

Hwy 169

169

TULSA INNOVATION CENTER TULSA, OK 74146

FORMERLY MAXIM BUSINESS PARK

51

OK-51/
Broken Arrow Expressway
109,751 VPD 2024



10001

10002

9916

9902

4305

ADT

9910

9906

Commercial
Medical
Electronics

9905

SUBWAY

MAC'S
HYDRAULIC

Gardner's
Used Books

N

E 45th Place

E 44th Place

HercRentals

SecurCare
Self Storage



NEWLY IMPROVED INDUSTRIAL BUSINESS PARK



E 43RD ST AND S MINGO RD TULSA, OK 74146

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PROPERTY OVERVIEW

The Tulsa Innovation Center, formerly Maxim Business Park, is a seven building industrial park built in 1984. Totalling 110,000 square feet, it is strategically located in the heart of Southeast Tulsa at 43rd & Mingo Rd. The new ownership, **AVISTONE**, is committed to improving and enhancing the industrial business park to a quality level that Tenants will enjoy calling their new business home.

4305 S MINGO RD
 9902-10002 E 43RD PL
 (E 43RD PL AND S MINGO RD)
 TULSA, OK 74146



Lease Rate:

\$8-11.00 PSF



Location

Off of the BA Expressway (Hwy 51) with access to Hwy 169 Interchange



Space Sizes

From 1,169-24,500 SF



Space to Suit

Ability to add warehouse square footage



Zoning

Industrial Light (IL)



Clear Height

Typical Warehouse is 13' to joists



Remodel

All vacant spaces to be renovated (See Remodel Standards)



Climate

Various suites are fully conditioned





TRADE AREA MAP



TRADE AREA MAP

REMODEL STANDARDS

The new owner is excited to offer remodel packages for new tenant-leased spaces, featuring polished and sealed concrete floors, refreshed lighting, and refinished surfaces. These upgrades create a modernized look and deliver a premium environment that will serve as a prototype for future remodels across the portfolio.

Interior Finishes:

- 9' Acoustical grid ceiling
- 2'x4' LED Light Panel
- 30' X 80' Stained Doors
- Luxury Vinyl Plank Flooring
- Finished Wall Painted

Restrooms/Break Area:

- Standard ADA Accessible Single toilet
- Handicap Bars
- Single Cabinet and Vanity with Laminate Counter

Warehouse:

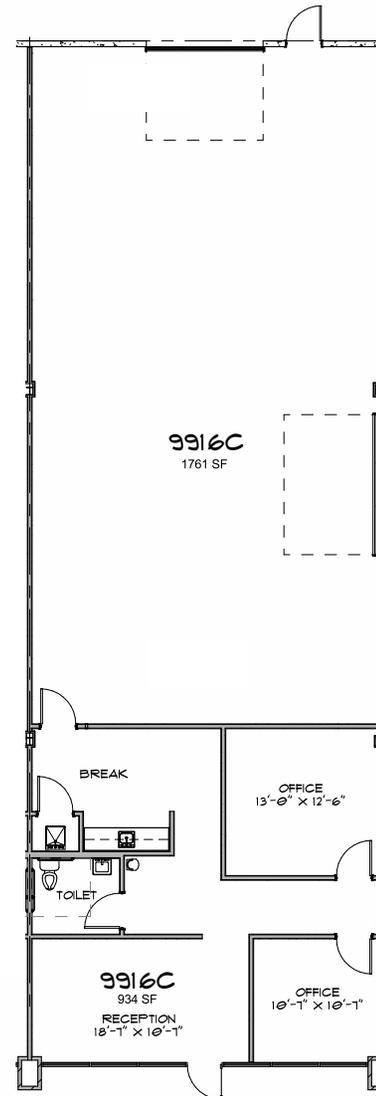
- Exposed Ceiling with White Spray Foam Insulation Material
- LED Halo lighting along trusses
- Polished & sealed concrete floors
- 13' clear heights to trusses
- Finished Walls Painted

EMP:

