

# FULTON 46 OFFICE BUILDING SPACE FOR LEASE

**BAUER  
& ASSOCIATES  
REALTORS®**

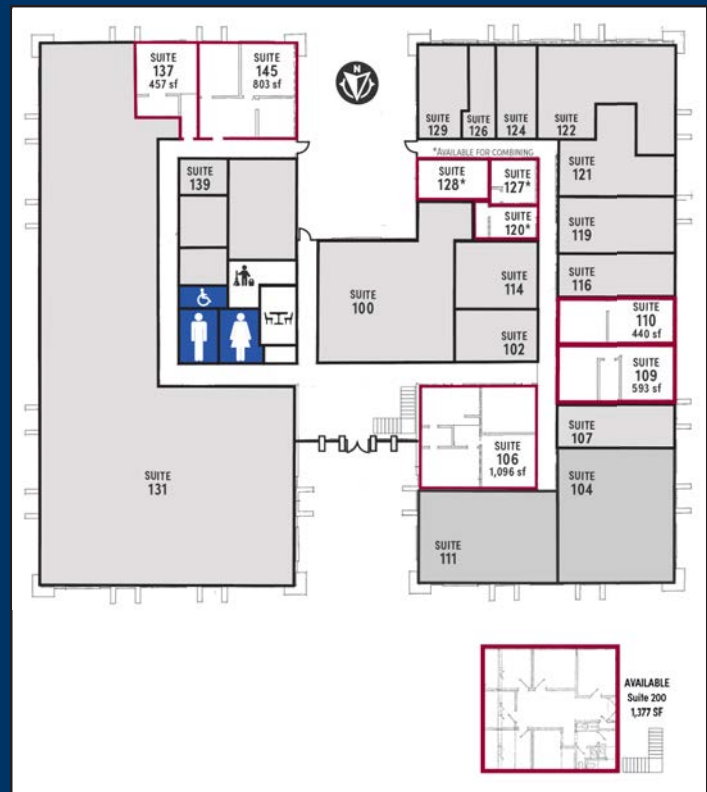


**5350 E. 46th St. - Tulsa, OK 74135**

## PROPERTY HIGHLIGHTS

- **AVAILABLE SUITES(S):**  
 #106 (1,096 sf) | #109 (593 sf) | #110 (440 sf)  
 #120 (256 sf) | #127 (192 sf) | #128 (250 sf)  
 #137 (457 sf) | #145 (803 sf) | #200 (1,377 sf)
- **BUILDING TOTAL: 22,792 SF**  
(SOURCE: TULSA COUNTY ASSESSOR)
- **PROPERTY TOTAL: 72,201 SF (± 1.66 ACRES)**
- **GATED PARKING LOT**
- **CONVENIENT TO I-44 HIGHWAY**
- **RESTAURANTS AND SHOPPING NEARBY**
- **ABUNDANT PARKING**
- **MULTIPLE RESTROOMS**
- **EXECUTIVE OFFICES**
- **FLEXIBLE FLOOR PLANS**

## UNDER NEW OWNERSHIP!



**BAUER & ASSOCIATES, REALTORS®**  
 "A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
 Commercial - Industrial - Investment Property - Property Management

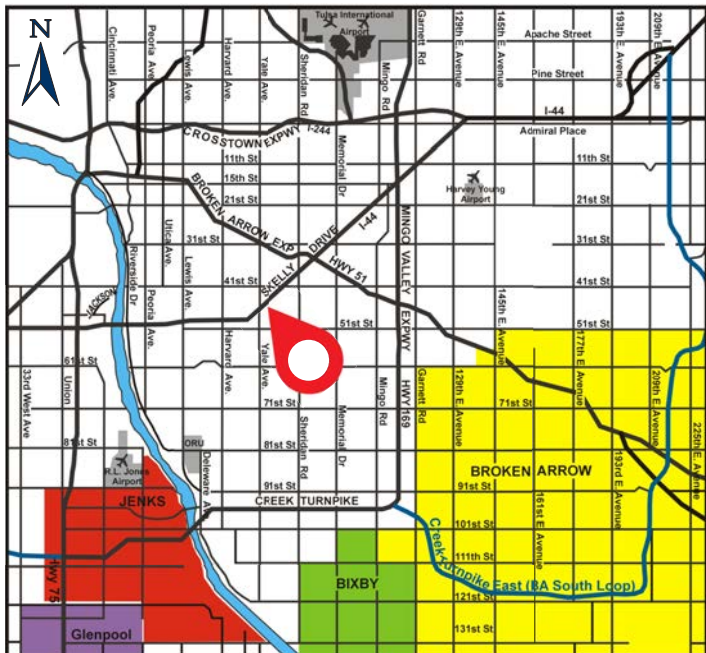
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
 All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**SHEILA COOPER**  
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 scooper@bauertulsa.com



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Greater Tulsa Area Map

## NEARBY

TANDY FAMILY YMCA	ARVEST BANK
ARBY'S	DUTCH BROS COFFEE
APPLEBEE'S GRILL & BAR	RAISING CANE'S CHICKEN
JACK IN THE BOX	QUIKTRIP
LAFORTUNE PARK & GOLF COURSE	PEI WEI ASIAN KITCHEN



## 2025 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	9,546	90,167	266,694
Households	4,514	41,482	116,909
Average HH Income	\$95,660	\$103,082	\$95,656



## 2024 Traffic Count

Source: INCOG

105,122 Vehicles per day	I-44 Highway
42,867 Vehicles per day	S. Yale Ave.

