

# MARKET PLACE EAST

## OFFICE/WAREHOUSE "FLEX" SPACE FOR LEASE



9432-9436 East 51st St. | 5110-5124 S. 95th E. Ave., Tulsa, OK 74145

## PROPERTY HIGHLIGHTS

**Available: Suite 5110 (±4,010 sf) | Office/Warehouse Flex Space**

### Description

Market Place East offers versatile office/warehouse flex space in a well-maintained, ±26,048 SF building. Suite 5110 provides ±4,010 SF of adaptable, fully climate-controlled flex space ideal for a wide range of commercial users, combining office, showroom, and warehouse functionality with excellent on-site parking and professional curb appeal.

### Best For

Ideal for contractors, service and repair businesses, technology or engineering firms, e-commerce operations, showroom users, and professional offices needing flexible warehouse or storage space.

### Location & Drive Times

Centrally located in mid-town Tulsa, Market Place East offers immediate access to Highway 169, providing fast connectivity throughout the metro area. The property is just a short drive to Woodland Hills Mall, major retail centers, restaurants, hotels, and business services, making it convenient for employees, customers, and vendors alike.

- ±26,048 SF total building size
- Office/Warehouse "Flex" configuration
- 116 on-site parking spaces
- Modified Gross lease structure
- Excellent access to Highway 169
- Zoned CS (Commercial Shopping)

**BAUER & ASSOCIATES, REALTORS®**  
"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.

**DOUG BAUER, CCIM**  
Office: 918-665-1210  
[www.bauertulsa.com](http://www.bauertulsa.com)

# MARKET PLACE EAST

9432-9436 E. 51st St. | 5110-5124 S. 95th E. Ave. - Tulsa, OK 74145



169

E. 51st St.

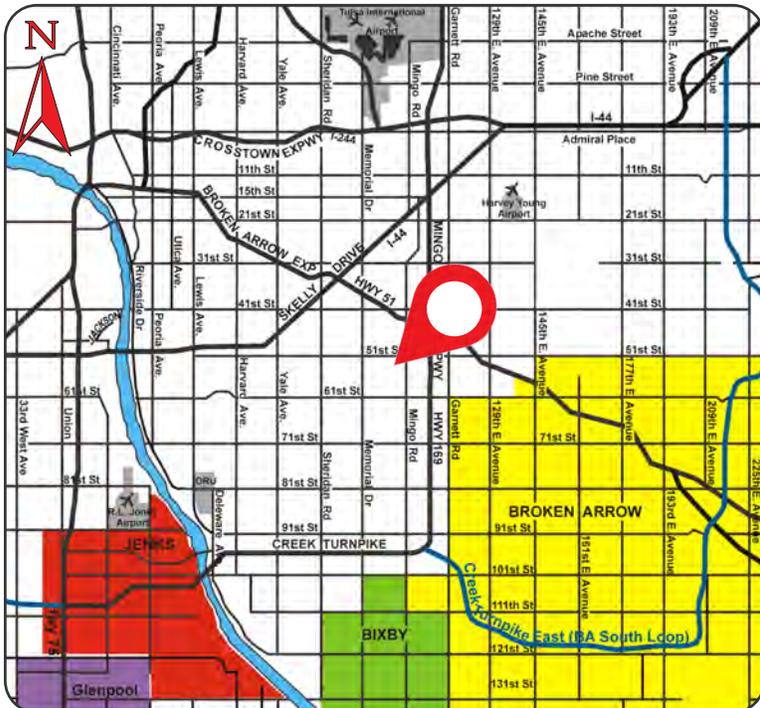
S. Mingo Rd.

Market Place East Office/Warehouse "Flex" SPACE FOR LEASE!

