

7700 E 38TH ST

TULSA, OK 74145



JOSH LOVE

leasing and sales associate
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O: 918.394.1000 C: 918.978.2428

Lease Rate

\$6.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

Total Area: 38,896 SF
Office Space: 19,289 SF
Warehouse Space: 19,607 SF

Fully climate-controlled.

Warehouse Features:

- 3 drive-in doors
- 1 UPS dock door
- 14' - 20' clear height
- Power: 4,000-amp heavy power available
- Compressed air

Office Features: Includes private offices, lab areas, and shop offices.

Yard: Fenced yard for additional security and storage.

Location: Conveniently located in Tulsa, OK, with easy access to major highways.

PROPERTY HIGHLIGHTS

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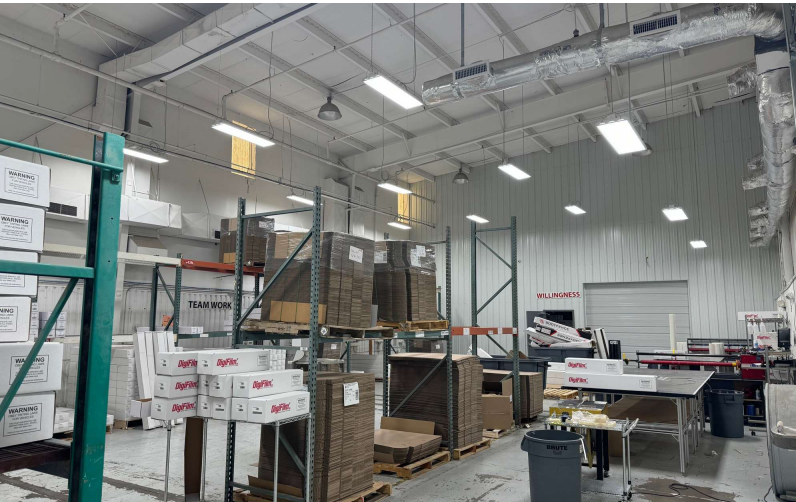
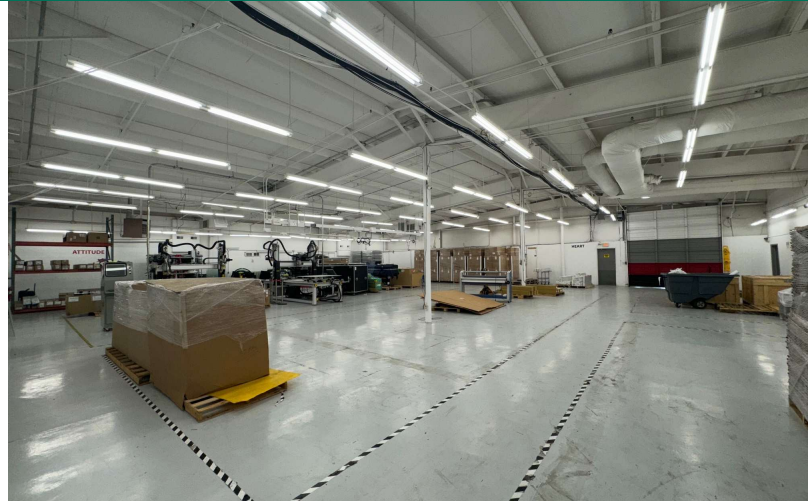
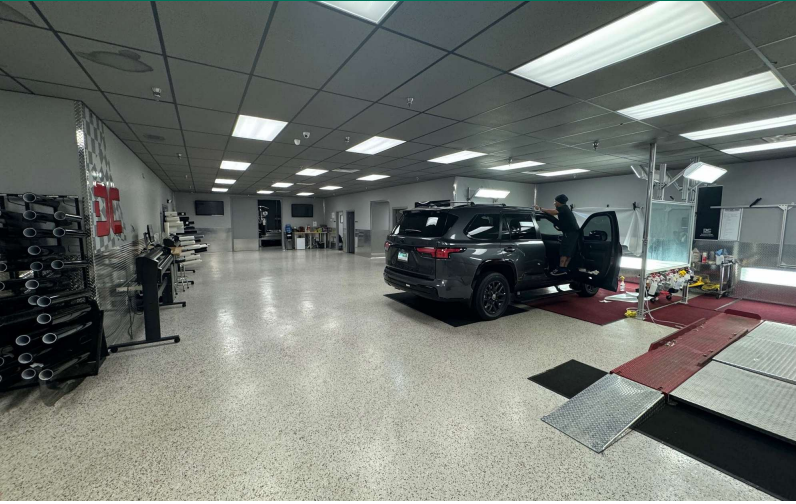
OFFERING SUMMARY

