

EAST TULSA COMMERCIAL MULTI-PURPOSE FOR SALE

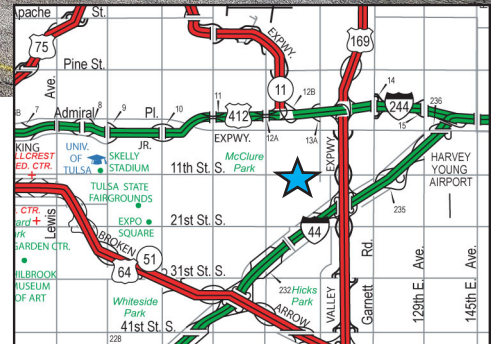
New Aggressive Pricing



8740 E 11TH ST, TULSA, OK

SIZE

- 11,133 SF Building (CH Records)
- 41,012 SF land area (.94 ac)
(see floor plan on back)



FEATURES

- Longstanding owned/managed NPO office building near 11th and Mingo/US 169
- 1992 Wood Frame construction with brick veneer and metal mansard exterior
- Fully Sprinklered Building; wet pipe system with sprinkler riser
- Formerly Speech and Hearing Association (Now Center for Individuals with Physical Challenges)
- Multiple office configuration with extensive full height window illumination throughout
- Wraparound Mansard Covered walkways with handicap ramp entrances
- Flexible for owner/user with both existing and new potential tenant investment control (see floorplan)
- Large Restrooms and separate ADA compliant unisex restrooms
- Zoned Commercial Shopping (CS)
- Oversized parking with 65 +/- spaces (5.8/1000)
- Suitable for multi-tenant office but easily adaptable for assembly, event center, retail and special purpose uses
- Nearby and convenient access to US Hwy169 and I-244; near Memorial Drive retail services

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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AERIALS



PHOTOS



Covered Walkway North Side



Covered Walkway South Side



Building Entry



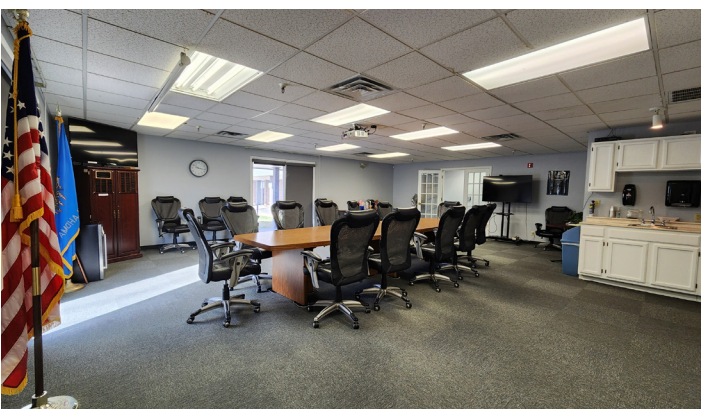
Executive Office/Conference



Hallway



Large Office



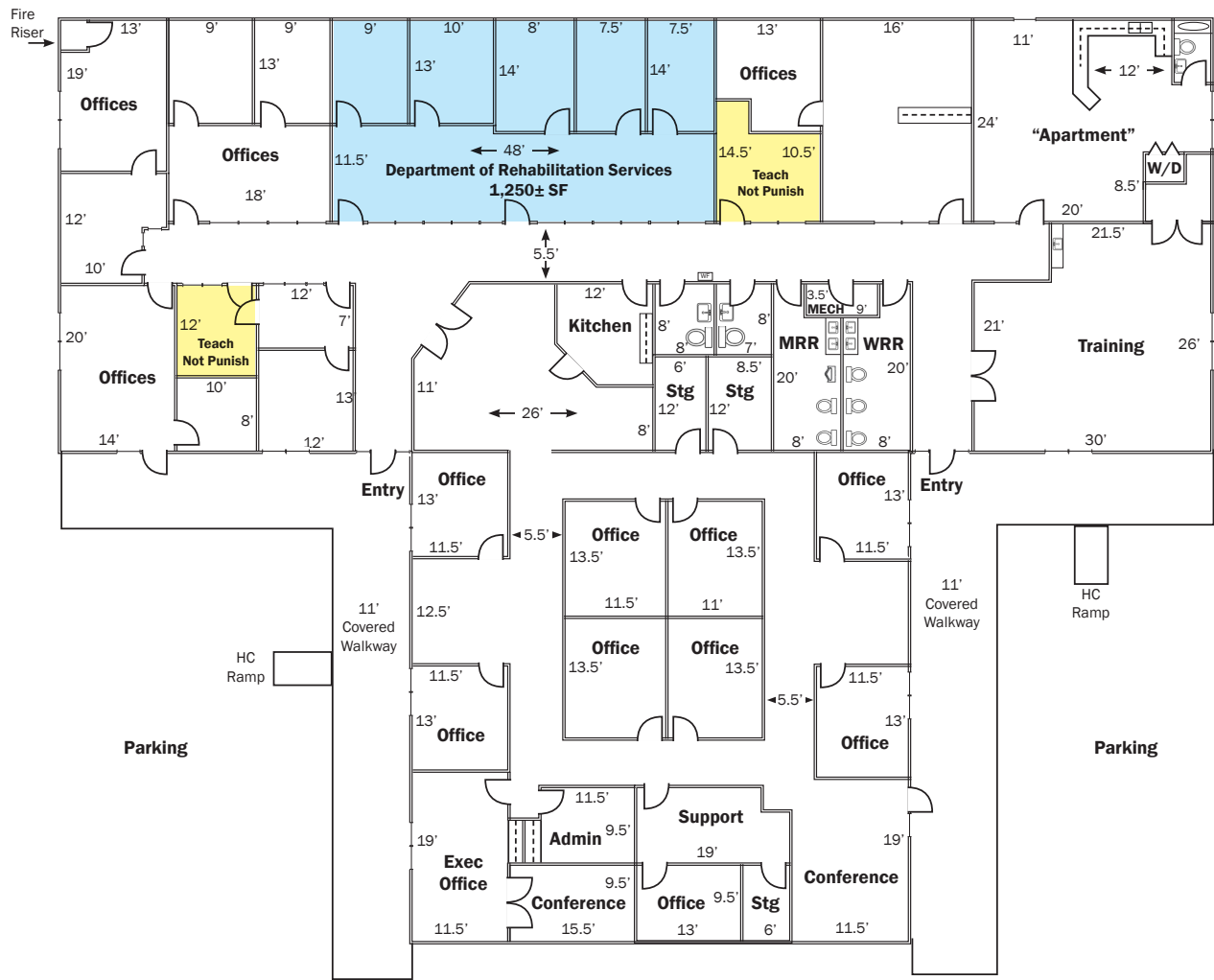
Conference



Kitchen

FLOOR PLAN

E 11TH ST



Current Tenants:

Call for lease info

- Department of Rehabilitation Services: \$1,160/mo**
- Teach Not Punish: \$200/mo**

Parking



North Side Entrance



South Side Exterior