

MARKET PLACE EAST

OFFICE/WAREHOUSE /RETAIL "FLEX" SPACE FOR LEASE



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

PROPERTY HIGHLIGHTS

Available: Suite 5110 (±4,235 sf) | Office/Warehouse Flex Space
Suite 9432 (±3,418 sf) | Office/Retail/Warehouse Flex Space

Description

Market Place East offers versatile office, retail, and office/warehouse space within a well-maintained ±26,048 SF building. Suite 5110 features ±4,010 SF of fully climate-controlled flex space combining office, showroom, and warehouse functionality. Suite 9432 offers ±3,418 SF of professional office/retail and warehouse flex space suited for customer-facing or administrative uses. The property provides ample on-site parking, convenient access, and strong professional curb appeal.

Best For

Ideal for contractors, service and repair businesses, technology or engineering firms, e-commerce operations, showroom users, retailers, and professional offices seeking flexible workspace with convenient access and visibility.

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
- 116 on-site parking spaces
- Office/Warehouse/Retail "Flex" configuration
- Excellent access to Highway 169
- Zoned CS (Commercial Shopping)

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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.

DOUG BAUER, CCIM
Office: 918-665-1210
www.bauertulsa.com

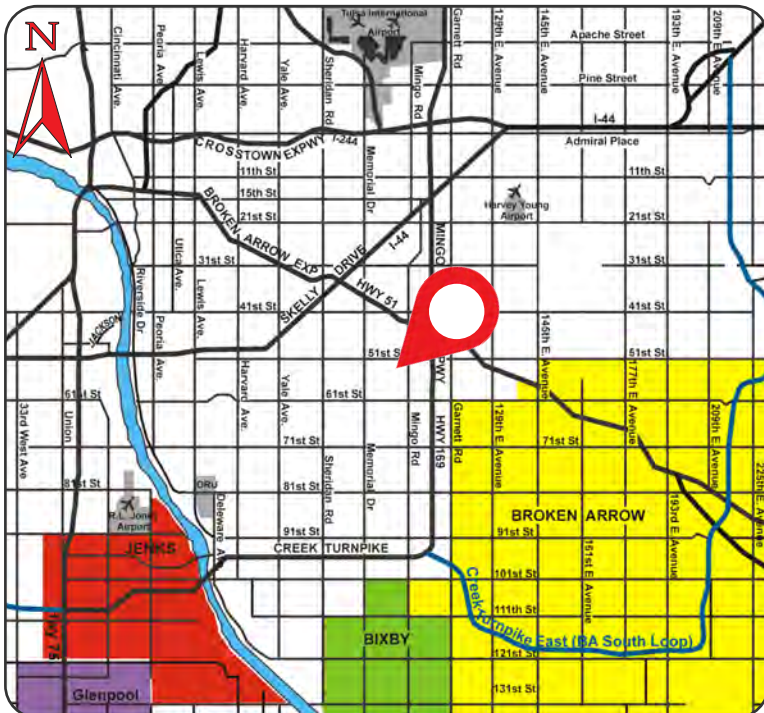
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GREATER TULSA AREA MAP



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

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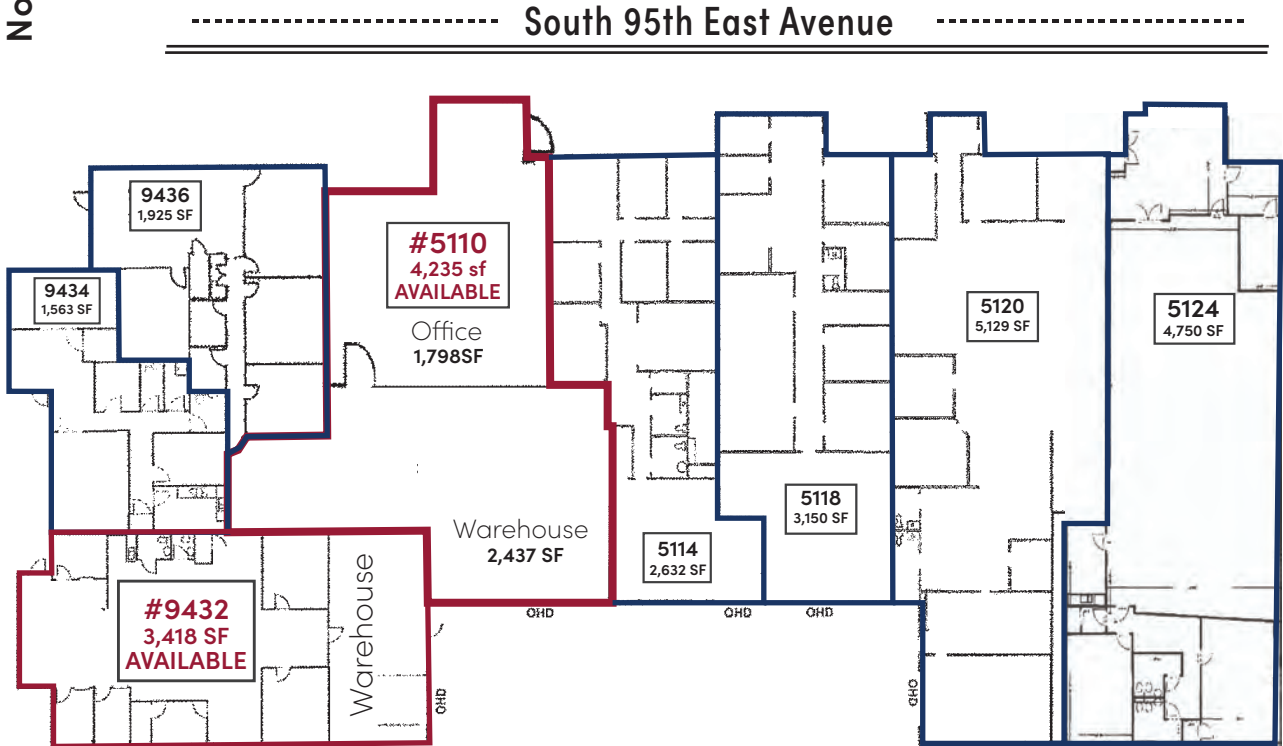
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5110 - 5124 S. 95th E. Ave. - Tulsa, OK 74145