- Standard Interior 110 Outlets
- 120/240 200 AMP
(Higher service at 10002 Building)
- HVAC with programmable thermostats

Exclusions/Disclaimers:

- Telecommunications
- Security Alarm, camera systems; external locations/
installation subject to Landlord approval
- Window signs or tinting; subject to Landlord approval



TYPICAL FLOOR PLAN

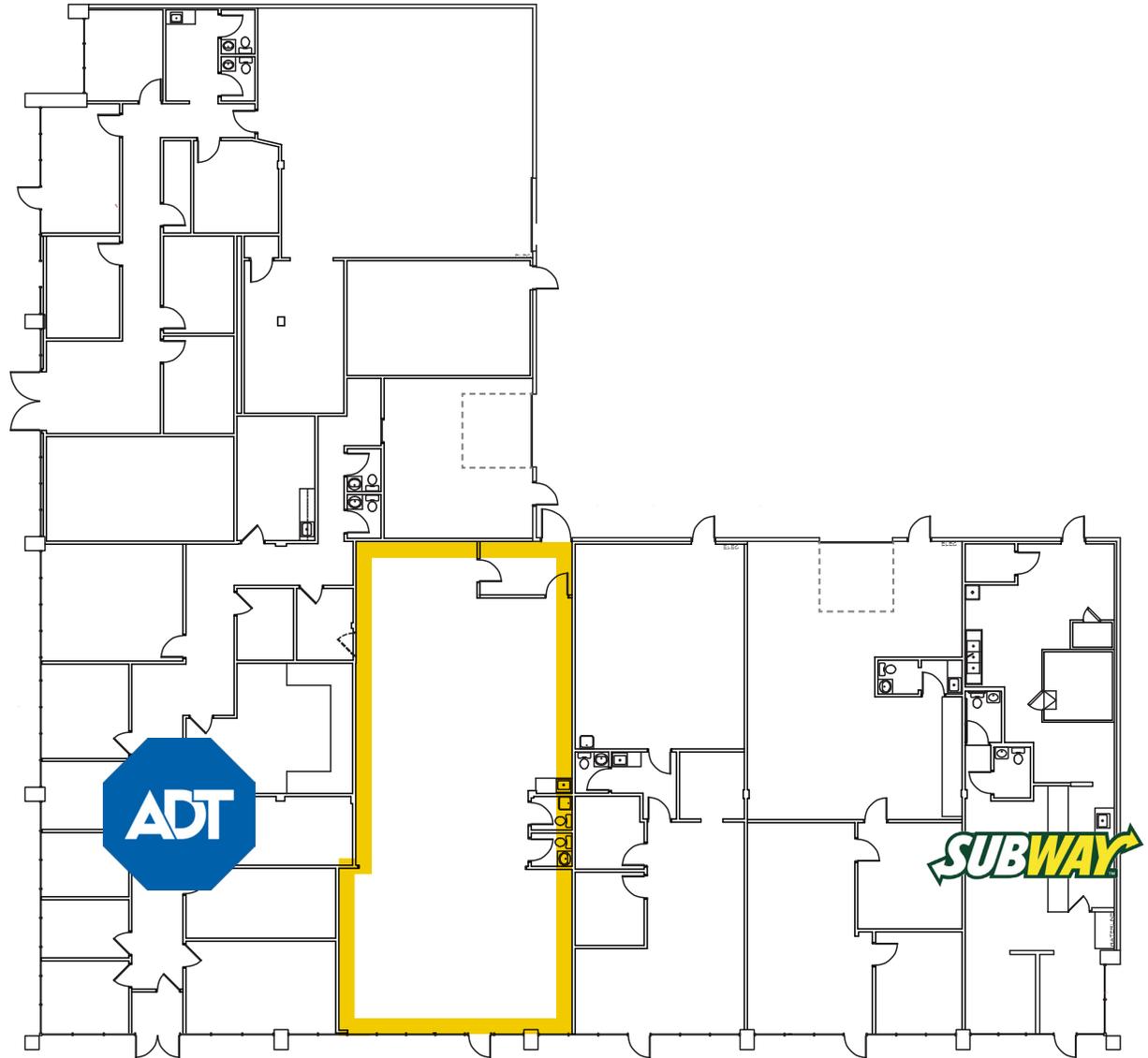


TULSA INNOVATION CENTER

4305 S Mingo Rd
As-Built & Vacancies

Tenant mix includes
National Tenants

Suite C
2,031 SF Retail Space



