



## 21 LEWIS PLAZA 2424 E 21ST ST, TULSA, OK 74114

### HIGHLIGHTS

- Easy Access to the BA Expressway
- Located near St John Hospital and Hillcrest Medical Center
- On-Site Bank
- Common Area Break Room
- Loading dock
- Recent Elevator and Common Area Remodel
- LED Lighting Upgrade
- Monument Signage Available

### LOCATION DESCRIPTION

Located at the southeast corner of 21st Street and S. Lewis Avenue in Mid-town Tulsa. This highly sought-after location has a high household demographic, with Utica Square Shopping Center, St. John's Hospital and Monte Cassino Catholic School within half a mile of the property. Access to the Broken Arrow Expressway is approximately 1 mile to the east of the property which leads to the east side of Tulsa as well as access to Highway 75 for the north/south access to Tulsa's west side.

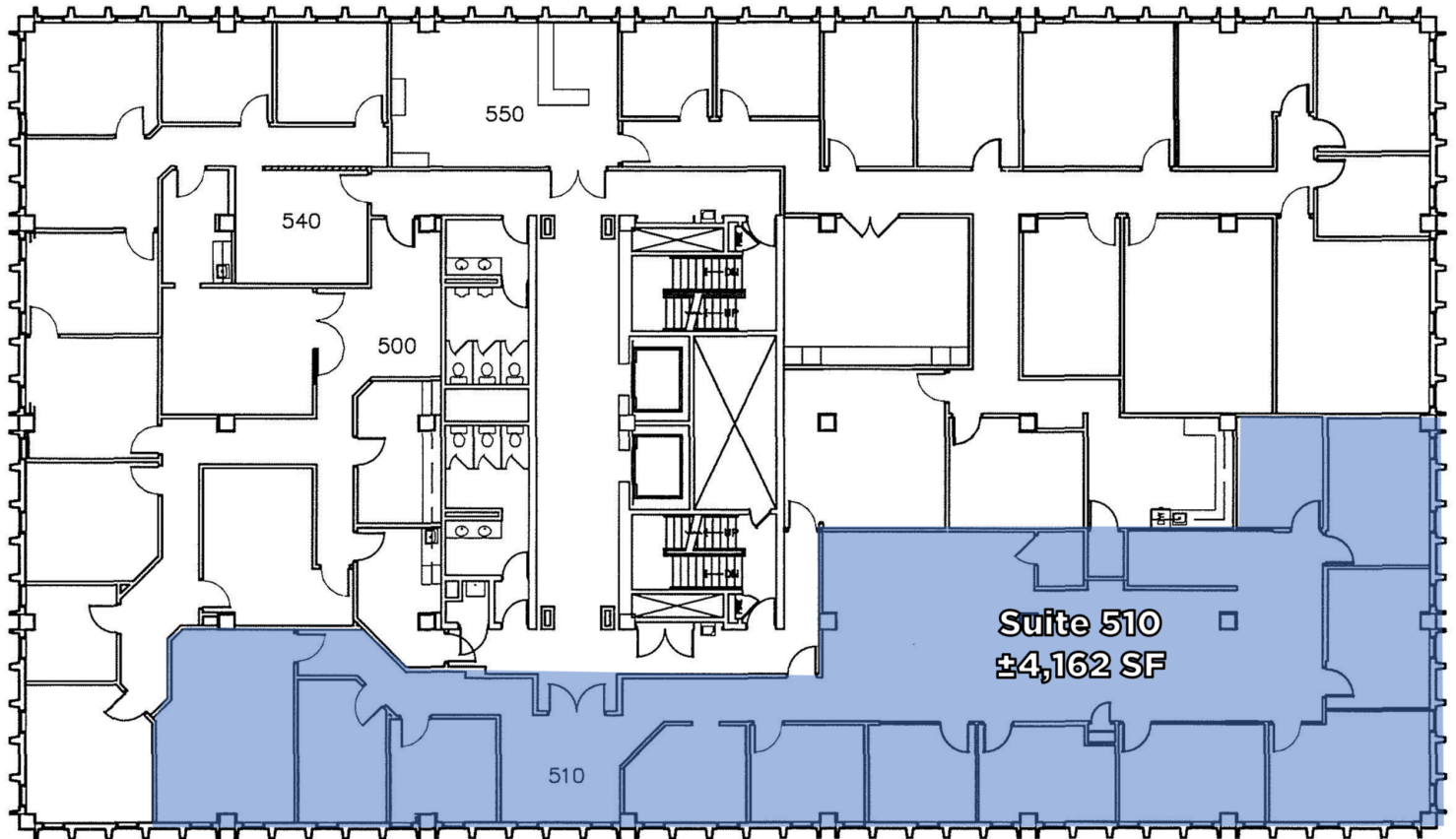
<b>Lease Rate:</b>	\$20.00 SF/yr (Full Service)
<b>Building Class:</b>	A
<b>Available SF:</b>	4,162 SF
<b>Building Size:</b>	58,846 SF
<b>Parking</b>	4.40/1,000 SF



