

Office/Medical | For Lease

4735 E 91 St | Tulsa, OK 74137

WIGGIN
PROPERTIES, LLC



Property Features

- Suite entrance & elevator off 1st floor lobby
- Close Proximity to the Creek Turnpike and Riverside Drive
- Abundant parking
- Building tenants include Warren Clinic Colon & Rectal Surgery, and Oklahoma Physical medicine & rehabilitation
- Nearby retailers include: Starbucks, Quiktrip, Whole Foods, Arby's, Sonic, Yokozuna Sushi, Upper Crust Pizza, and other retailers

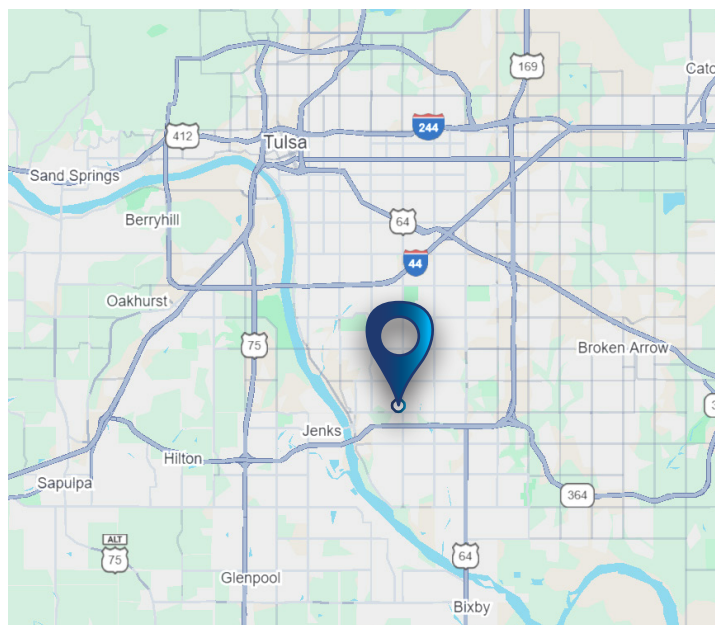
Available Space

Building size: 8,542 sf

1st floor: 1,109 sf Entire 2nd floor: 4,284 sf

Pricing

\$26.50 FS



Demographics

2024	1 Mile	3 Miles	5 Miles
Population	7,275	79,236	198,302
Avg HH Income	\$104,937	\$72,276	\$67,859
Households	2,922	33,034	82,995

Vicki Patterson, CCIM

Advisor

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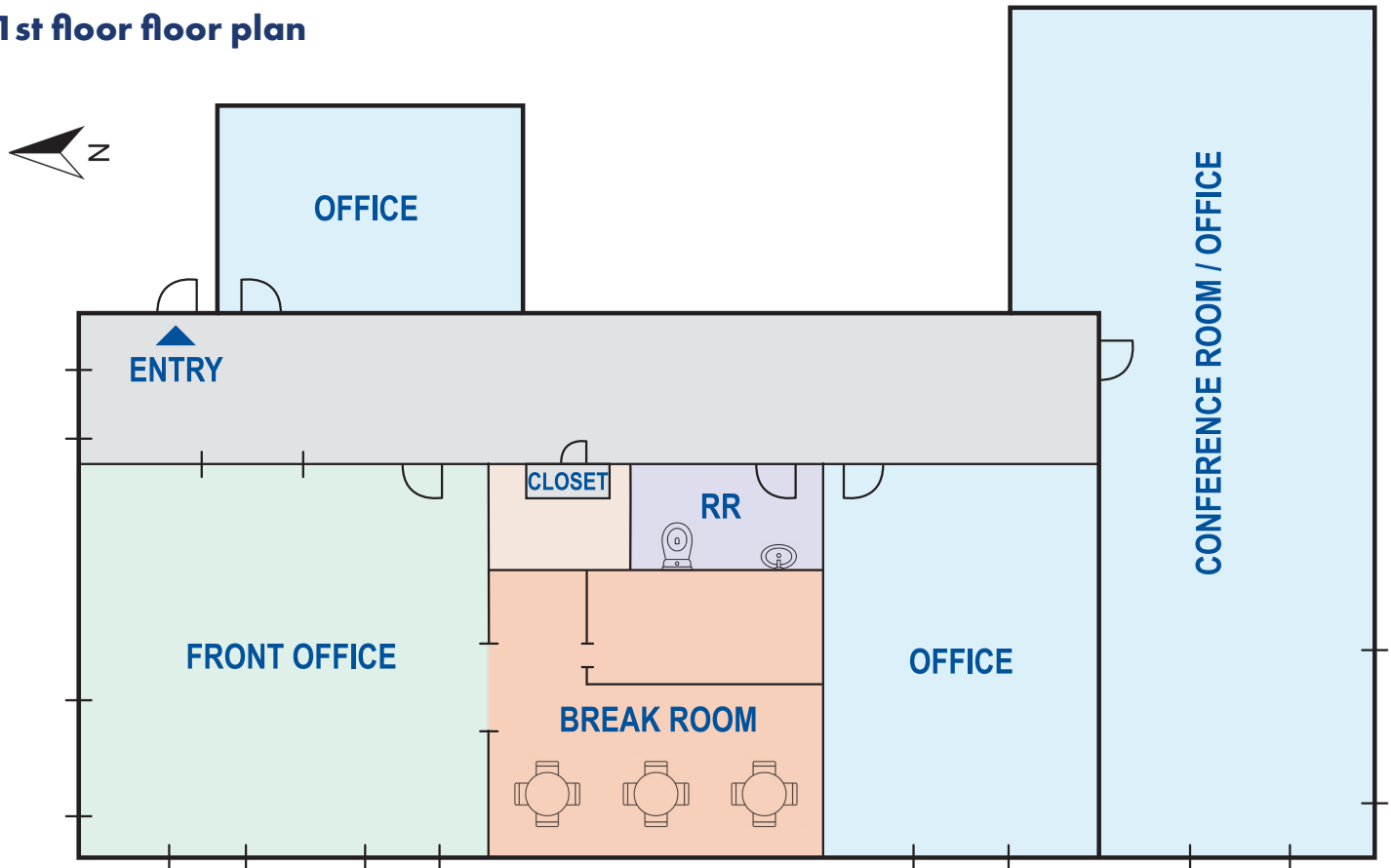
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WIGGIN
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1st floor floor plan



