

# **SOUTH YALE PROFESSIONAL OFFICE BUILDING FOR LEASE**



**7424 S. YALE, TULSA, OK 74136**

## **Sizes:**

- From 2,250 to entire 5,700 RSF Building Size  
(See Floor Plan on back)

## **Features:**

- Luxurious and professional garden office including:
  - New LED Lighting
  - Hard wood floor entries
  - Wood trim
  - 10' High plastered ceilings
  - Knotty alder doors
  - Extensive window illumination
- Building construction in 2009, Silver Ridge Office Park
- “Drive up to space” parking convenience
- Building Security System
- Tower signage potential, visible to Yale Avenue
- Fiber Optic/Internet cabling throughout premises
- Prestigious Yale Corridor with close to 71st Street, Saint Francis, Warren Place, Doubletree Hotel, banking, office and retail services
- Reduced rent for full 5,700 SF building tenant



**Park Sign**

*The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.*

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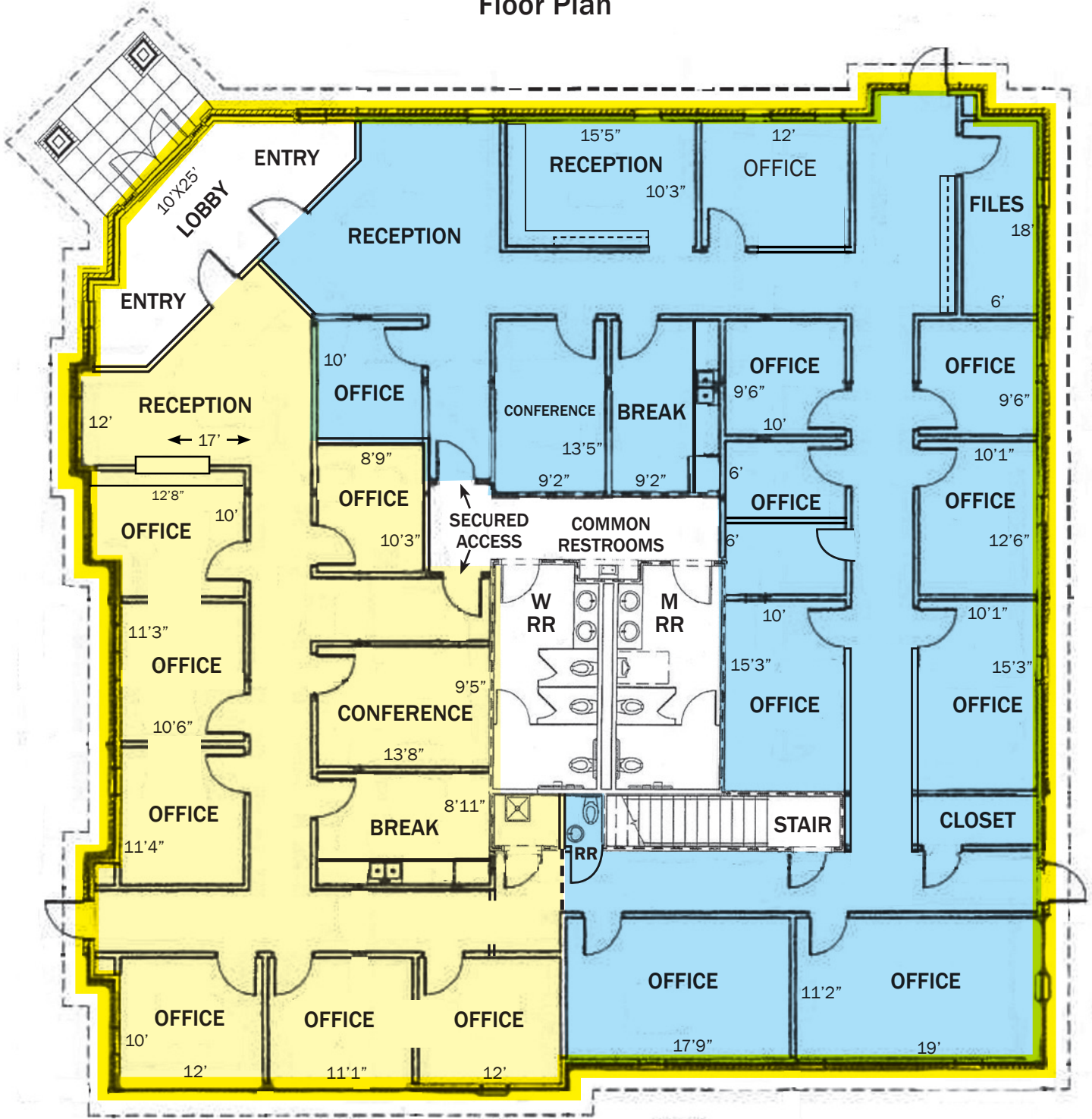


# Silver Ridge Office Park Aerial Perspective



Lobby Vestibule

# Floor Plan



Full 5,700 RSF Available for single user

Divisible into following sizes:

3,450 RSF ±

2,250 RSF ± (Available March 2025)

Can consider other space sizes

**PHOTOS**



**RECEPTION/LOBBY**



**LOBBY VESTIBULE**



**CLERICAL/ADMIN WORK AREA**



**FULL KITCHEN**



**EXECUTIVE OFFICE**



**SPACIOUS HALLWAY**