TULSA INNOVATION CENTER

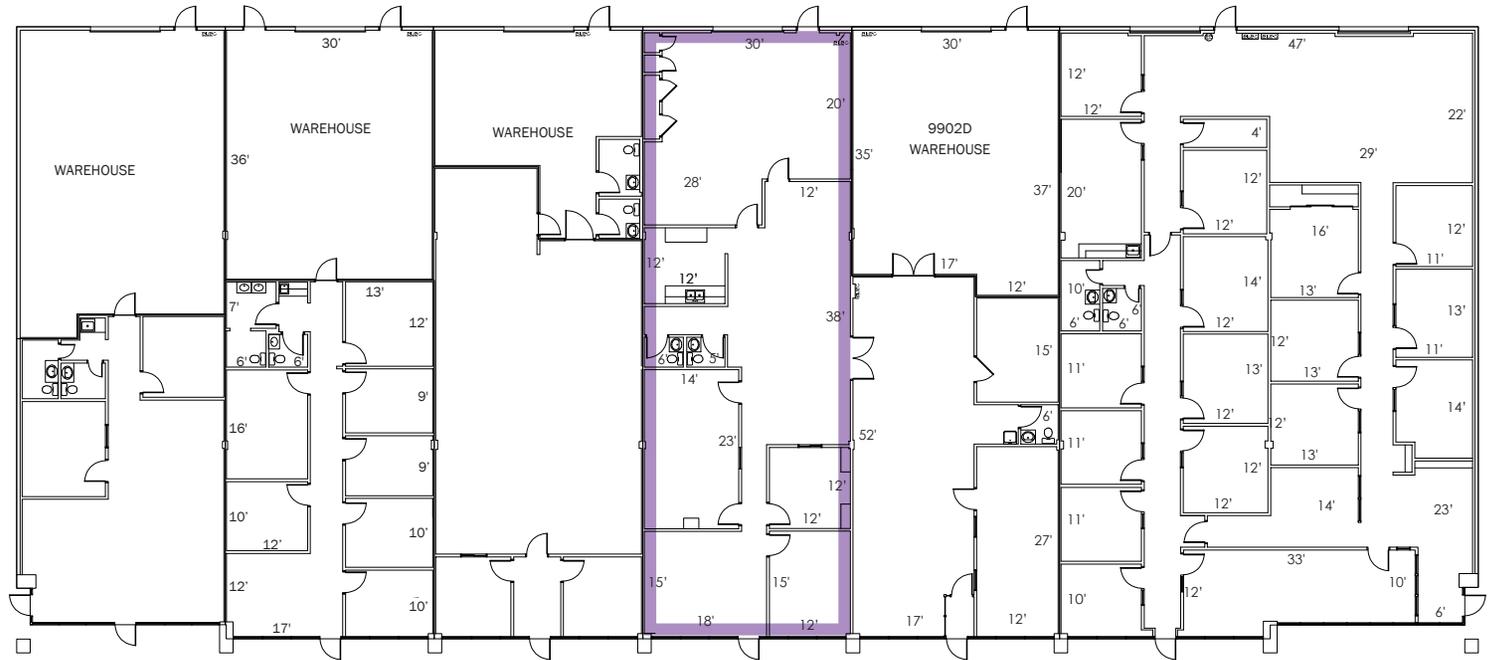
9902

**9902 E 43rd St
As-Built & Vacancies**

Suite D

2,633 SF Office/
Warehouse

- Multiple configurations
- Can expand warehouse sizes

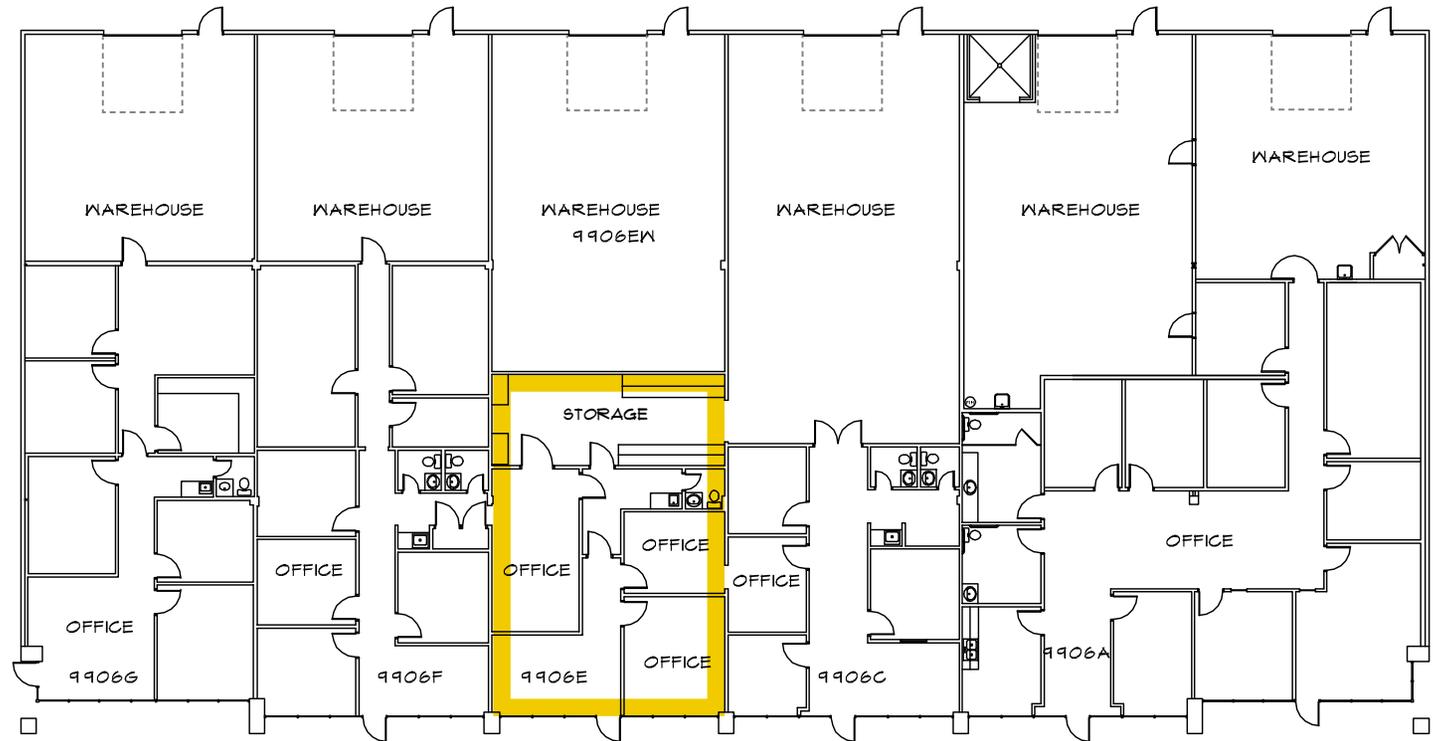


