

SUNBELT: OFFICE SPACES FOR LEASE

5530 S. 79th E. Pl. - Tulsa, OK 74145

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS The Sunbelt Building offers flexible office and small-suite leasing opportunities in a convenient east Tulsa location. The ±5,621 SF commercial property is located at 5530 S. 79th E. Pl., Tulsa, OK 74145, just west of S. Memorial Dr. and north of E. 61st St., providing easy access to one of Tulsa's most active commercial corridors.

Available suites range from 188 SF to 651 SF, making the property well-suited for professional office users, service businesses, or small commercial tenants. Suites 7, 8, and 9 are contiguous (totaling 1,190 sf) and may be leased individually or combined to accommodate larger space needs.

The building is surrounded by strong retail, dining, and service amenities including Fontana Shopping Center, Eton Square, Woodland Hills Mall, Jason's Deli, Aldi, Office Depot, Scooter's Coffee, CVS Pharmacy, and QuikTrip, offering convenience for tenants and clients alike.

AVAILABLE:

SUITE 3 (188 SF)

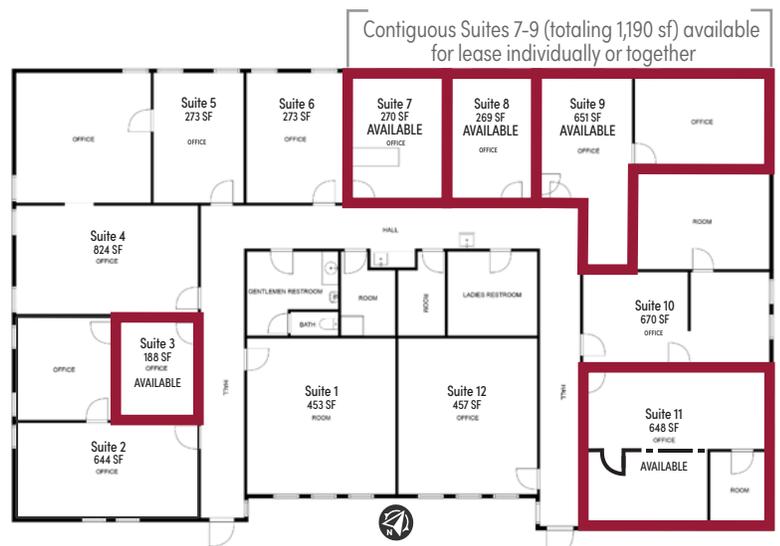
SUITE 7 (270 SF)

SUITE 8 (269 SF)

SUITE 9 (651 SF)

SUITE 11 (648 SF)

CONTIGUOUS



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"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.

SHEILA COOPER

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SUNBELT BUILDING

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- 61st & Memorial:**
- Aldi
 - Which Wich Sandwich
 - Jason's Deli
 - Scooter's Coffee
 - Mazzi's Pizza

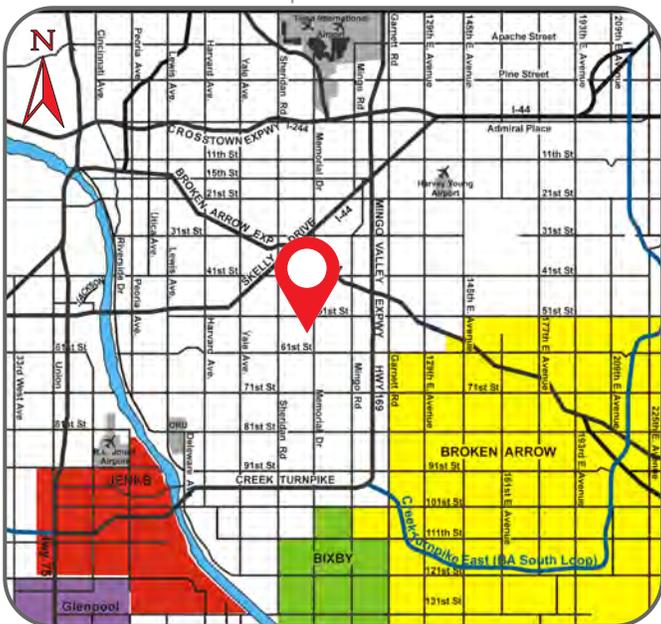
25,019 VEHICLES PER DAY - S. MEMORIAL DR.
15,189 VEHICLES PER DAY - E. 51ST ST.

TRAFFIC COUNT - SOURCE INCOG 2024

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 14,634 | 95,287 | 268,165 |
| HOUSEHOLDS | 6,583 | 42,176 | 113,203 |
| AVERAGE HH INCOME | \$74,813 | \$86,507 | \$98,537 |

DEMOGRAPHICS - SOURCE ESRI 2025

Greater Tulsa Area Map



- ± 5,621 SF TOTAL BUILDING SIZE
 - ZONED OL - OFFICE LIGHT
 - CONVENIENT ACCESS TO S. MEMORIAL DR. & E. 61ST ST.
 - STRONG RETAIL & SERVICE AMENITIES NEARBY
-

- ALDI GROCERY
 - OFFICE DEPOT
 - JASON'S DELI
 - QUIKTRIP
 - CVS PHARMACY
 - AKIN'S NATURAL FOODS
 - SCOOTER'S COFFEE
 - MAZZIO'S PIZZA
 - WOODLAND HILLS MALL
-

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