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



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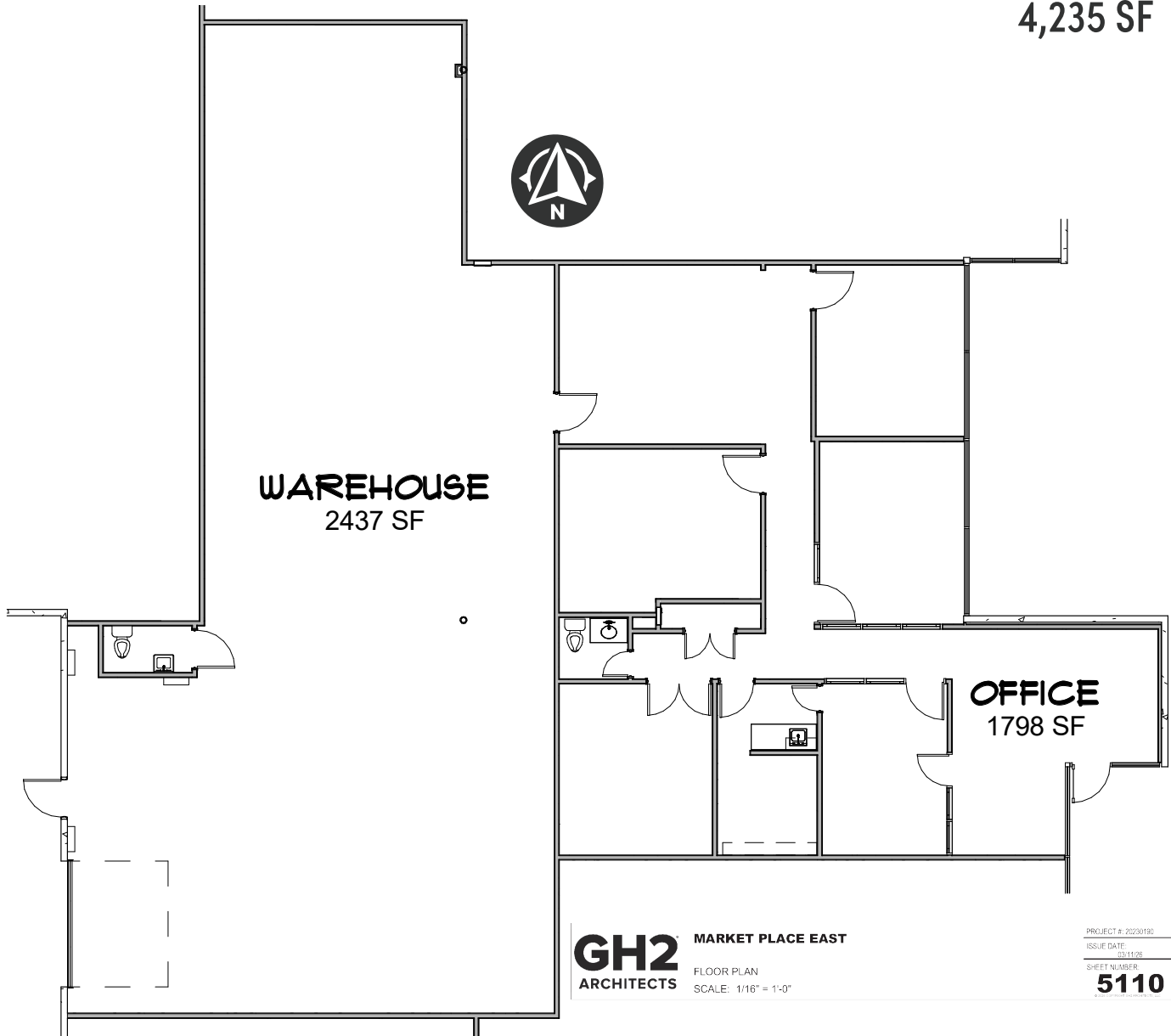
Office 918-665-1210
Fax 918-665-6462
www.bauertulsa.com