TULSA INNOVATION CENTER

**9906 E 43rd St
As-Built & Vacancy**

Suite E

1,329 SF Office



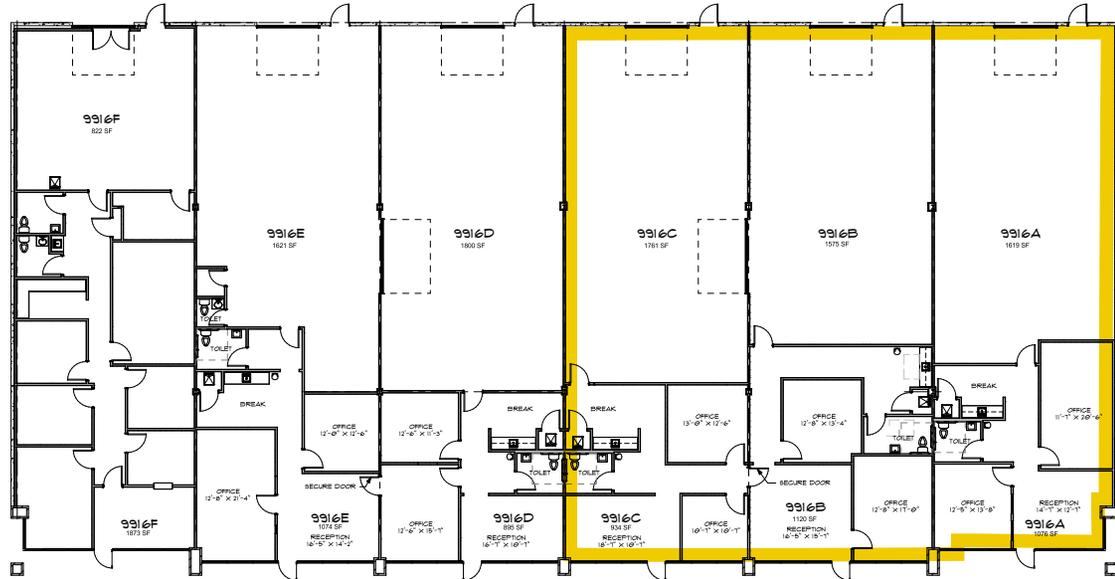
TULSA INNOVATION CENTER

**9916 E 43rd St
As-Built & Vacancy**

Suite A-C

2,695 SF Office/Warehouse
(Per Architect)

