

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	7,992 SF
Available SF:	4,557 SF
Year Built:	1983
Renovated:	2024

PROPERTY OVERVIEW

Don't miss this fantastic leasing opportunity at 12512 E. 21st, Tulsa, OK. This property is currently in shell condition, giving endless opportunities for your specific design and needs. This location is perfect for healthcare or business professionals seeking newly updated location for their business needs in a very convenient area.

PROPERTY HIGHLIGHTS

- Newly renovated
- Great visibility and traffic
- Ample parking
- Flexible floor plan

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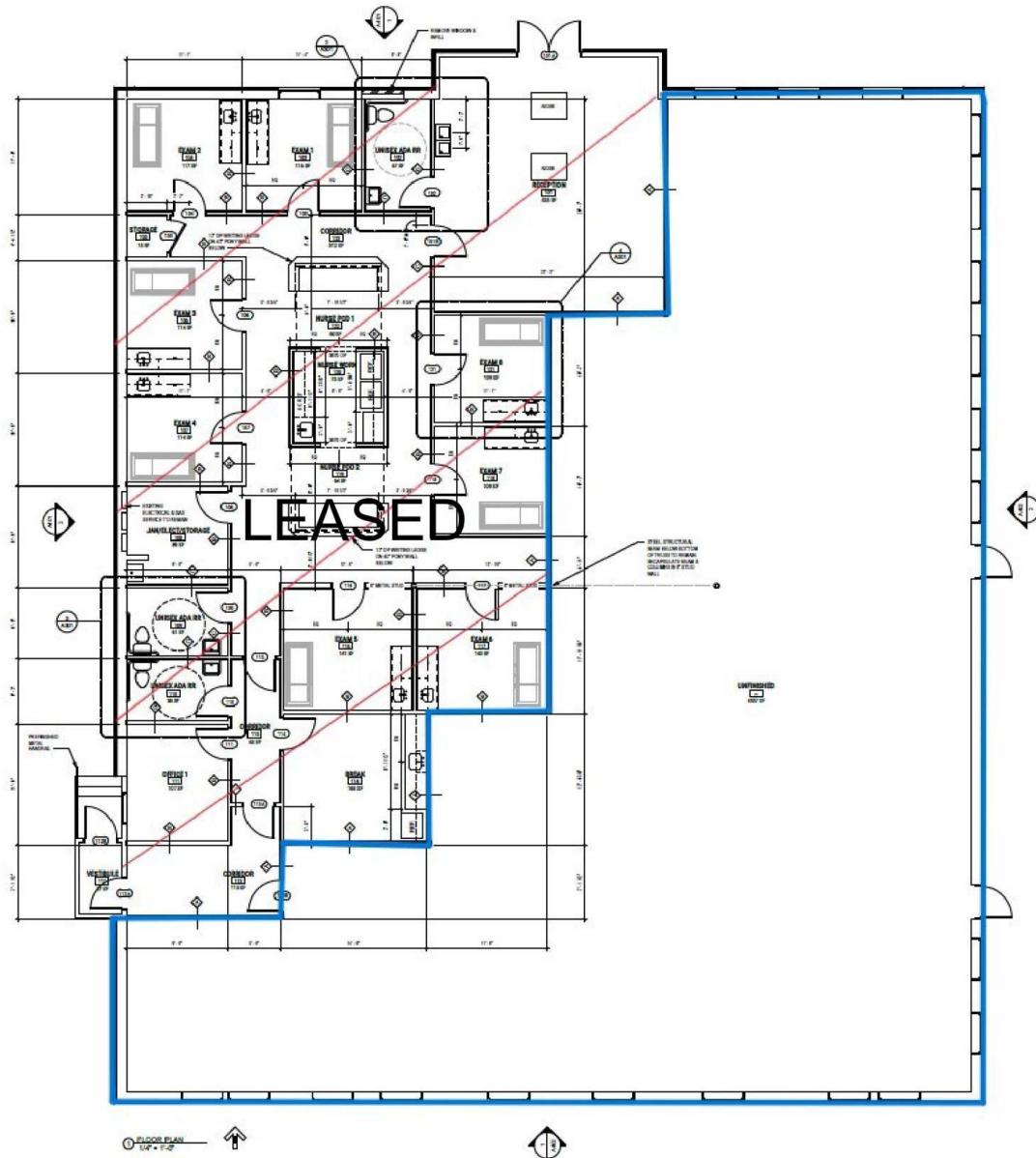
ADDITIONAL PHOTOS



