



7127 RIVERSIDE

7127 SOUTH RIVERSIDE PARKWAY
TULSA, OK 74136



INVESTMENT SUMMARY

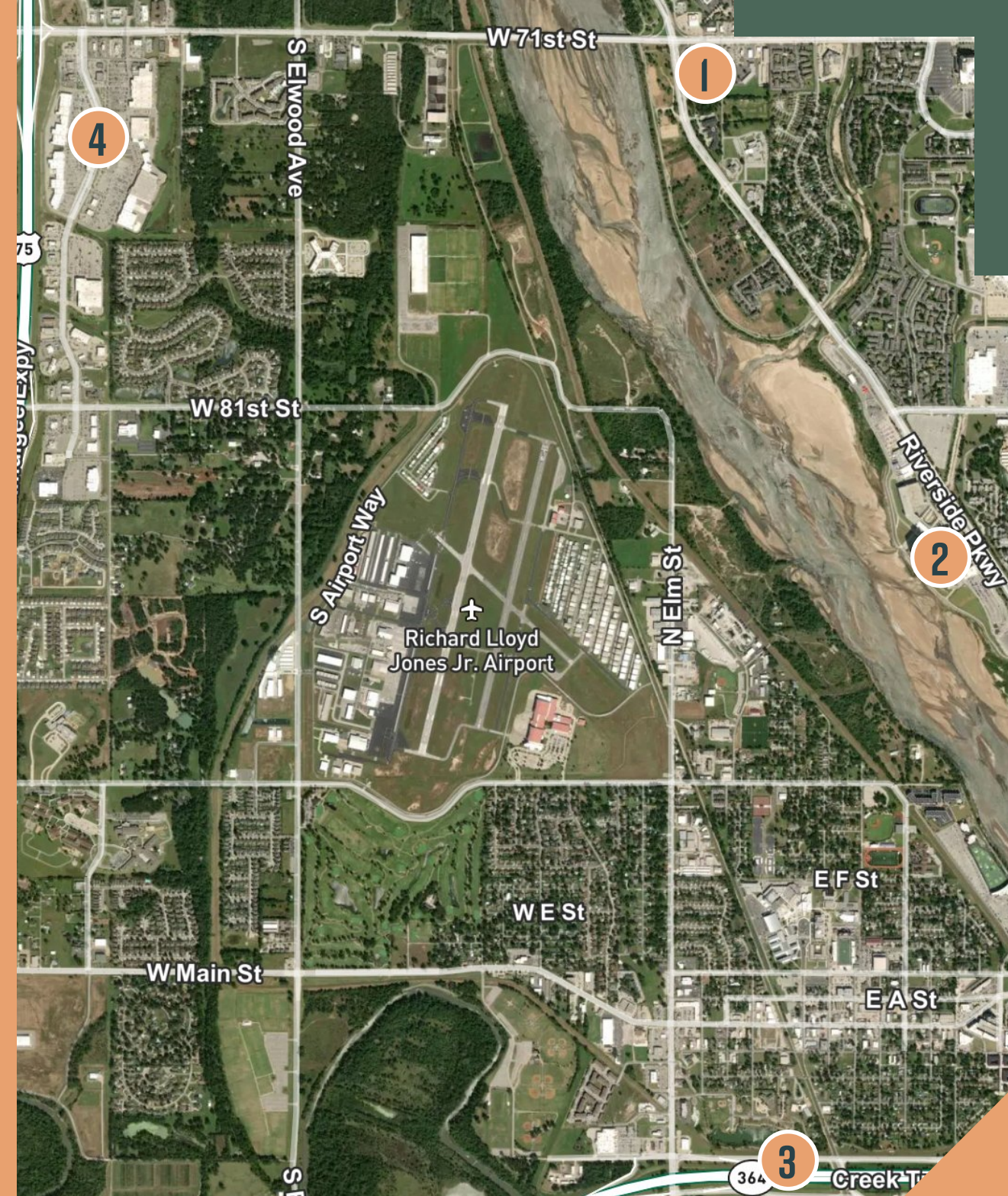
The 7127 South Riverside Office Building provides an attractive owner user / investment opportunity. This is a former Food Lion retail building converted to multi-tenant office use. The improvements total $\pm 37,700$ SF situated on ± 4.29 acres including ± 180 striped asphalt paved and striped parking spaces. The building is currently $\pm 18\%$ occupied with one tenant who plans to vacate in Q1 2025.

