

BEACON BUILDING



Property Description

The Beacon building at 406 S. Boulder Avenue, Tulsa, OK, 74103 is a prime commercial property offering a ground floor and basement opportunity for lease. Situated in a vibrant location, the first floor space boasts windows that provide tons of natural light, creating an inviting atmosphere for customers and employees alike. With a versatile open floor plan and high ceilings, the space offers endless opportunities for customization, making it ideal for a wide range of businesses. Its strategic location ensures high visibility and accessibility, while the surrounding area provides ample parking for convenience. Discover the perfect canvas for your business at 406 S. Boulder Avenue.

Property Highlights

- Large windows for abundant natural light
- Versatile floor plans for customizable space
- High ceilings for a spacious, open feel
- Prime location for high visibility and accessibility
- On site parking and structured public parking across the street.
- Ideal for a wide range of businesses
- Well-maintained property with professional upkeep

Offering Summary

LEASE RATE:	\$10.00 SF/yr (Gross)
AVAILABLE SF:	1,750 SF
BUILDING SIZE:	100,000 SF

Demographics

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,544	27,826	67,088
TOTAL POPULATION	9,594	64,816	154,013
AVERAGE HH INCOME	\$84,904	\$82,061	\$78,203

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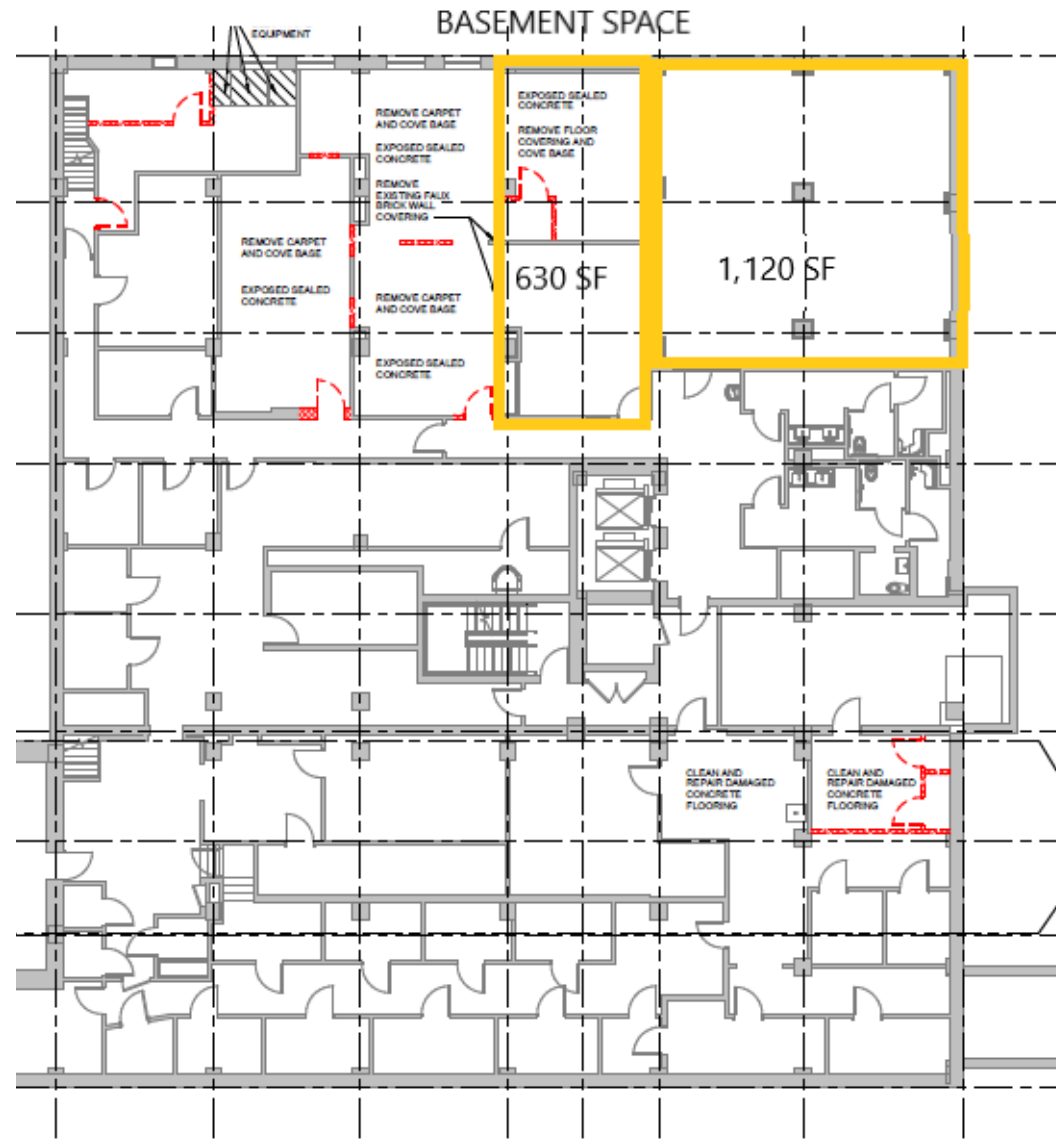
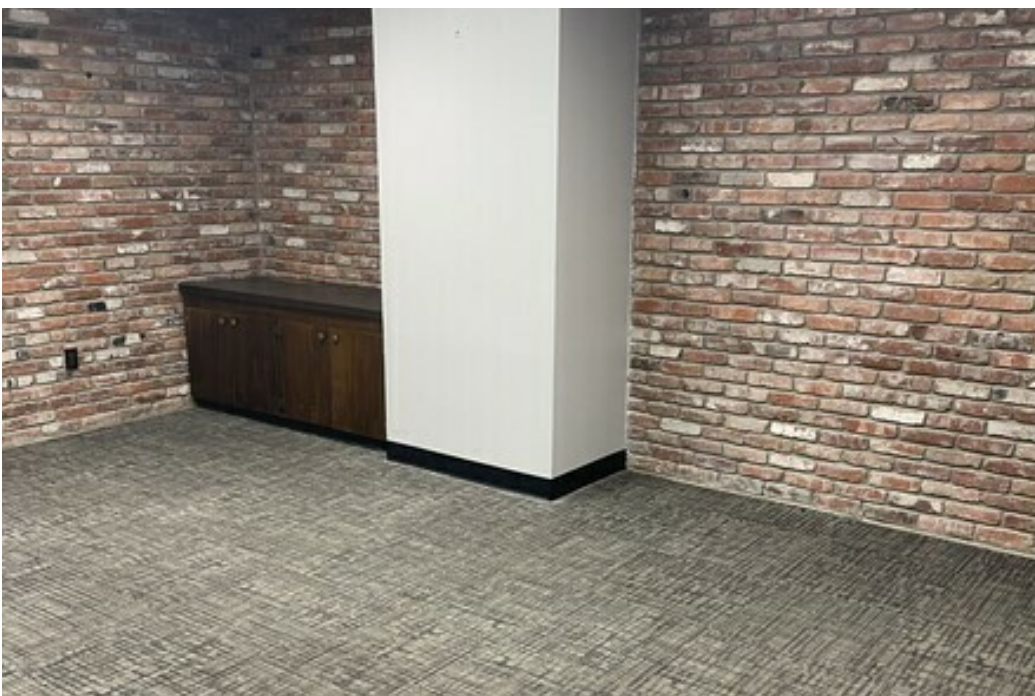
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BOK CENTER

ARENA

SITE



KFI

Tulsa City-County LIBRARY

TULSA COUNTY

COX BUSINESS CONVENTION CENTER

HYATT REGENCY



HYATT PLACE

TULSA CLUB



Vandever LOFTS

Slote life & eating

MERIDIA

ROPPONGI

The VAULT

SUMMIT

ART DECO LOFTS & RESIDENCES



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