Up to 8,085 SF Contiguous

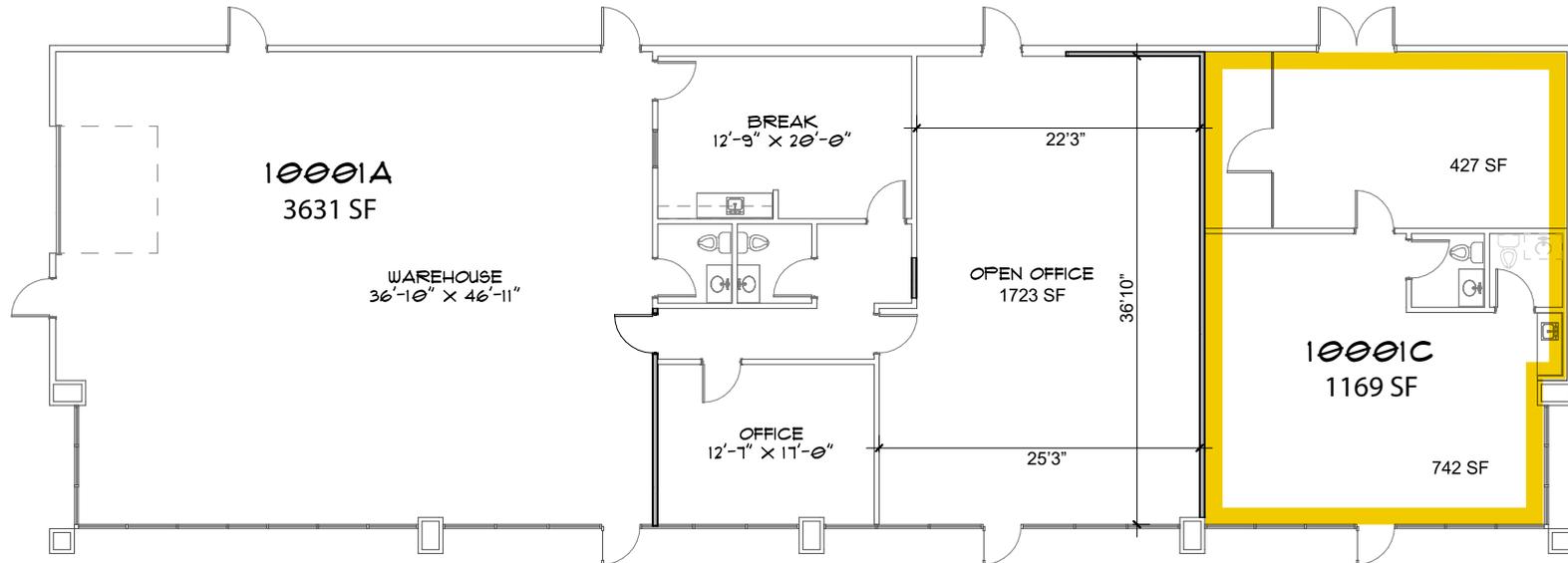


TULSA INNOVATION CENTER

10001 E 43rd St
As-Built & Vacancy

Suite C

1,169 SF Office/Storage Room



TULSA INNOVATION CENTER

10002 E 43rd St As-Built, Vacancies & Potential Split Plan

25,164 SF

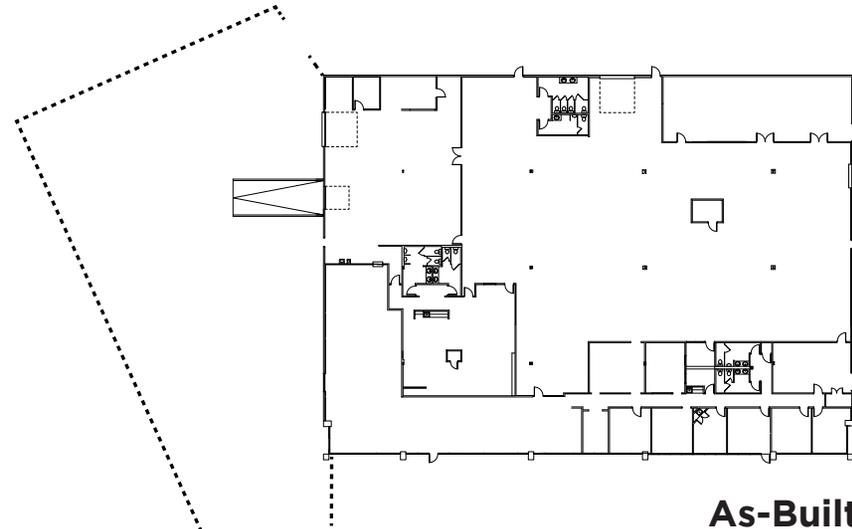
Fully conditioned
Heavy electric

Suite A (Potential)

