

4300 HARVARD - MEDICAL OFFICE REDEVELOPMENT



Conceptual Front Elevation

4300 S Harvard Ave | Tulsa, OK 74135

Property Description

- Midtown Tulsa two-story medical office building undergoing a full renovation / transformation with core/shell completion in March 2026.
- 4,835 to 20,590 SF available, will evaluate demising further
- \$27.50 per SF modified gross lease rate (electricity and janitorial/cleaning paid directly by tenants)
- \$40.00 per SF tenant improvement allowance
- Shell space customized to Tenant's buildout requirements
- ADA Compliant

Location Description

- Exceptional leasing opportunity in the coveted Harvard Medical Corridor
- 26,800 VPD on S Harvard Ave
- Prime location near OU Shusterman Campus and St. Francis Hospital, with convenient access to Interstate 44 and the Broken Arrow Expressway

Offering Summary

LEASE RATE:	\$27.50 SF/yr (MG)
NUMBER OF UNITS:	4
AVAILABLE SF:	4,835 - 20,590 SF
LOT SIZE:	46,704 SF
BUILDING SIZE:	20,590 SF

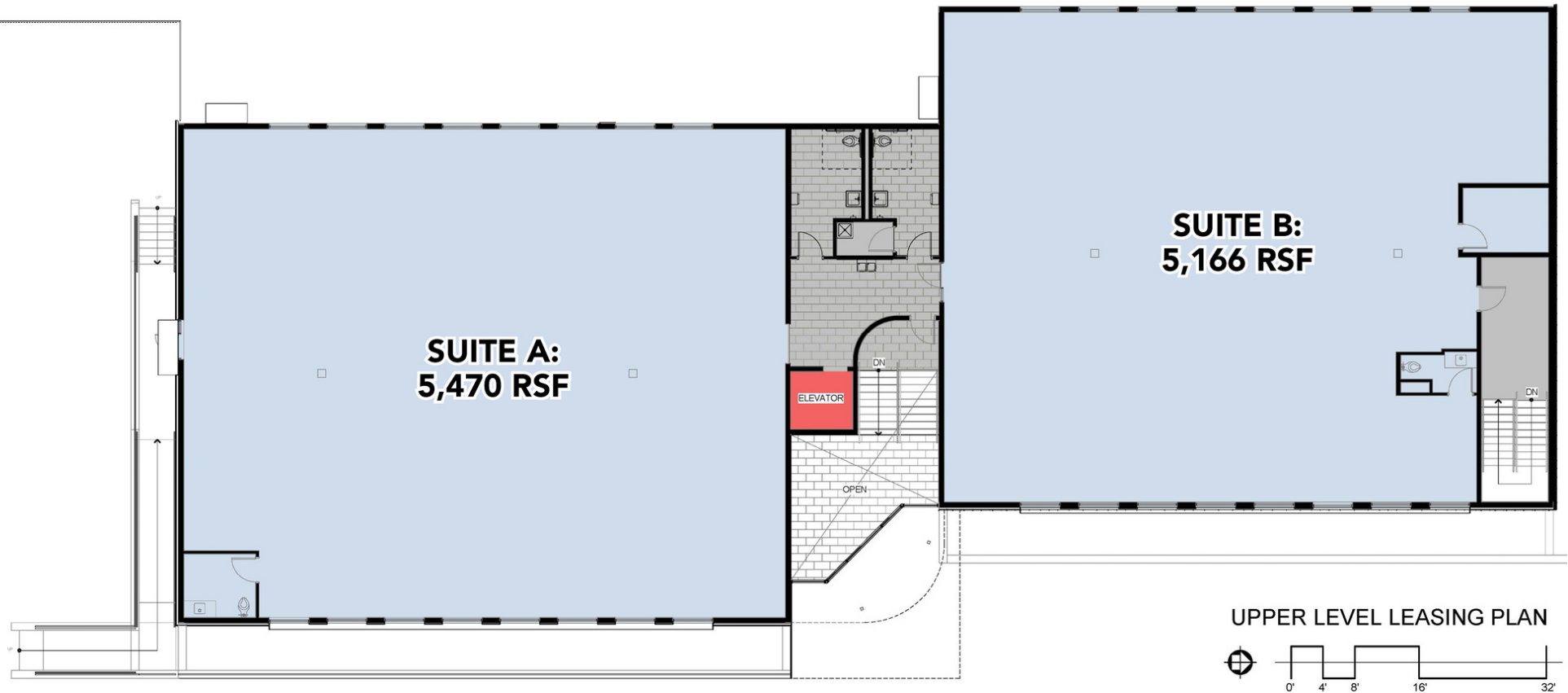
Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,051	42,081	106,300
TOTAL POPULATION	8,667	87,811	235,841
AVERAGE HH INCOME	\$140,219	\$103,415	\$84,048