Orientation not to scale.
North not verified.



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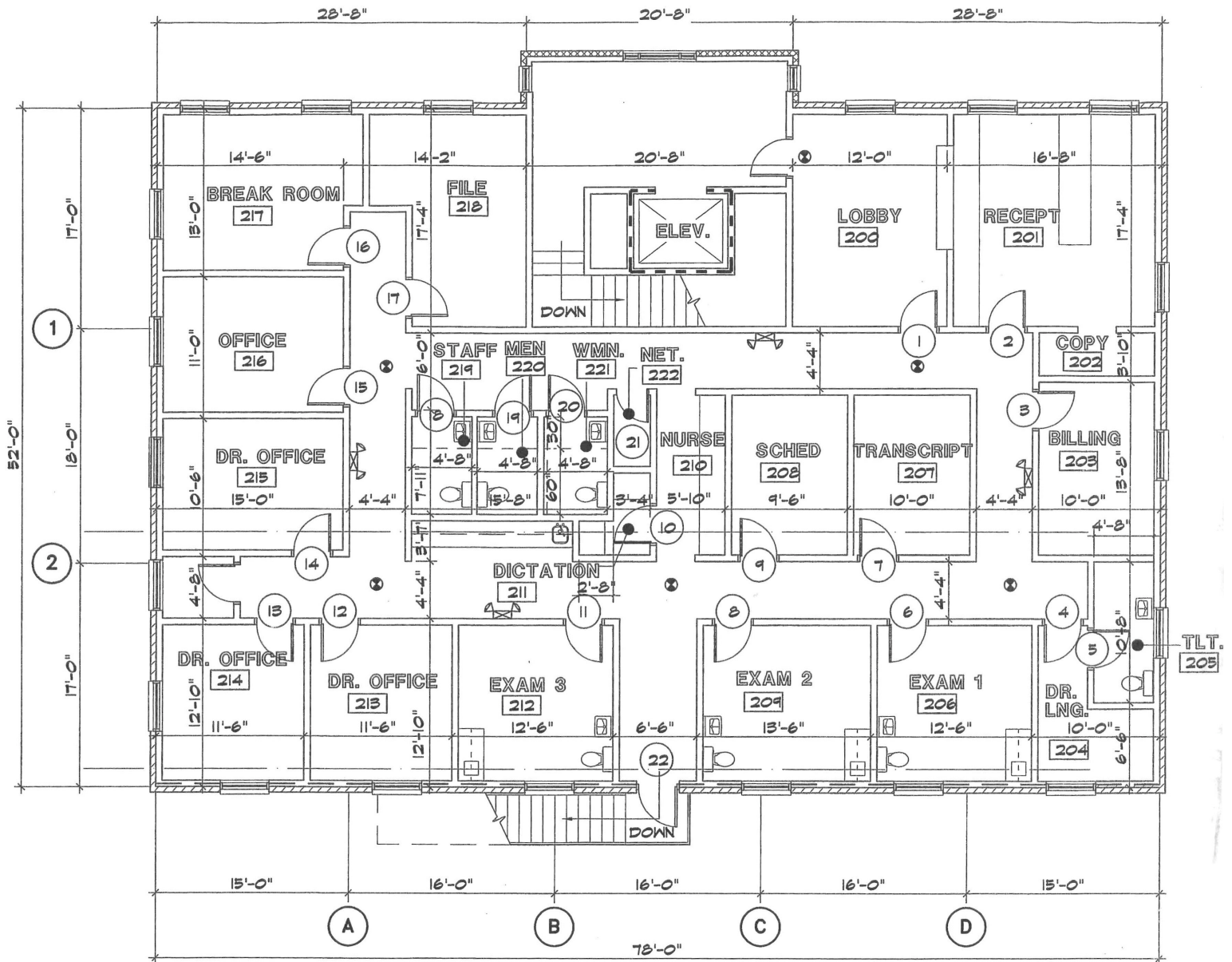
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WIGGIN
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2nd floor floor plan



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