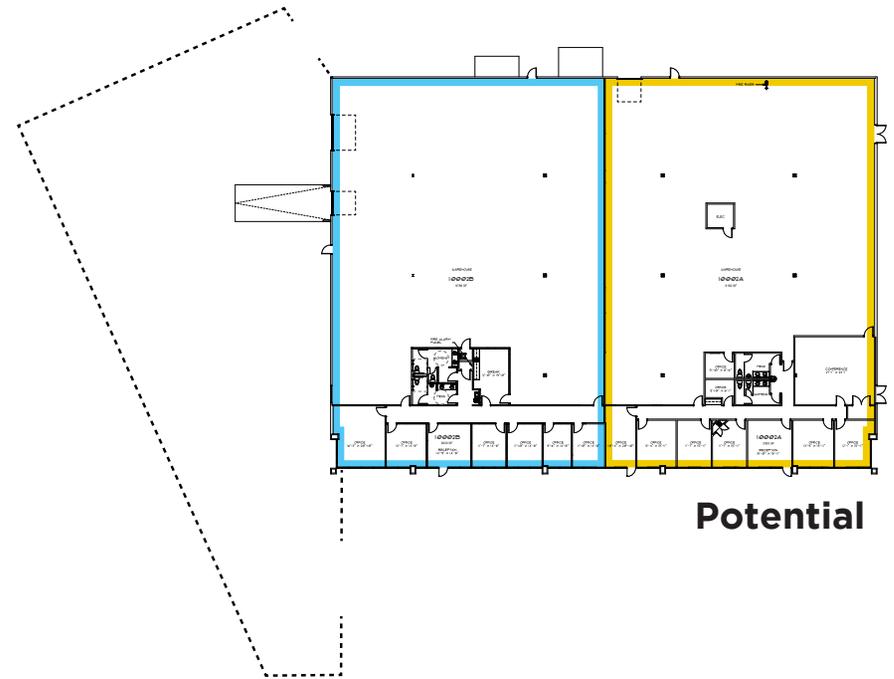
12,545 SF Office/Warehouse

Suite B (Potential)

12,619 SF Office/Warehouse



As-Built



Potential

Demographics

Tulsa Innovation Center

Ring of 5 miles



INCOME

\$38,336
Per Capita Income

\$65,328
Median Household Income

\$96,515
Median Net Worth

BUSINESS

12,648
Total Businesses

143,029
Total Employees

DAY TIME POPULATION

269,847
2024 Total Daytime Population

EDUCATION

9.9%
No High School Diploma

22.9%
High School Diploma

29.8%
Some College/Associate's Degree

33.6%
Bachelor's/Grad/Prof Degree

KEY FACTS

238,346
Population

37.1
Median Age

99,197
Households

\$52,955
Median Disposable Income

EMPLOYMENT

60.6%
White Collar

22.6%
Blue Collar

16.8%
Services

3.8%
Unemployment Rate



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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CITY OF TULSA



Tulsa is nestled in the northeastern quadrant of Oklahoma, right in the heart of “Green Country.” The Tulsa Metropolitan Area is currently home to over 1,000,000 people. Annual population growth in Tulsa has been strong since 1990, averaging greater than 1% growth per year and consistently outpacing the state average.

Although oil-related businesses remain an important part of the city’s economy, Tulsa has developed a widely diversified business base which includes nationally prominent companies in aviation and aerospace, telecommunications, data processing, manufacturing, and distribution. The community’s employment base is diverse and balanced among several job sectors including manufacturing, construction, services, high technology, health care, education, and transportation.

Tulsa, one of “America’s Most Livable Communities,” is known as the Mecca for arts in Oklahoma. Art deco masterpieces are prevalent in many of our downtown buildings and churches. Spectacular works of art dot the trails of our beautiful River Parks. From the Tulsa Ballet and Tulsa Opera, to Broadway plays and musicals at the Performing Arts Center, to the Philbrook and the largest collection of Western American art at the Gilcrease, Tulsa’s rich cultural legacy greatly enhances our citizen’s quality of life.

Tulsa is the seat of the University of Tulsa, The University of Oklahoma/Tulsa, Oklahoma State University/Tulsa, Oral Roberts University and Tulsa Community College, along with several other institutions of higher learning.

The BOK Center - a 19,100-seat arena (recently top 5 venue) houses the Double A professional hockey team, the Tulsa Oilers.

ONEOK Field - a \$60-million ballpark project, which is the home to the Tulsa Drillers, the city’s Double A affiliate of the National League Champion Colorado Rockies.

The Gathering Place - named the best city park in the nation in a 2021 USA Today readers’ choice competition, this 66-Acre public space includes the Chapman Adventure Playground, the Williams Lodge, a boathouse, splash playground, great lawn, outdoor sports courts, a skate park, a wetland pond and garden, and numerous trails.





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FINANCIAL DISCLAIMER

The financial information, investment analysis and assumptions included herein has been compiled with extreme detail and believed to be reliable; no guarantees are being made or implied as to the actual income performance of the Property. A purchaser should always verify the accuracy of information provided.



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