

FOR SALE OR LEASE

5770 E. Skelly Drive | Tulsa, OK 74135

BAUER
& ASSOCIATES
REALTORS®



High Visibility Office Building - Tulsa, OK

PROPERTY HIGHLIGHTS

Positioned along the one-way service road running parallel to Interstate 44, 5770 E. Skelly Dr. offers outstanding visibility, easy access, and a central Tulsa location ideal for owner/users or investors. This two-story, ±4,224 SF office building sits on ±0.51 acres with 35+ parking spaces, including electric car stations, making it a rare combination of accessibility, parking capacity, and exposure in one of Tulsa's busiest commercial corridors.

Originally constructed in 1976 and renovated in 2022, the property features a functional office layout with 8 private offices, 2 bullpen/open work areas, conference room, full kitchen, and multiple restrooms. Zoned CH (Commercial Heavy), the site supports a variety of office and service-oriented uses.

The property benefits from strong surrounding retail synergy, located near Best Buy, World Market, Southroads Village, and numerous restaurants and service retailers along the Yale / Skelly / I-44 corridor. Central access also places the site within minutes of major Tulsa employment hubs, Midtown neighborhoods, and the OU-Tulsa-Schusterman Center.

- For Sale or Lease
- ±4,224 SF | Two-Story Office Building
- ±0.51 Acres
- 35+ Parking Spaces
- Electric Car Stations On-Site
- Renovated in 2022
- CH Zoning
- 8 Offices + 2 Bullpen Areas
- Full Kitchen + Conference Room
- Excellent Signage Opportunity
- Direct Visibility from I-44 Corridor
- Easy Access to Yale Ave, Sheridan Rd & Broken Arrow Expressway
- Strong Nearby Retail Corridor



108,269 Vehicles Per Day
Interstate 44 Highway

TRAFFIC COUNT - SOURCE: INCOG 2025

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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.

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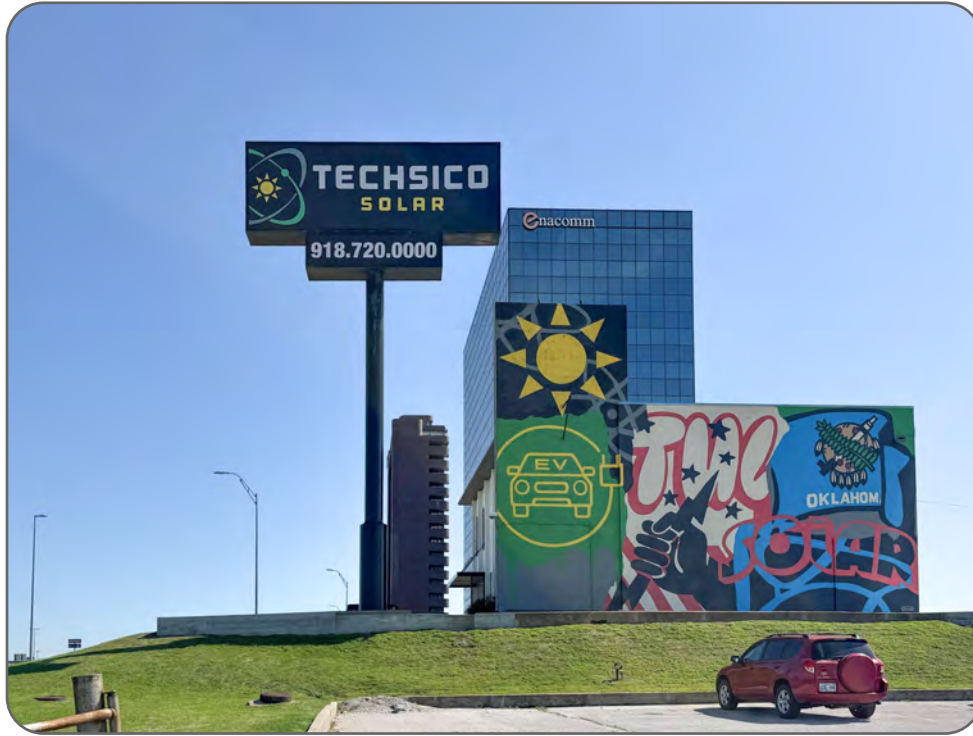
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DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	26,488	251,954	577,312
TOTAL HOUSEHOLDS	5,342	81,657	192,902
TOTAL POPULATION	12,510	185,359	464,005
AVERAGE HH SIZE	2.32	2.23	2.35
AVERAGE HH INCOME	\$83,329	\$89,131	\$92,620

DEMOGRAPHICS - SOURCE: ESRI 2025



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