

PARK 46

7620-36 EAST 46TH PLACE TULSA, OK 74145



PROPERTY DESCRIPTION

One space remains:

- 2,400 SF
- 10' x 12' grade-level door.
- 15' clear height
- Central Tulsa location with excellent access to I-44, Hwy 51, and Hwy 169
- Interior and exterior renovations completed December 2025

\$2,500/month

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Number of Units:	7
Available SF:	2,400 - 7,680 SF
Lot Size:	1.36 Acres
Building Size:	21,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,721	42,983	106,030
Total Population	8,838	98,180	251,178
Average HH Income	\$73,786	\$73,958	\$86,824

JOSH LOVE

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,400 - 7,680 SF	Lease Rate:	\$2,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7632 E 46th Place	-	3,840 - 11,520 SF	Modified Gross	\$2,950 per month	3 offices, kitchen, 2 restrooms warehouse with 10' x 12' drive-in door
7634 E 46th Place	-	3,840 - 11,520 SF	Modified Gross	\$2,950 per month	4/5 offices, conference room, bull pen, kitchen, 3 restrooms warehouse with 10' x 12' drive-in door, mezzanine (not incl. in SF)
7636 E 46th Place	-	3,840 - 11,520 SF	Modified Gross	\$2,950 per month	3 offices, kitchen, 2 restrooms warehouse with 10' x 12' drive-in door
7624 E 46th Place	-	2,400 - 7,200 SF	Modified Gross	\$1,950 per month	2 offices, conference room, wet bar, restroom and warehouse with 10' x 12' drive-in door.
7626 E 46th Place	Available	2,400 - 7,200 SF	Modified Gross	\$2,500 per month	2 offices, conference room, wet bar, restroom and warehouse with 10' x 12' drive-in door.
7620 E 46th Place	-	2,400 - 7,200 SF	Modified Gross	\$1,950 per month	2 offices, conference room, kitchen, restroom and warehouse with 10' x 12' drive-in door.