| | |
|-------------------------|--------------------|
| Lease Rate: | \$6.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 38,896 SF |
| Lot Size: | 113,095 SF |
| Building Size: | 38,896 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------|------------|-----------|----------|
| Total Households | 82 | 500 | 3,139 |
| Total Population | 158 | 1,134 | 7,148 |
| Average HH Income | \$54,175 | \$50,699 | \$52,333 |

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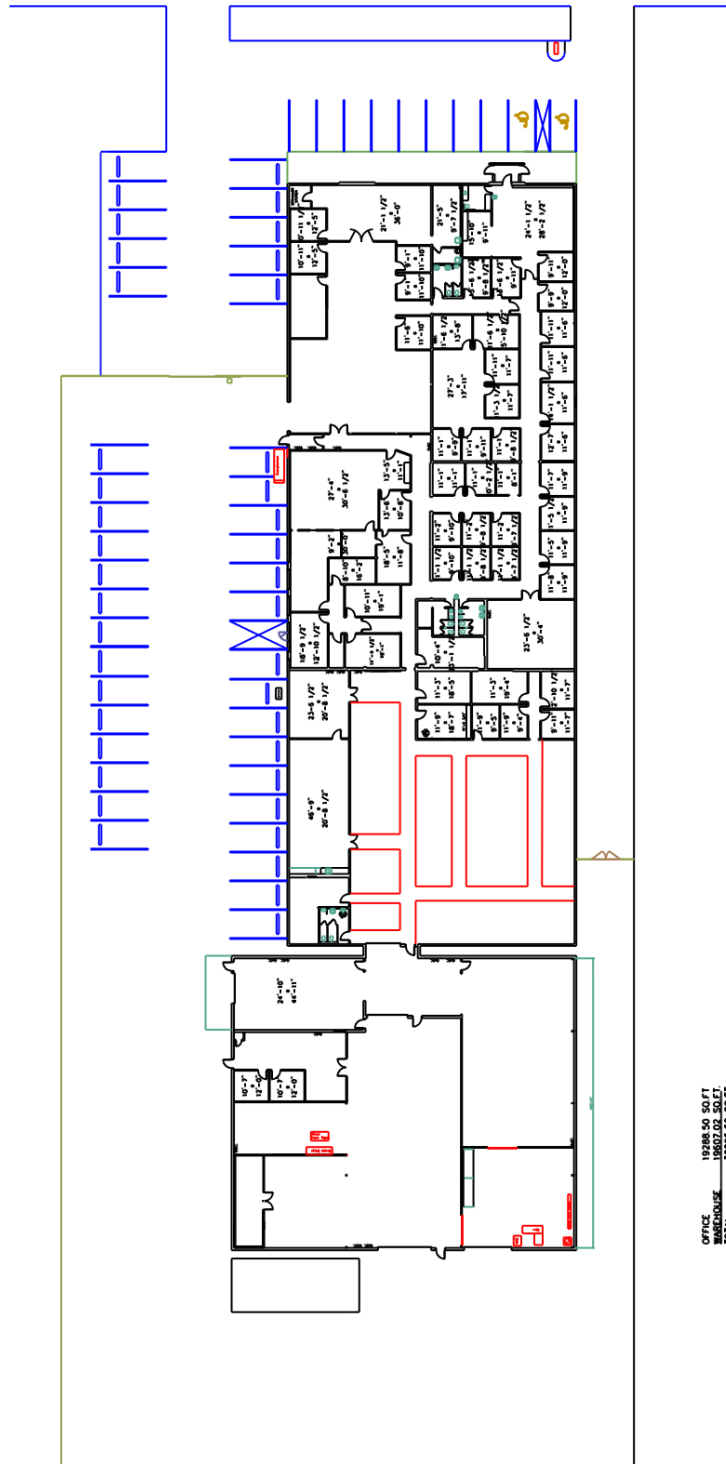
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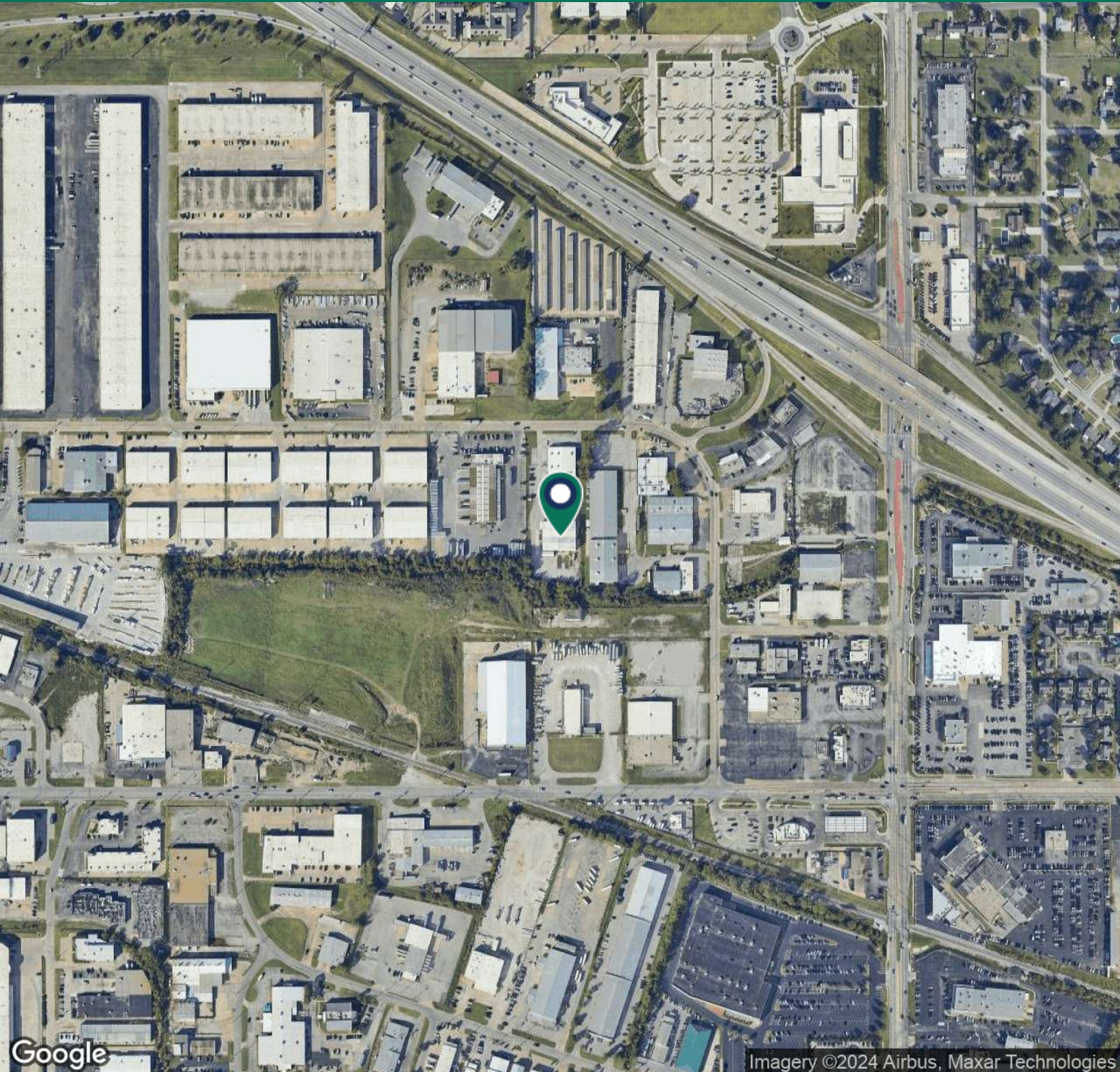
OFFICE 13288 SQ. FT.
WAREHOUSE 15602 SQ. FT.
TOTAL 38895 SQ. FT.

