

1319 S PEORIA AVE

TULSA, OK 74120

FOR LEASE



PROPERTY DESCRIPTION

Experience the prime location of this property near Cherry Street, boasting Peoria frontage and easy access to the vibrant districts of Brookside, Cherry Street, Utica Square, 18th & Boston, and Downtown Tulsa, all within a couple of miles. This sought-after area offers an array of dining, shopping, and entertainment options, creating a dynamic environment for office tenants. Whether it's exploring the charming boutiques of Cherry Street, enjoying the upscale amenities of Utica Square, or immersing in the cultural scene of downtown, this location provides unparalleled convenience and connectivity for businesses.

PROPERTY HIGHLIGHTS

- Prominent Peoria Avenue frontage
- High-visibility signage opportunity
- Close proximity to dining and retail amenities
- Convenient access to major highways

OFFERING SUMMARY

Lease Rate:	\$24.00 - 25.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,289 - 4,279 SF
Lot Size:	18,150 SF
Building Size:	5,568 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	504	1,625	4,697
Total Population	851	2,866	8,973
Average HH Income	\$73,266	\$82,688	\$99,221

REPPE PROPERTY
GROUP

COMMERCIAL REAL ESTATE

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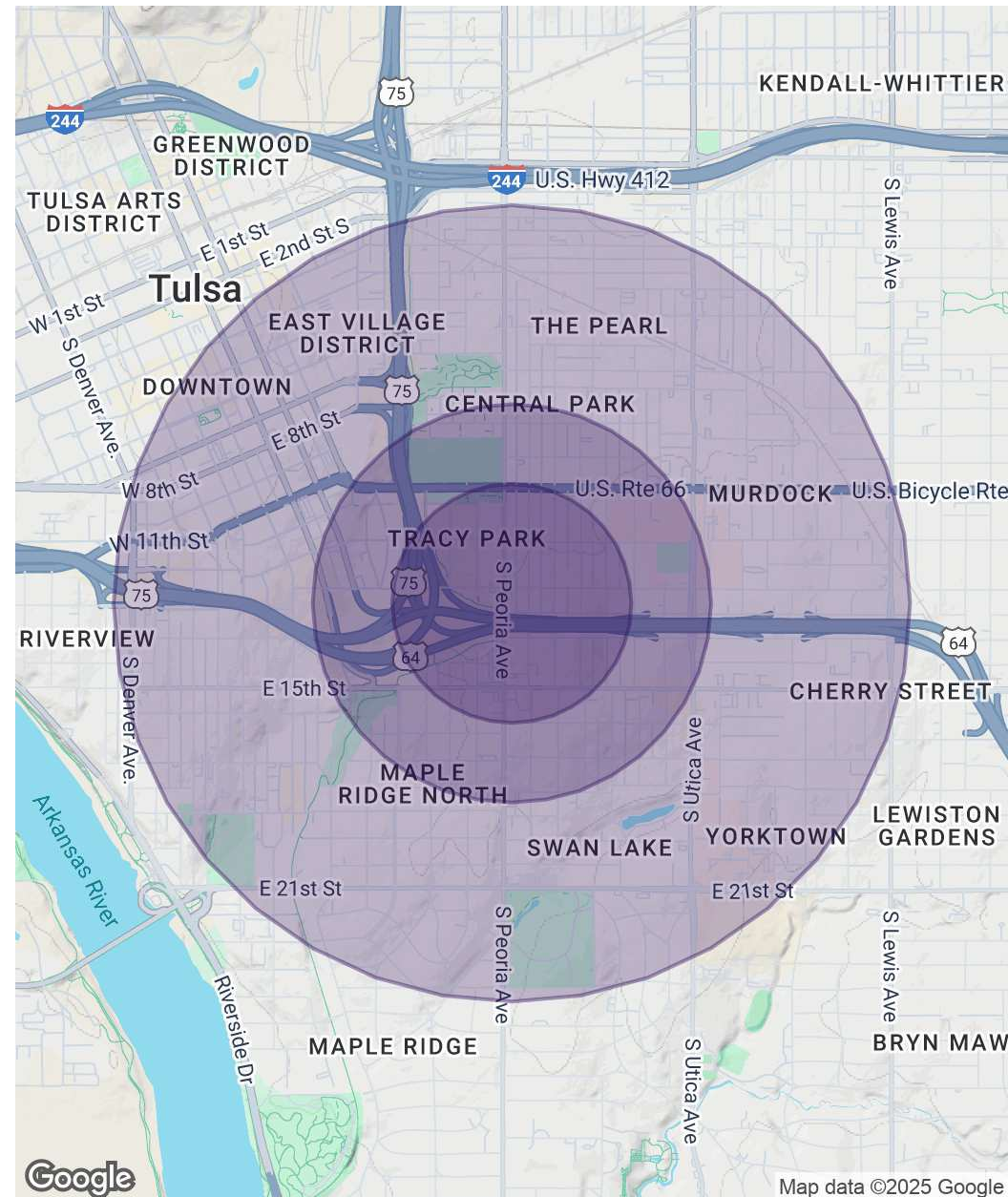
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	851	2,866	8,973
Average Age	37	39	41
Average Age (Male)	39	40	41
Average Age (Female)	36	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	504	1,625	4,697
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$73,266	\$82,688	\$99,221
Average House Value	\$318,151	\$373,475	\$427,893

Demographics data derived from AlphaMap



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,289 - 4,279 SF	Lease Rate:	\$24.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1319-A S Peoria	Available	1,289 SF	NNN	\$25.00 SF/yr	-
1319-B S Peoria	Available	4,279 SF	NNN	\$24.00 SF/yr	-