This office building features an attractive investment opportunity in a prime location, with access to the West from 71st Street to the Tulsa Hills retail development and US-75 and to the South to the River Spirit Casino and Creek Expressway.



AERIAL

- 1 7127 RIVERSIDE
- 2 RIVER SPIRIT CASINO
- 3 CREEK TURNPIKE
- 4 TULSA HILLS SHOPPING CENTER

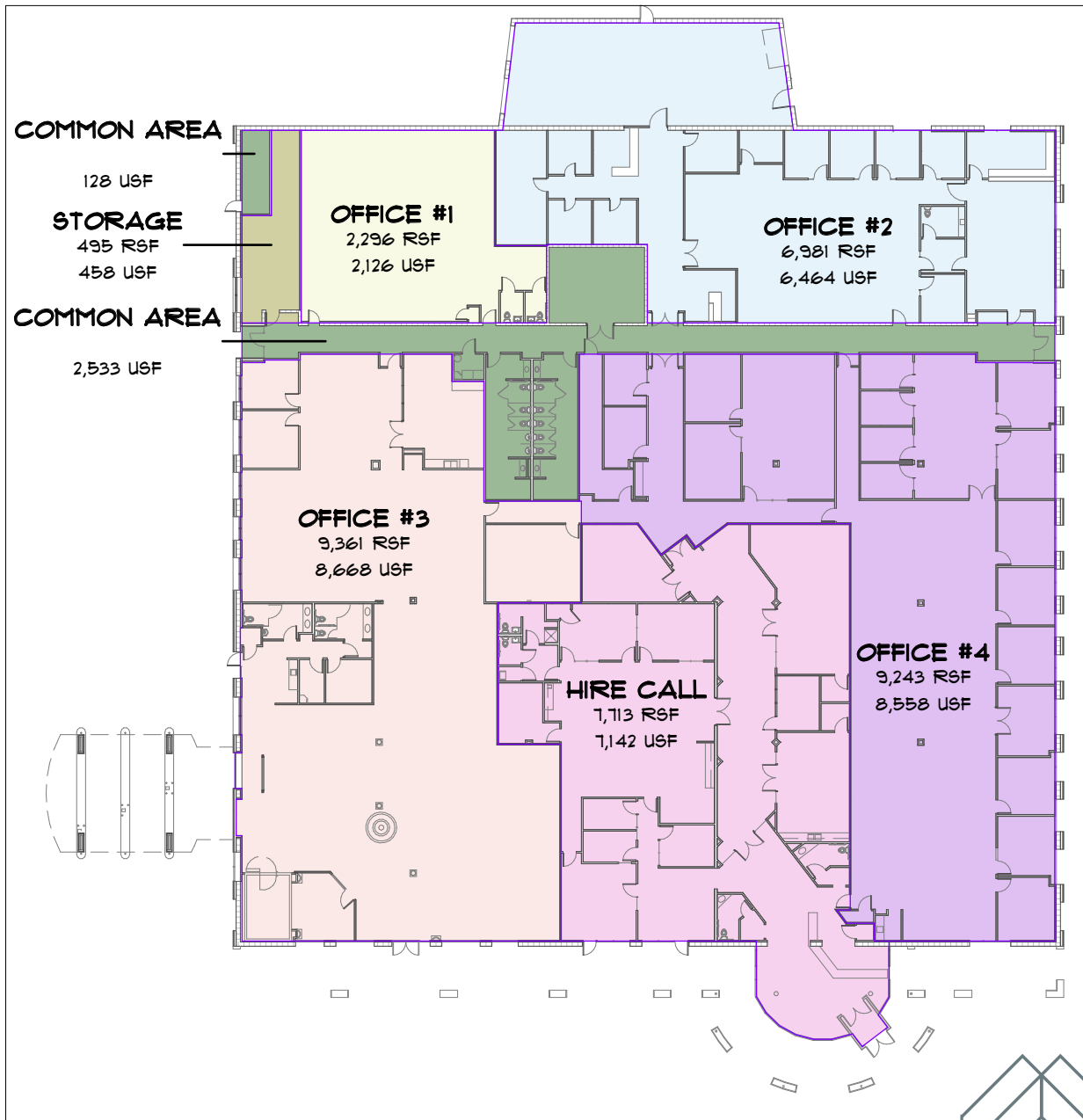




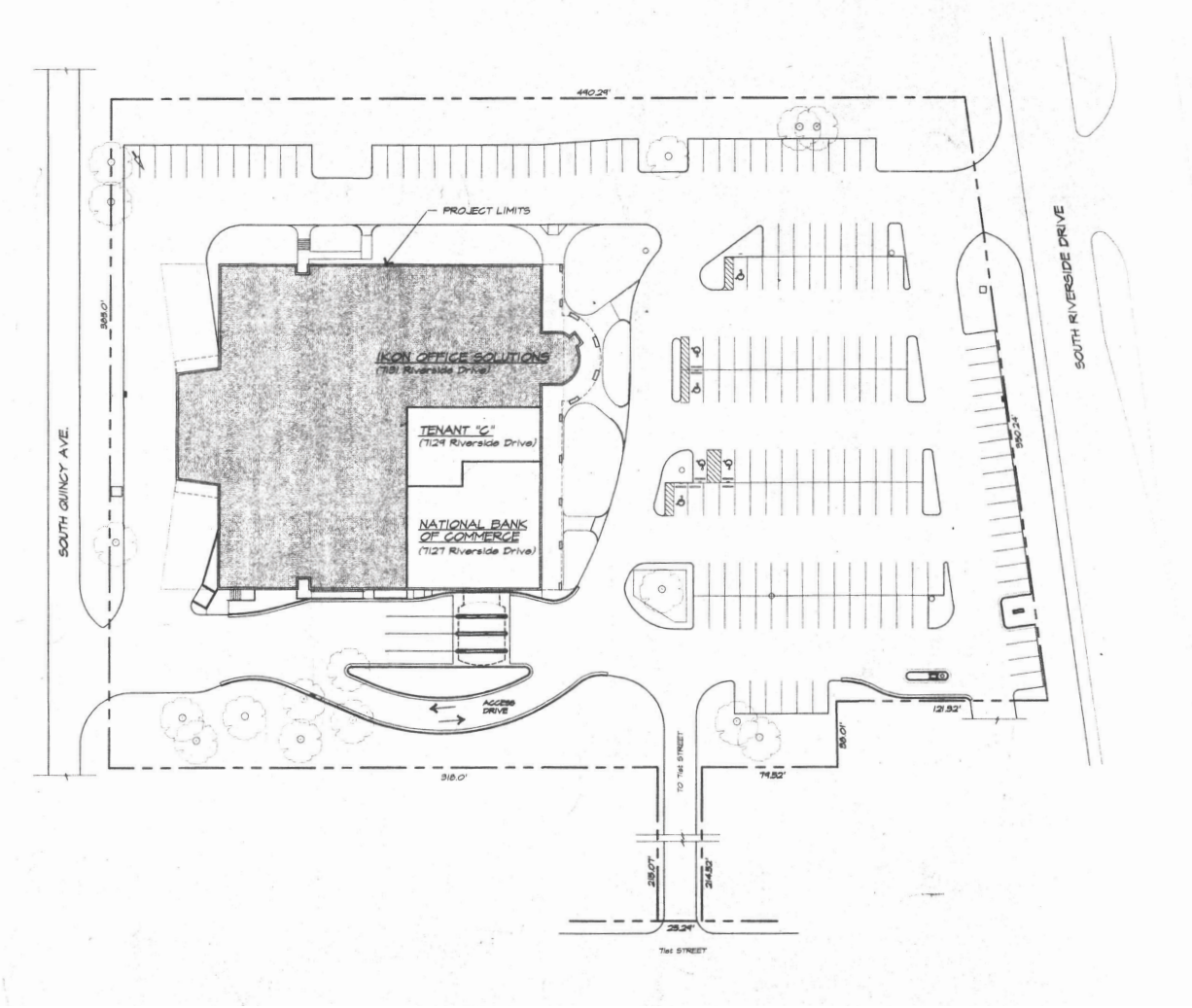
BUILDING SPECIFICATIONS

LOCATION	7127 South Riverside Parkway	ELECTRICAL	±2,000 amp panel (3 phase - 120/208v)