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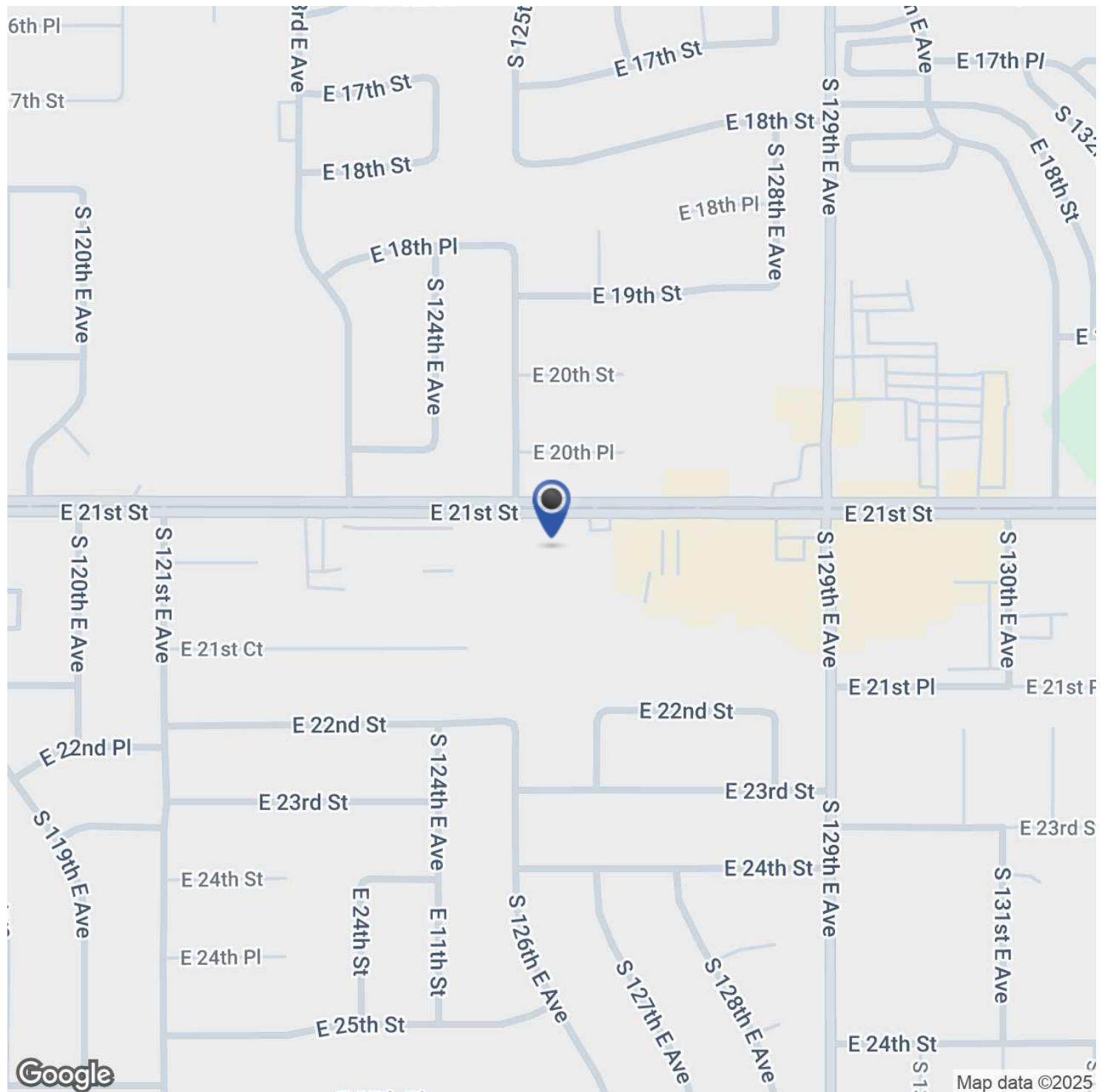
FLOOR PLANS