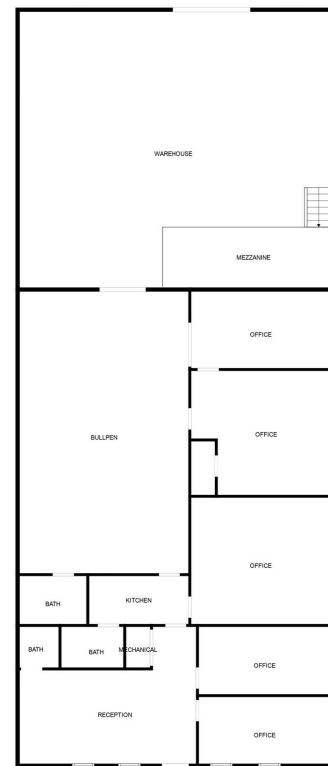
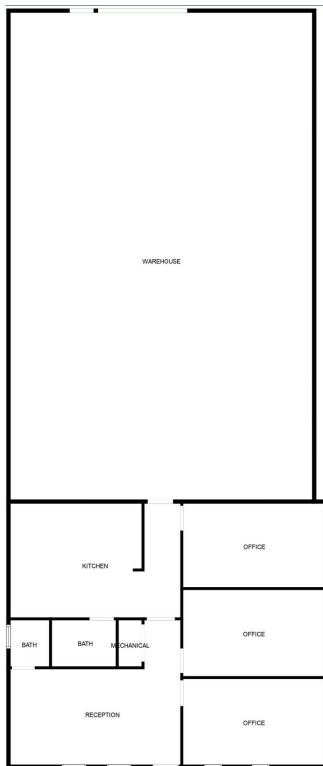
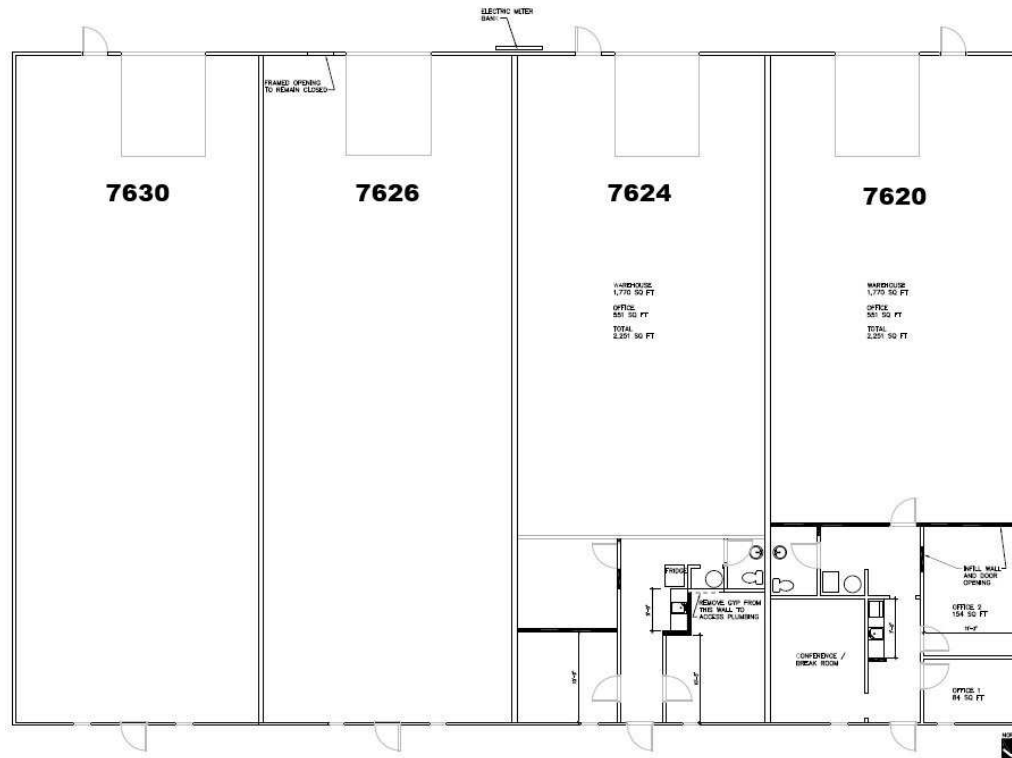
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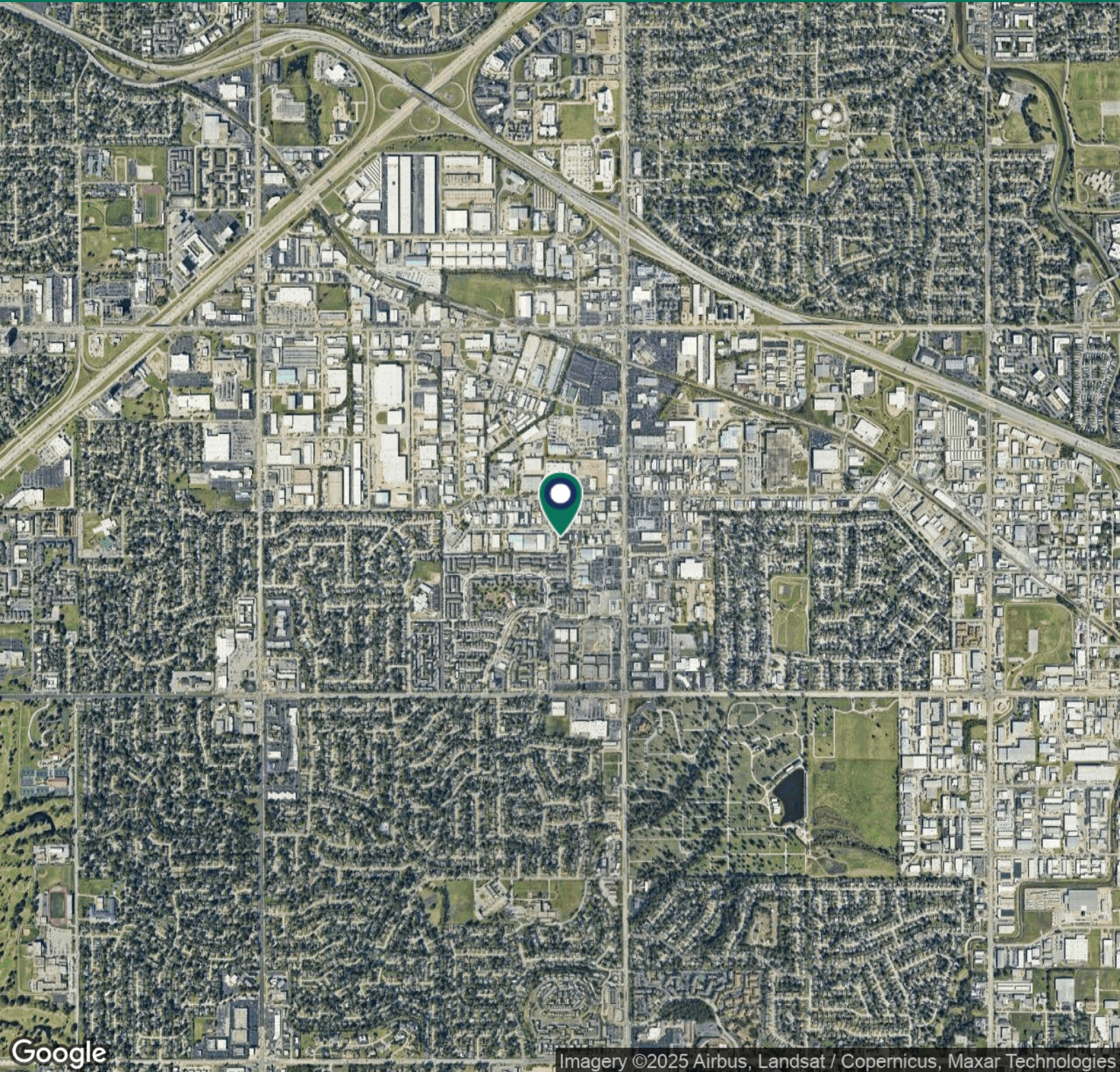
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PRICE EDWARDS AND CO.

FOR
LEASE

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