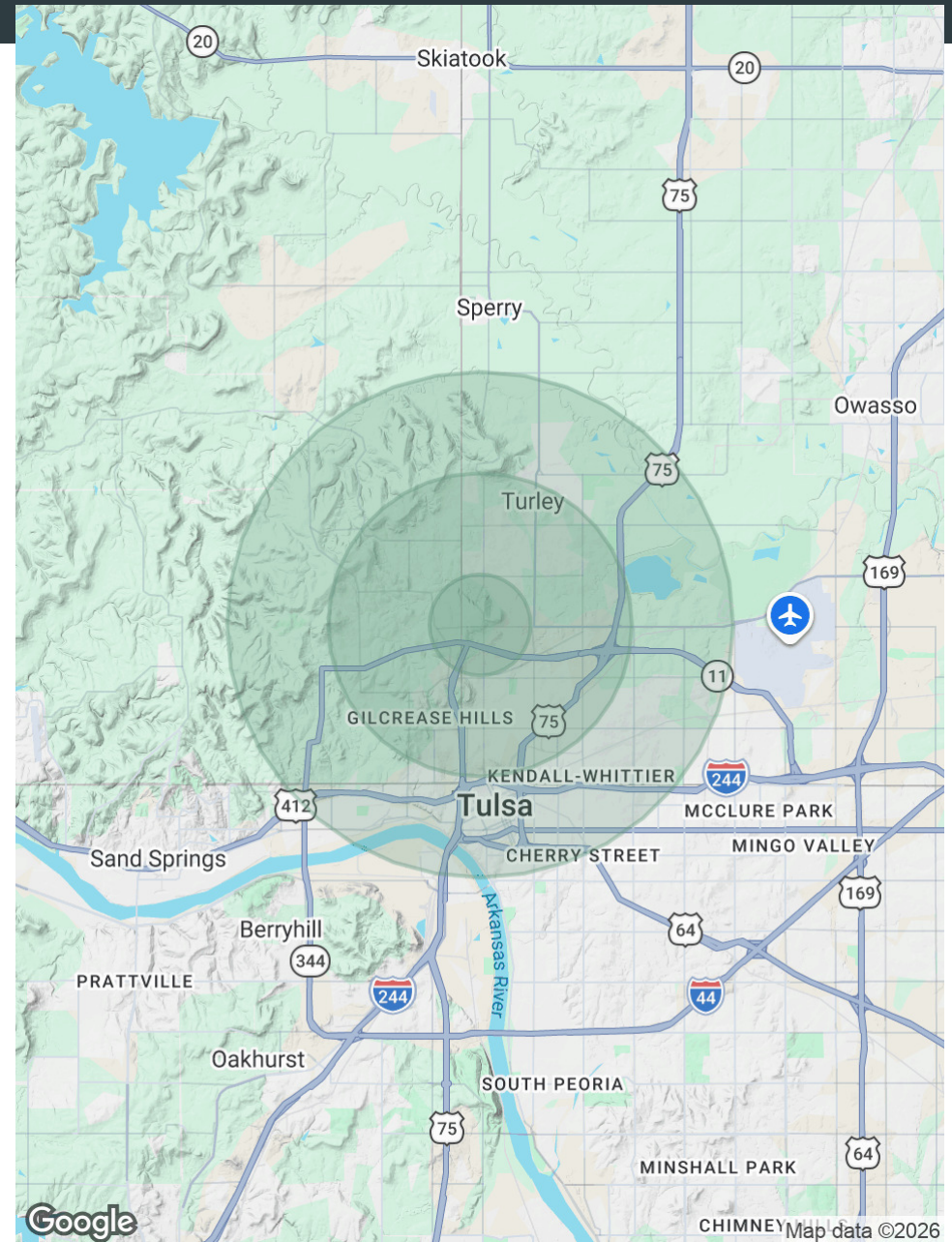


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	3,778	34,453	87,347
Average Age	36.0	34.7	34.7
Average Age (Male)	29.7	32.9	33.6
Average Age (Female)	40.5	35.6	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,556	13,088	34,986
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$42,492	\$53,646	\$61,411
Average House Value	\$71,933	\$135,255	\$142,453

2023 American Community Survey (ACS)



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