19,425 VPD

15,925 VPD

## GREATER TULSA AREA MAP



19,425 Vehicles per day - E. 51st Street  
15,925 Vehicles per day - S. Mingo Road

TRAFFIC COUNT - SOURCE INCOG 2024

### DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	31,049	190,276	560,619
TOTAL HOUSEHOLDS	7,191	63,931	192,446
TOTAL POPULATION	16,661	153,980	467,788
AVERAGE HH SIZE	2.29	2.38	2.38
AVERAGE HH INCOME	\$69,304	\$81,803	\$100,106

DEMOGRAPHICS - SOURCE: ESRI 2025

**BAUER & ASSOCIATES, REALTORS®**  
 "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.

**DOUG BAUER, CCIM**  
 Office: 918-665-1210  
[www.bauertulsa.com](http://www.bauertulsa.com)

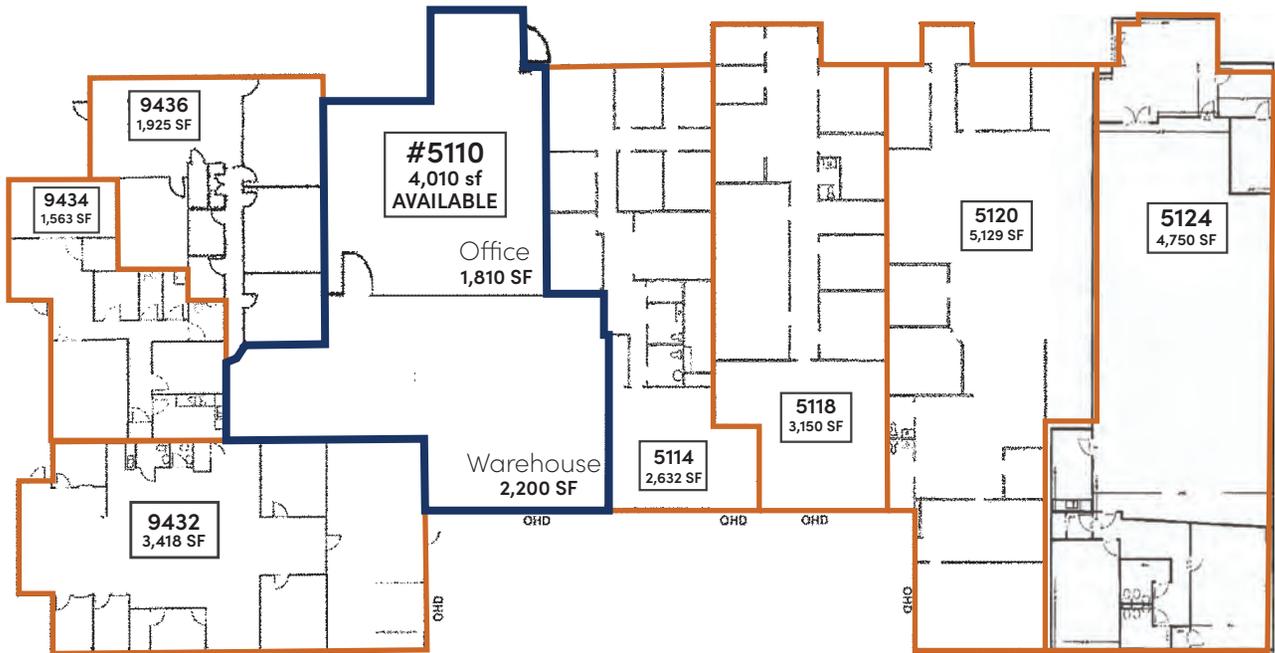
# MARKET PLACE EAST

9432 - 9436 E. 51st St. - Tulsa, OK 74145  
5110 - 5124 S. 95th E. Ave. - Tulsa, OK 74145



----- South 95th East Avenue -----

----- East 51st Street -----



**BAUER & ASSOCIATES, REALTORS®**  
"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.

Office 918-665-1210  
Fax 918-665-6462  
[www.bauertulsa.com](http://www.bauertulsa.com)