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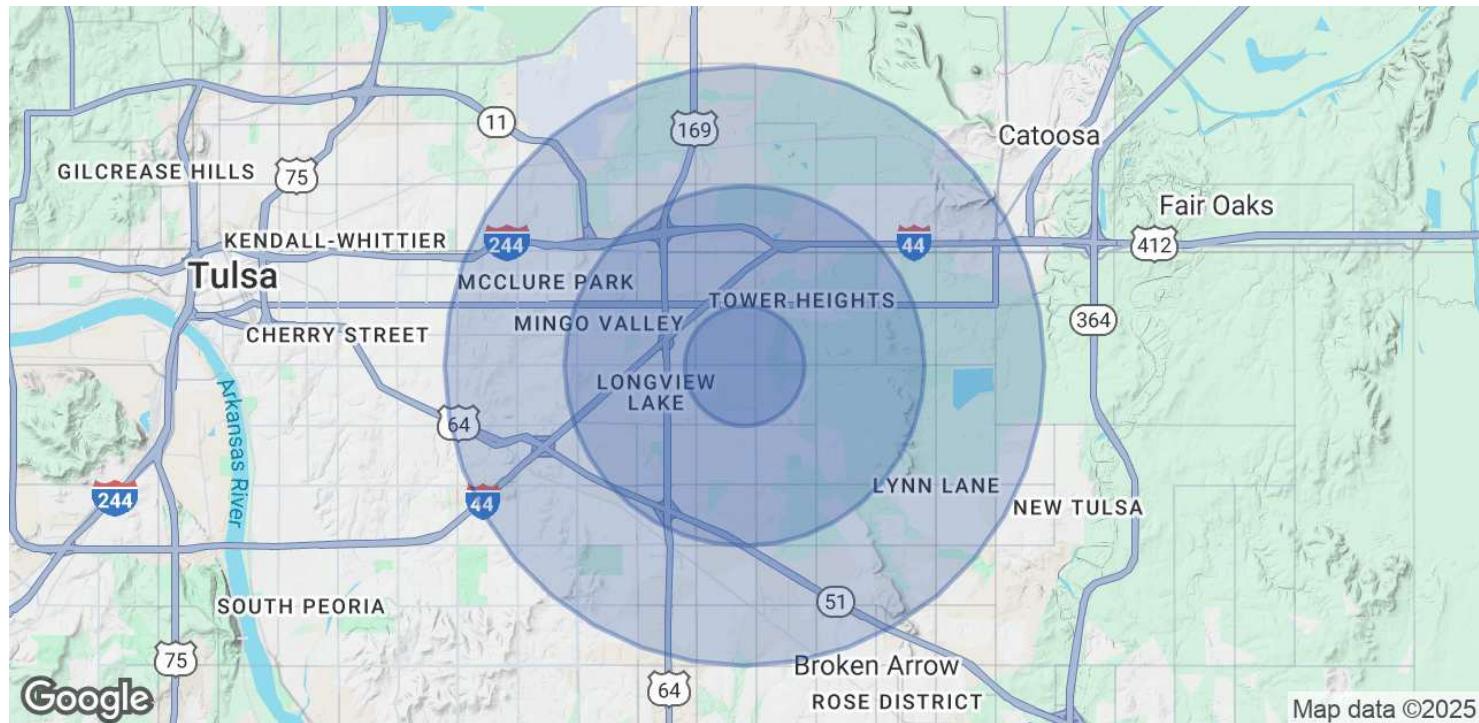
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,843	76,592	159,386
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,497	28,522	60,839
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$62,927	\$62,196	\$75,929
Average House Value	\$159,955	\$175,894	\$195,487

Demographics data derived from AlphaMap

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