MARKET PLACE EAST

5110 E. 51st St. - Tulsa, OK 74145



5110 Floor Plan
4,235 SF



GH2 ARCHITECTS MARKET PLACE EAST
FLOOR PLAN
SCALE: 1/16" = 1'-0"

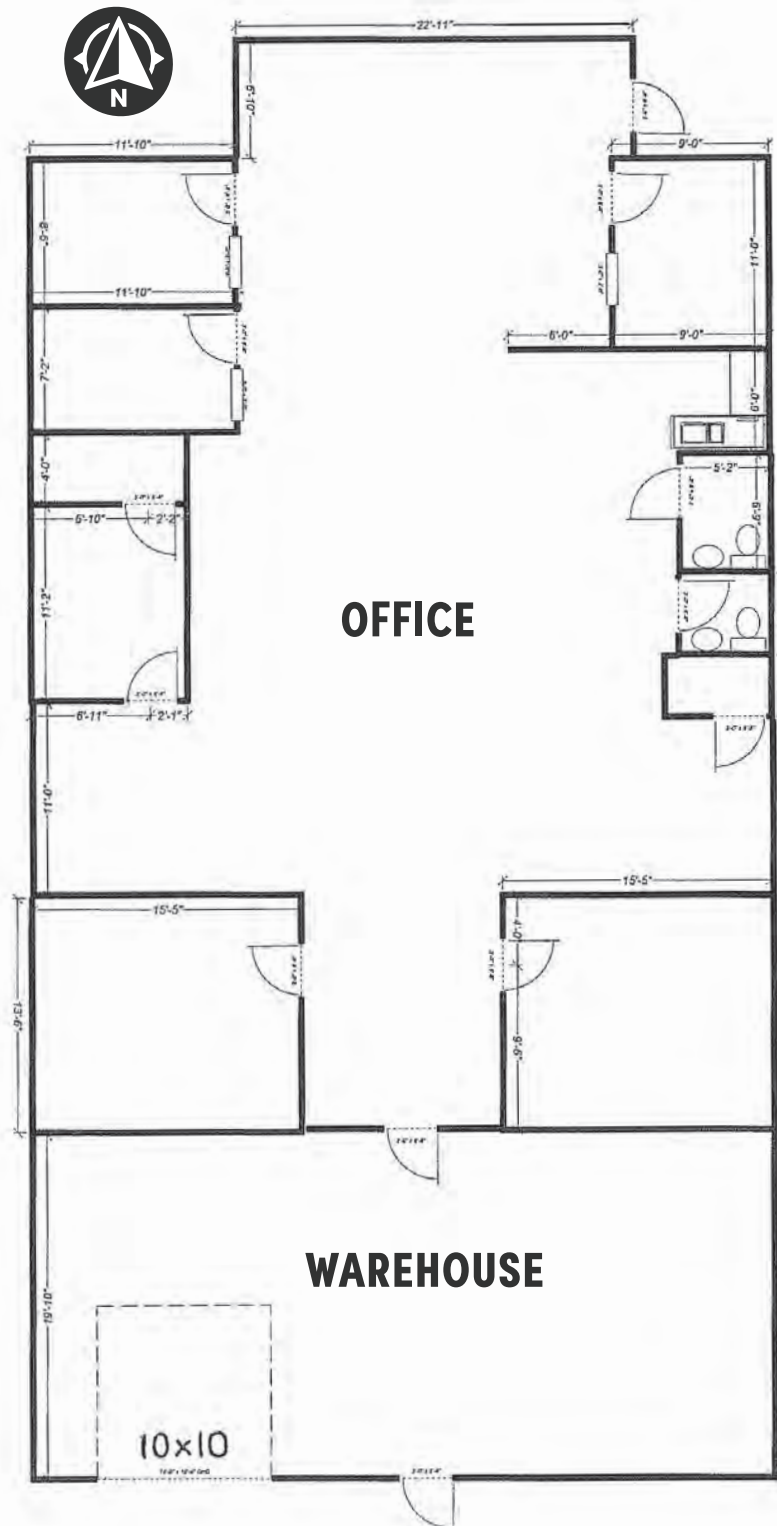
PROJECT #: 20230130
ISSUE DATE:
03/11/26
SHEET NUMBER:
5110

MARKET PLACE EAST

9432 E. 51st St. - Tulsa, OK 74145



9432 Floor Plan
3,418 SF



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