NET RENTABLE AREA	±37,700 SF	HVAC	Six roof top units
LAND AREA	±4.29 Acres	TELCOM	Cox fiber to building
YEAR BUILT	1992 Renovated 1998	DOCKS	Three Docks One 8'x8' dock at South with pit leveler Two 8'x8' docks at North with bumpers and upper dock seal
PARKING	Striped asphalt with ±180 total spaces (4.77 per 1,000 parking ratio)	INTERIOR	Open office plans with offices, conference and break room. Flooring is carpet, ceramic tile and vinyl tile.
ZONING	-CS - Commercial with River Design Overlay (RDO 3) and PK - Parking on South portion of site	CEILING	Both 2'x2' and 2'x4' in metal grid. LED and parabolic lights. 11', 12' and 16' ceiling heights
CONSTRUCTION	Concrete block with EIFS exterior and glass aluminum windows	RESTROOMS	Six restrooms including larger mens and womens in rear. Men (3 commodes, 2 urinals, 2 sinks). Women (5 commodes, two sinks)
ROOF	Resealed in 2020 - Roof slopes to rear Modified bitumen with downspouts		
DESIGN	Rectangular design with glass storefront and 4 bank drive-in lanes		
SPRINKLER	Fully sprinklered wet monitored system by Simplex Grinnell		