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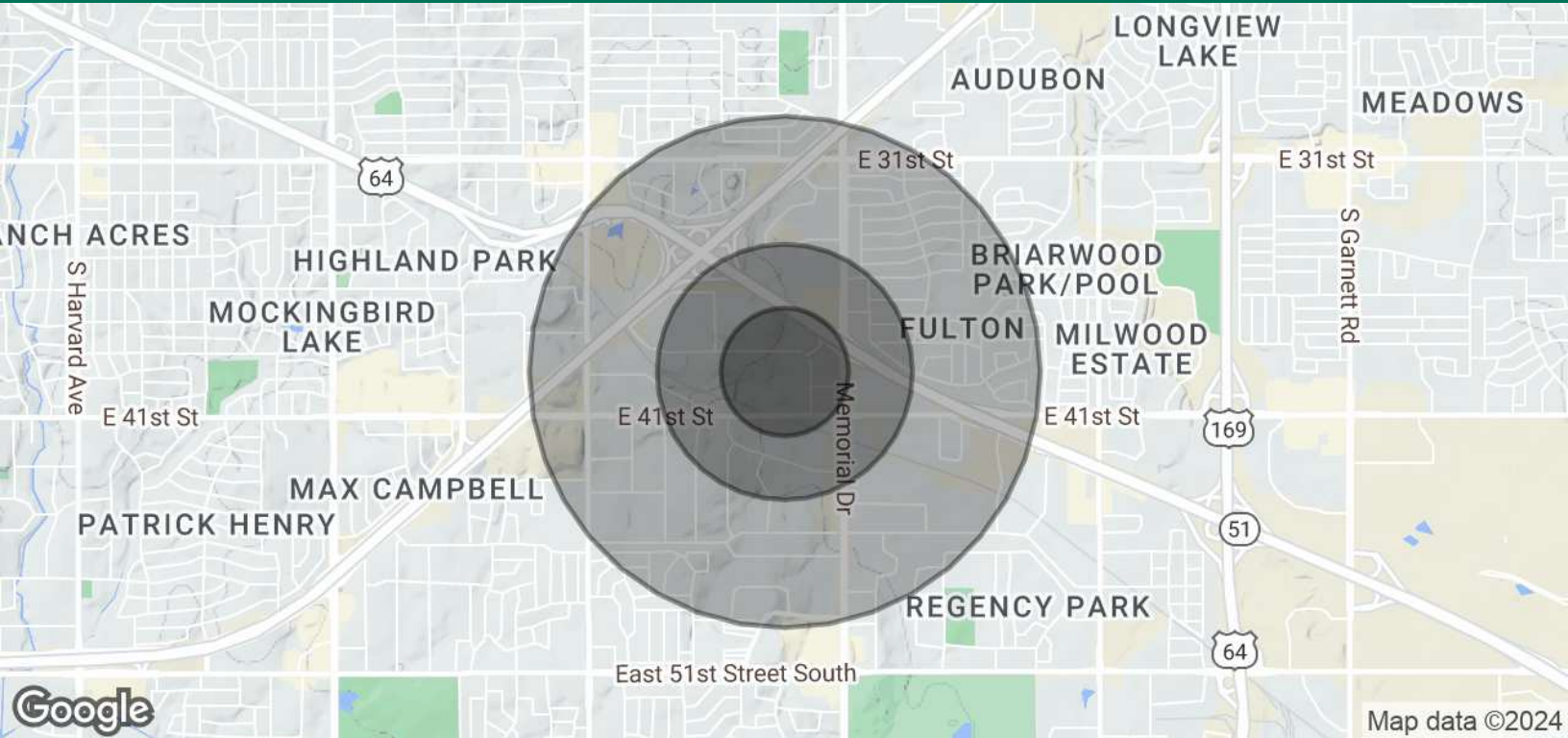
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 158 | 1,134 | 7,148 |
| Average Age | 47.7 | 36.9 | 36.7 |
| Average Age (Male) | 51.0 | 38.0 | 34.1 |
| Average Age (Female) | 47.6 | 36.6 | 38.4 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 82 | 500 | 3,139 |
| # of Persons per HH | 1.9 | 2.3 | 2.3 |
| Average HH Income | \$54,175 | \$50,699 | \$52,333 |
| Average House Value | \$127,558 | \$135,342 | \$125,490 |

2020 American Community Survey (ACS)

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