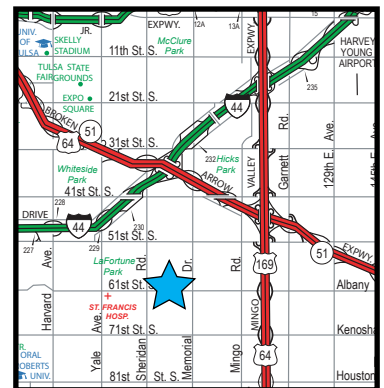


# CENTRAL TULSA COMMERCIAL BUILDING NATIONAL TENANT INVESTMENT SALE



7022 E 41ST ST, TULSA, OK 74145

- 9,900 Square Feet Total
- 0.72-Acre Lot
- Built in 1980 (2015 remodel, estimated)
- Tiltwall Construction with Aggregate Rock Veneer
- Heavy Electric 240V, 3-Phase, 1,000 Amps
- Fully Conditioned Building
- Arterial Frontage on 41st Street
- Industrial Light (IL) Zoning
- Premier 41st St Retail/Service Corridor
- Building has a long standing National Tenant, ARC Document Solutions, with a Lease through August 2025; Tenant since 2005



**Area Map**

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

**Contacts:**

**Monty Berry, CCIM**

Cell (918) 695-4162

E-mail [Monty@EquitasRealty.com](mailto:Monty@EquitasRealty.com)

**Marco Placencia, CCIM, SIOR**

Cell (918) 629-5091

E-mail [Marco@EquitasRealty.com](mailto:Marco@EquitasRealty.com)

**Garrett Dunn, CCIM**

Cell (918) 764-5865

E-mail [Garrett@EquitasRealty.com](mailto:Garrett@EquitasRealty.com)



## Aerials



ARC Document Solutions has been a Tenant since 2005, and has a Lease through August 2025. The Property Lease is held by ARC Document Solutions, LLC.

### Document Solutions®

ARC is a nationwide commercial specialty digital printing and scanning services provider with over 140 locations and 1,700 employees. They focus on print projects that are typically high-quality, low-volume, fast-turnaround, and that come in all shapes and sizes. ARC is a public company with gross revenues over \$281,000,000 (Fiscal year 2023).



# Photos