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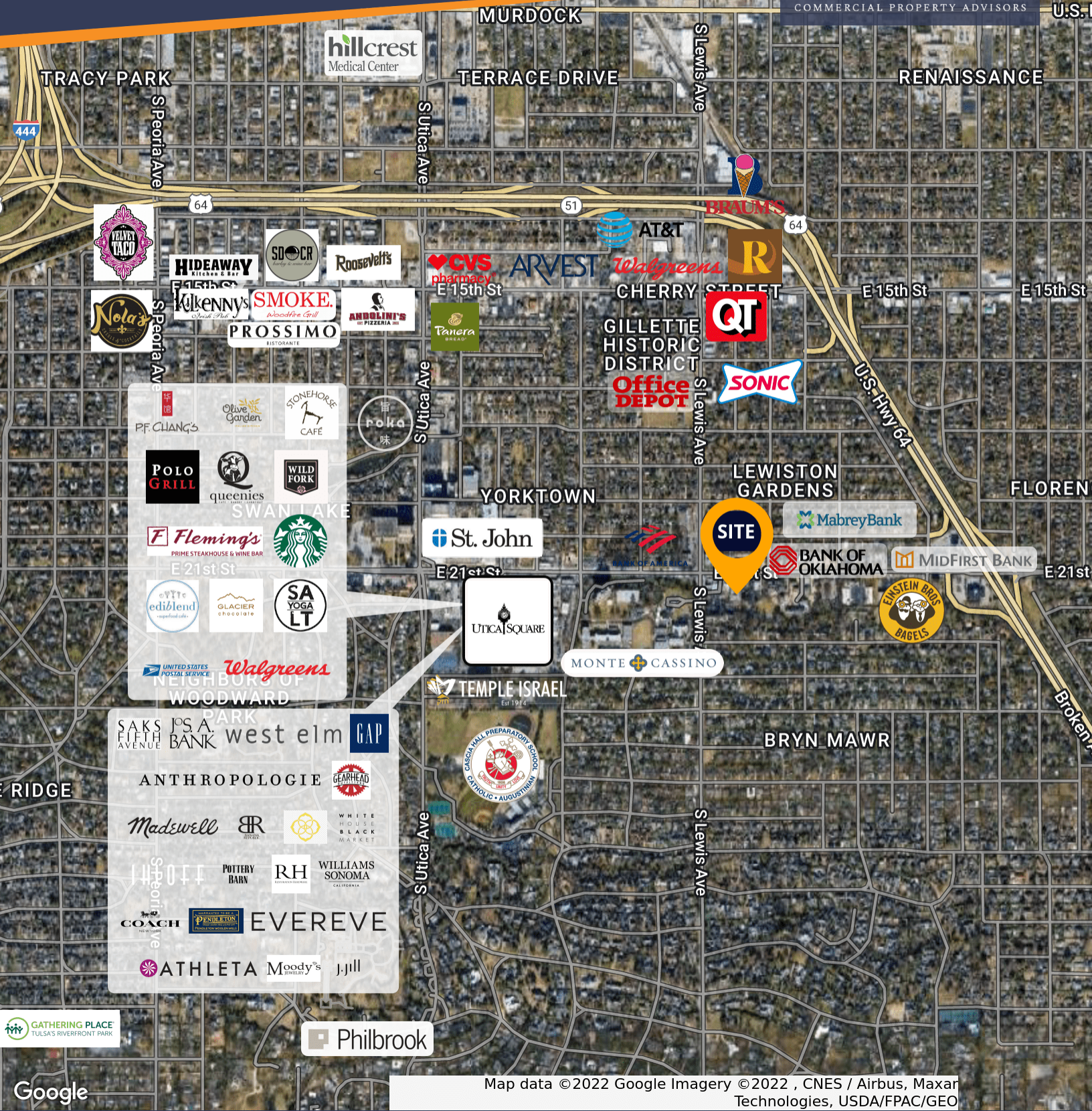
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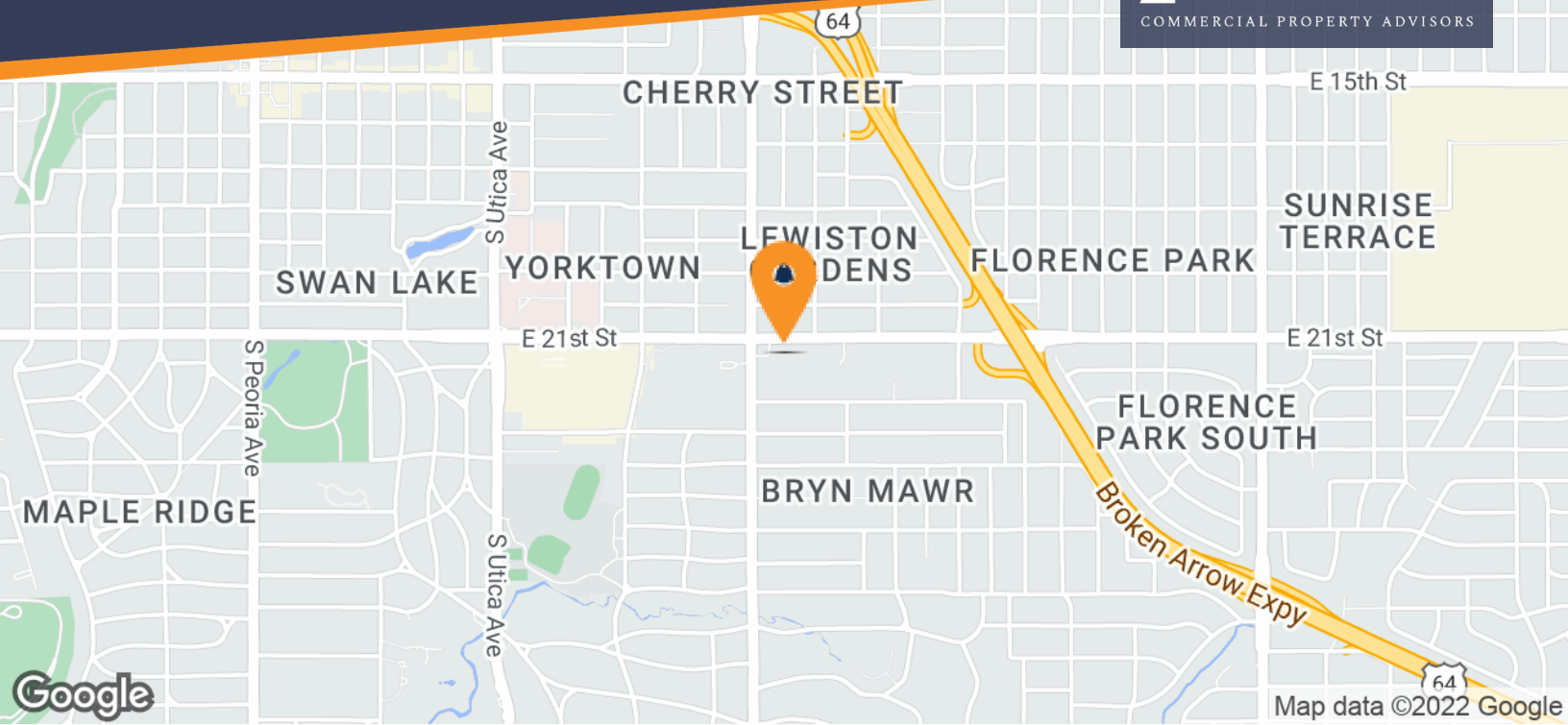
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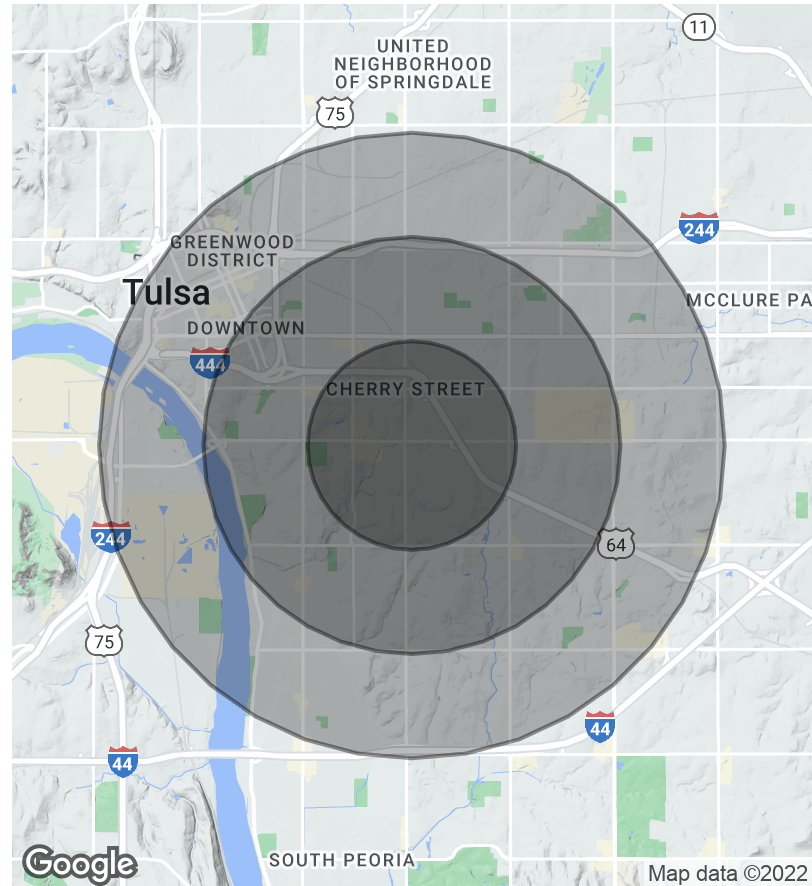


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,637	42,625	91,940
Average Age	41.0	38.4	37.5
Average Age (Male)	40.2	37.5	36.3
Average Age (Female)	41.1	39.5	38.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,196	19,525	42,214
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$101,902	\$86,032	\$70,303
Average House Value	\$412,843	\$386,651	\$268,752

\* Demographic data derived from 2020 ACS - US Census



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