

# OFFICE BUILDING FOR SALE

6940 S. Utica Ave., Tulsa, OK 74136



## PROPERTY HIGHLIGHTS

- TOTAL BUILDING: 7,187 SF (per Owner)
- LAND AREA: 0.62 ACRES / 27,042 SF (per Tulsa County Assessor)
- 1 STORY BRICK BUILDING WITH RED IRON STEEL FRAME, BAR JOIST & METAL DECKING
- 14 ROOMS WITH BUILT-INS
- CENTRAL COMPUTER SERVER ROOM
- UNIQUE CONFERENCE ROOM & RECEPTION AREA
- KITCHEN WITH REFRIGERATOR AND DISHWASHER
- EXECUTIVE AREA CONTAINS A BUILT-IN, 9' HIGH DOORS WITH BRASS HARDWARE
- IRRIGATION SYSTEM
- GREAT AS AN ATTORNEY'S OFFICE



**DOUG BAUER, CCIM**  
Office: 918-665-1210



Traffic Count

INCOG 2022

30,654 Vehicles per day

E. 71st Street

21,654 Vehicles per day

S. Lewis Ave.



2021 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	15,085	76,706	189,139
Households	7,338	35,586	83,733
Average HH Income	\$57,381	\$91,135	\$107,203

**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.

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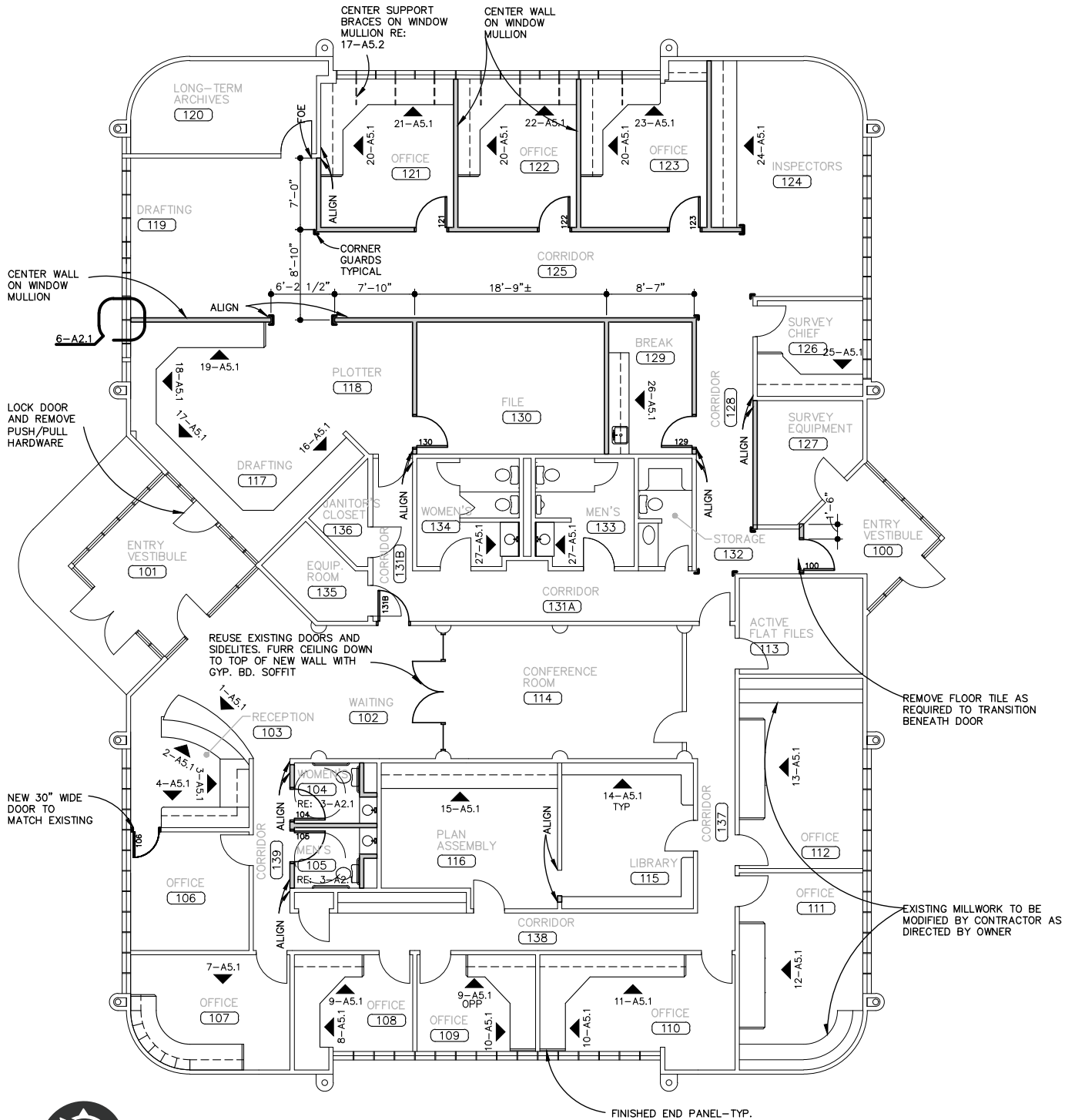




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6940 SOUTH UTICA AVE.  
7,187 SQ. FT.

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