FLOOR PLAN



SITE PLAN



TULSA HILLS

RIVER PARKS AUTHORITY

BUENO
Taco Bueno

planet fitness

BURGER KING

FedEx

TTU
Federal Credit Union

Riverside Parkway

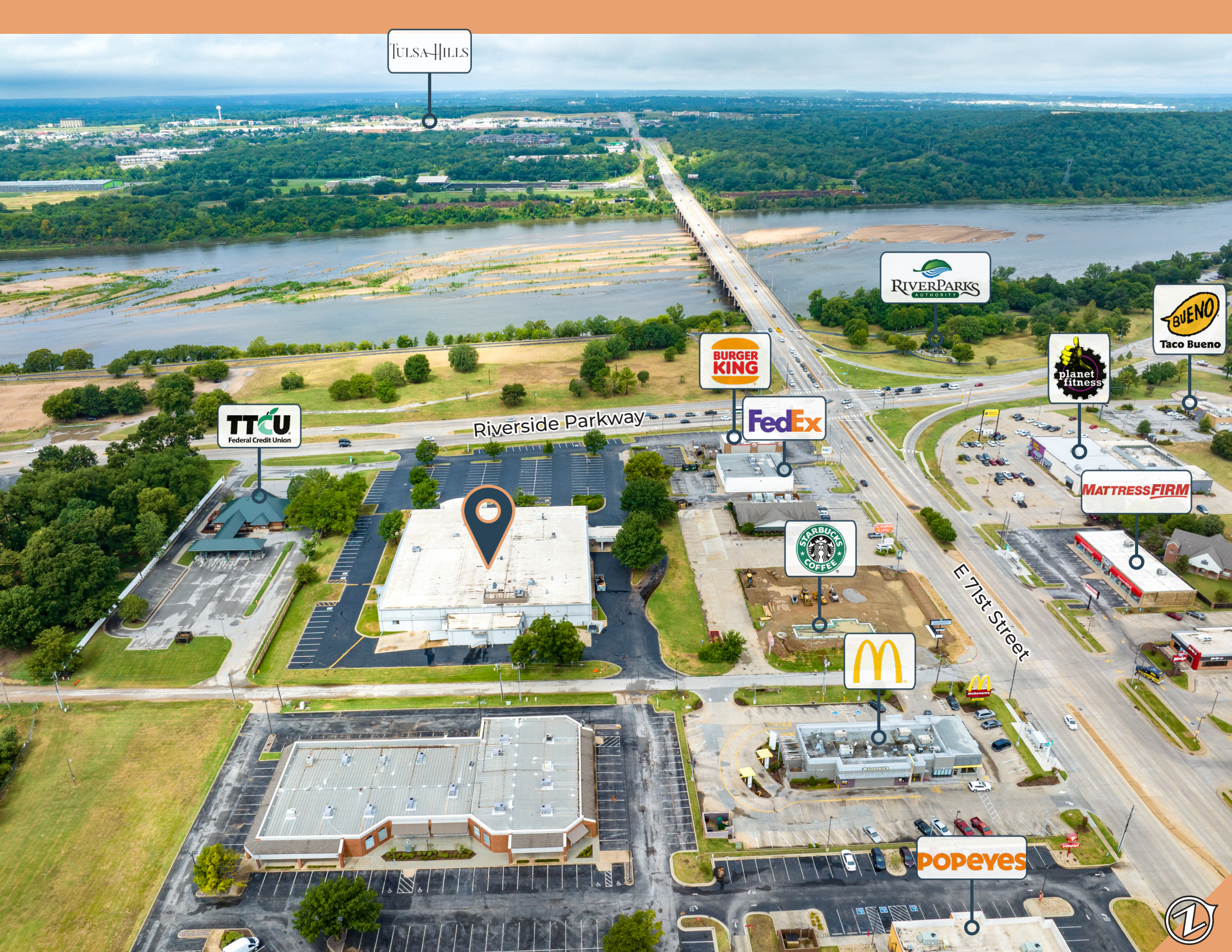
MATTRESS FIRM

STARBUCKS COFFEE

E 71st Street

McDonald's

POPEYES





CITYPLEX TOWERS

ORU
ORAL ROBERTS UNIVERSITY

MABEE CENTER

IN HIS IMAGE

RIVER SPIRIT CASINO RESORT

POPEYES

FIRESTONE
COMPLETE AUTO CARE

MCDONALD'S

holiday
PRAIRIE ROSE
SENIOR LIVING

planet fitness

FedEx

BURGER KING

TCU
Federal Credit Union

E 71st Street

Riverside Parkway

RIVERPARKS AUTHORITY



Hire Call Space



Vacant

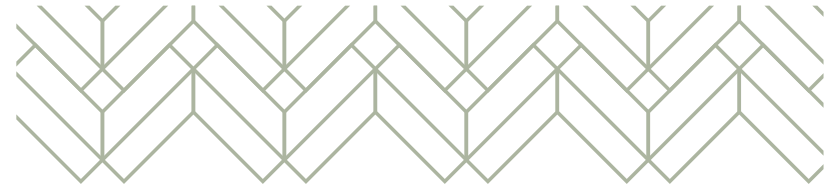


Medical



Hire Call Space





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