

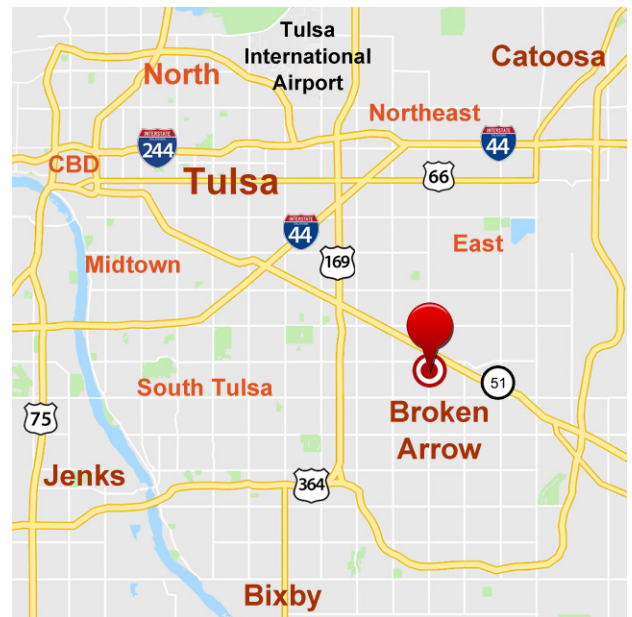
Timber Crest Park

1700 W Albany Broken Arrow, OK 74012



Property Features

- SF Available: \pm 13,179 (Would Consider Demising)
- Available space features large, open layouts with plenty of natural light flooding the suite
- Opportunity to have suite with overhead door with large storage/flex space
- Convenient access to Broken Arrow Expressway provides easy commute from the greater Tulsa metro area
- Located near the popular Rose District
- Hotels, restaurants, retail, St. John's hospital all within a 1/2 mile of the property
- Monument signage available
- \pm 109 Parking Spaces
- Zoned CG



Call Shawna Hale, CCIM, at 918.282.8664 or John Watchous at 918.991.8519

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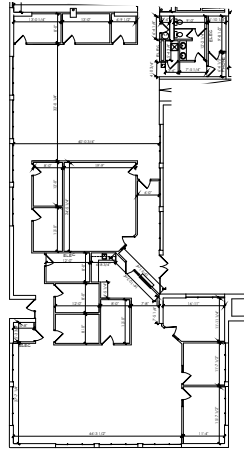
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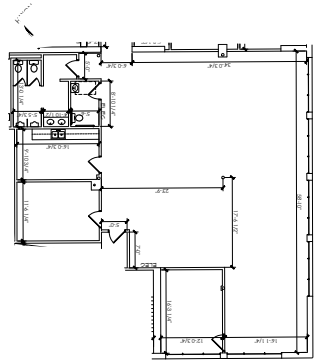
Suite 500-521

- ± 13,179 SF
- 2 story office space
- Space includes reception area, fifteen (15) offices, conference room, Breakroom, 3 restrooms, and multiple large open work spaces/bullpen areas

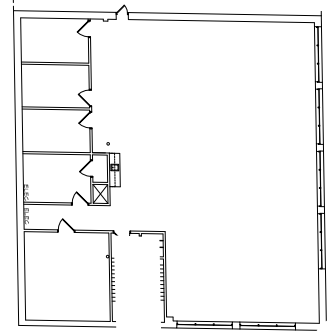
Suite 500



Suite 520



Suite 521



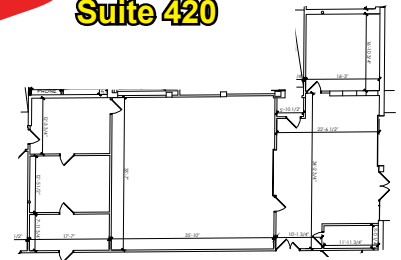
Suite 400-420

- ± 5,589 SF
- Space includes reception area, five (5) private offices, Conference room, and large open bullpen area
- ± 1,206 square foot climate controlled warehouse
- 10'x8' dock door with shipping/receiving area

Suite 400

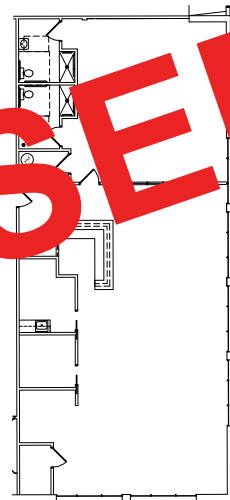


Suite 420



Suite 320

- ± 2,906 SF
- Space includes Reception area, two (2) private offices, breakroom, large open work space, and two (2) ADA Restrooms.



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Office For Lease

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WIGGIN
PROPERTIES, LLC



Demographics

2023	1 Mile	3 Miles	5 Miles
Population	5,690	72,252	194,016
Average HH Income	\$89,573	\$90,123	\$81,417
Owner Occupied Units	1,443	18,640	48,130
Renter Occupied Units	962	9,591	28,742

Traffic Counts

Street	Traffic Count
Broken Arrow Expy	103,541
E 61st St S	13,048
N Aspen Ave	31,474

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WIGGIN
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Floor Plan



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