Jonathan Cowan, MBA, CCIM
PRINCIPAL
918.728.9672
jonathan@legacypadvisors.com

Lisa Brandes, RPA
VICE PRESIDENT
918.978.6155
Lisa@legacypadvisors.com

Jessica Reese
ASSOCIATE
918.855.3265
jessica@legacypadvisors.com



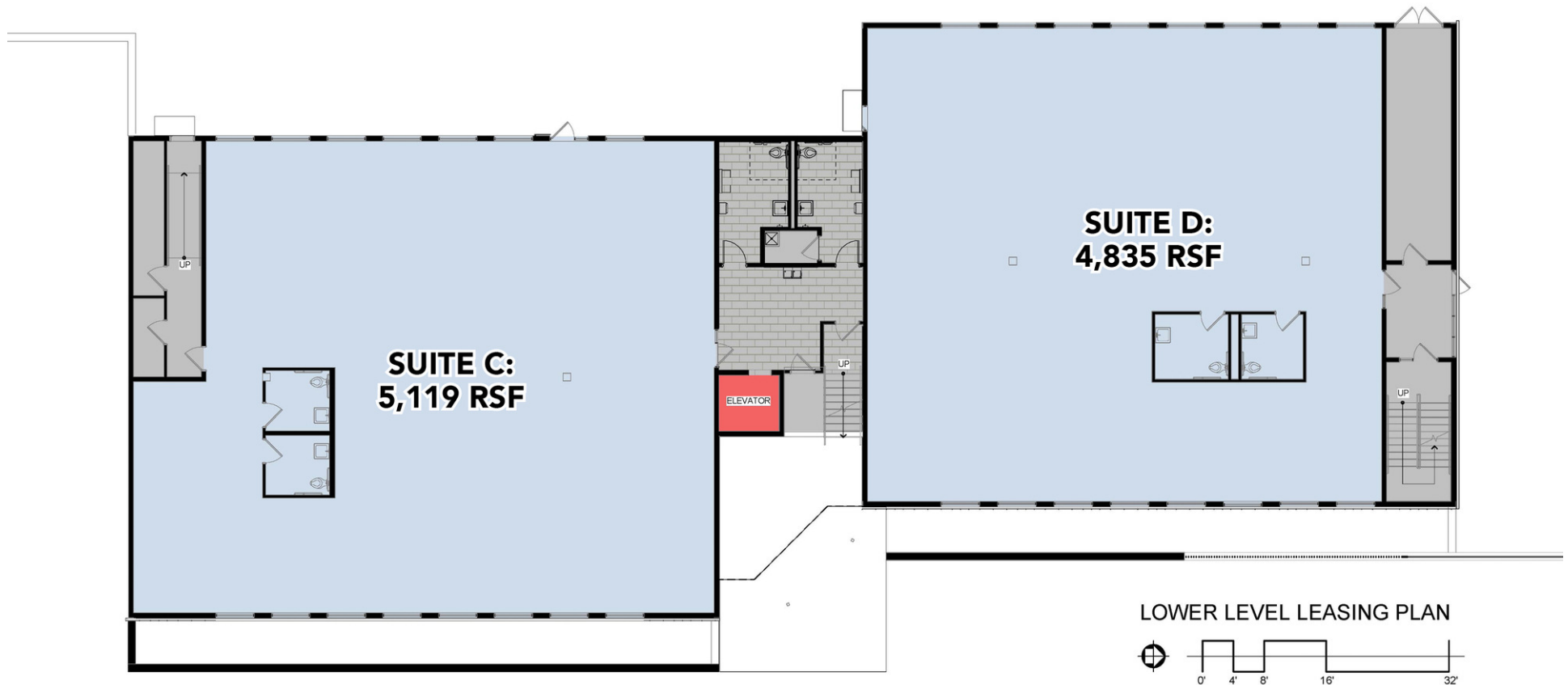


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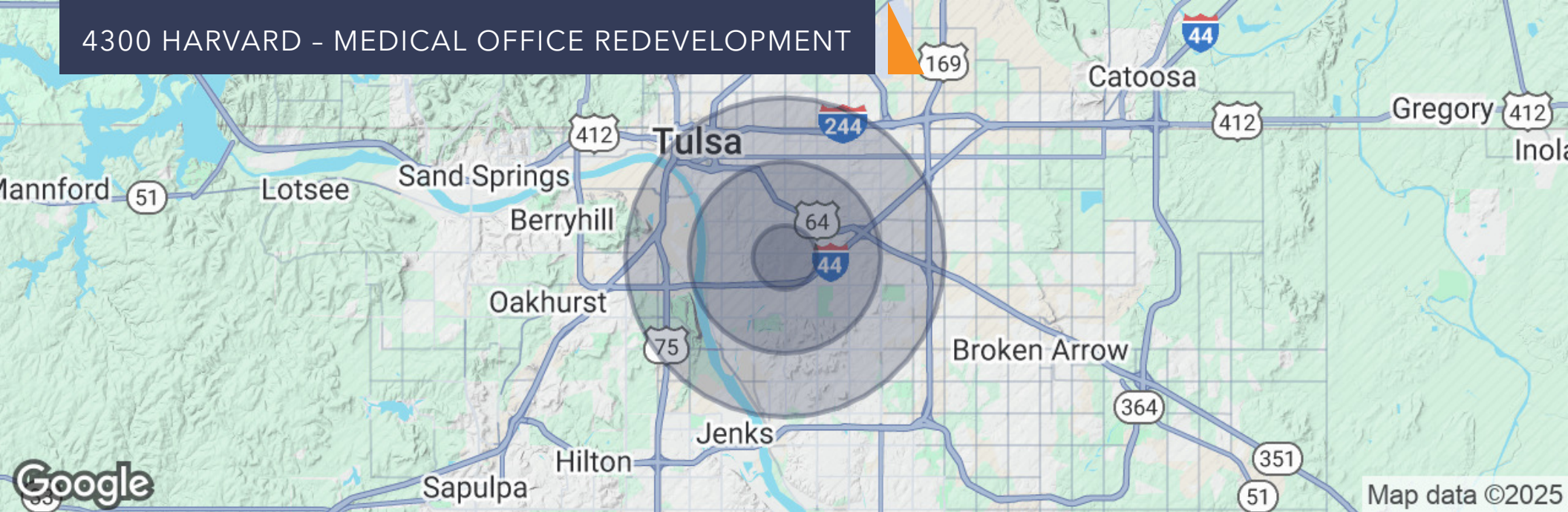
Jessica Reese
ASSOCIATE
918.855.3265
jessica@legacypcadvisors.com



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Population

TOTAL POPULATION

1 Mile

8,667

3 Miles

87,811

5 Miles

235,841

AVERAGE AGE

44

42

40

AVERAGE AGE (MALE)

43

41

39

AVERAGE AGE (FEMALE)

45

44

41

Households & Income

TOTAL HOUSEHOLDS

1 Mile

4,051

3 Miles

42,081

5 Miles

106,300

OF PERSONS PER HH

2.1

2.1

2.2

AVERAGE HH INCOME

\$140,219

\$103,415

\$84,048

AVERAGE HOUSE VALUE

\$466,951

\$344,431

\$269,046

Demographics data derived from AlphaMap

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