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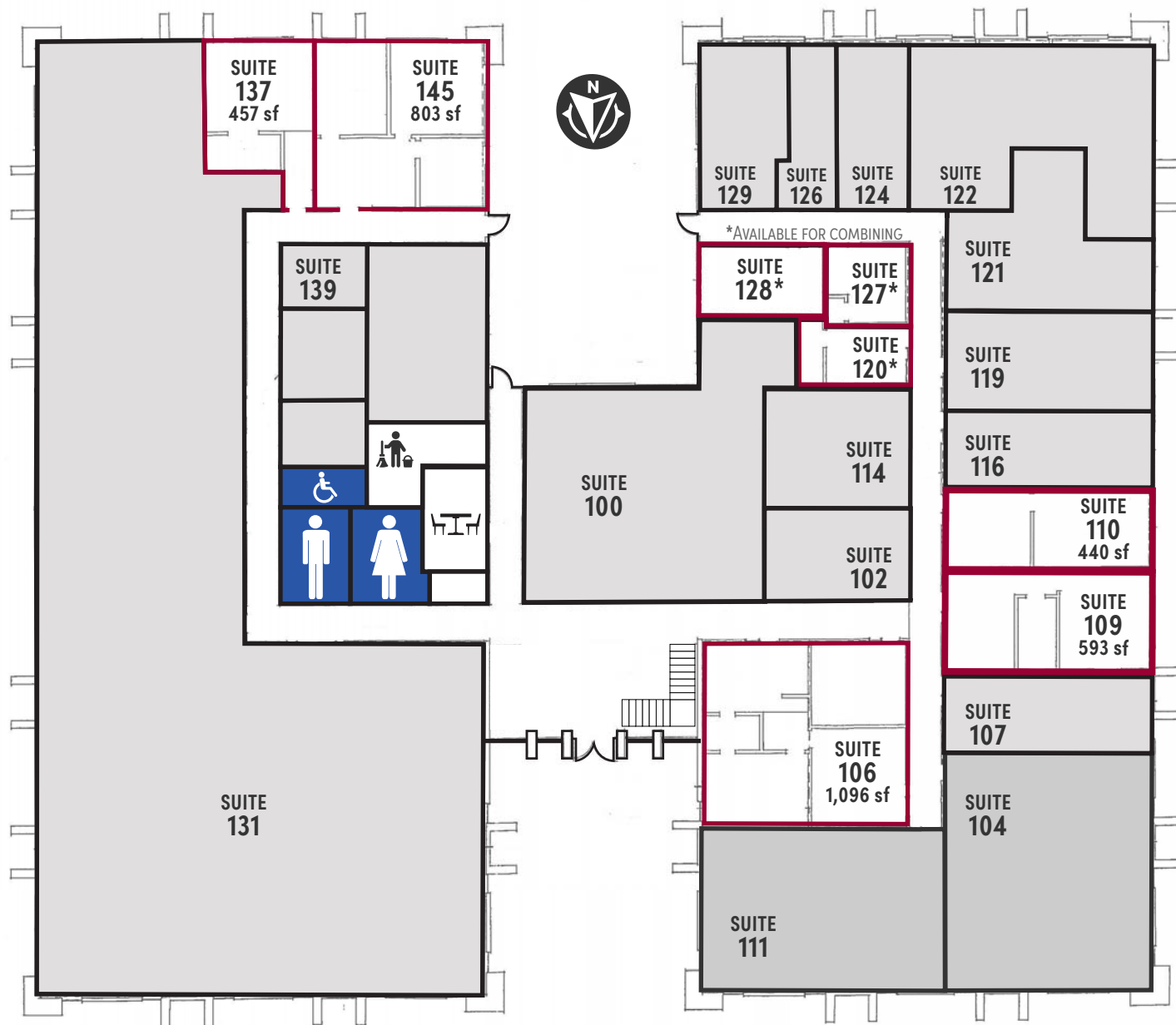
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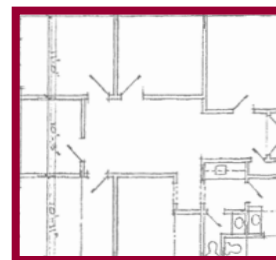
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Suite 120	256 sf
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Suite 145	803 sf
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AVAILABLE  
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1,377 SF

7/17/25

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