



Tulsa Office For Lease

MCP MCGRAW
COMMERCIAL
PROPERTIES

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6506 S. Lewis Avenue -
Southern Ridge
Tulsa, OK 74136

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Property Summary



PROPERTY DESCRIPTION

Built in 1984, this well-maintained office park is under new, local ownership with just a few vacancies remaining. Building totals 65,474 SF on 3.09 AC, with two (2) stories and over 350 parking spaces.

Additional amenities include:

- 24 Hour Access
- Natural Light Atrium & Offices
- Significant Air Conditioning Tonnage
- Bus Line off Lewis
- On-site Security System
- Controlled Access
- Individual Unit Signage
- Units built out with hard-walled offices, open areas, and breakrooms
- Storage Space
- Monument Signage of Lewis

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (Full Service)
Available SF:	972 - 21,289 SF
Building Size:	65,474 SF
Available Suites:	111-A - 1,942 SF 112 - 952 SF 150/155 - 2,872 SF 260 - 21,289.92 SF

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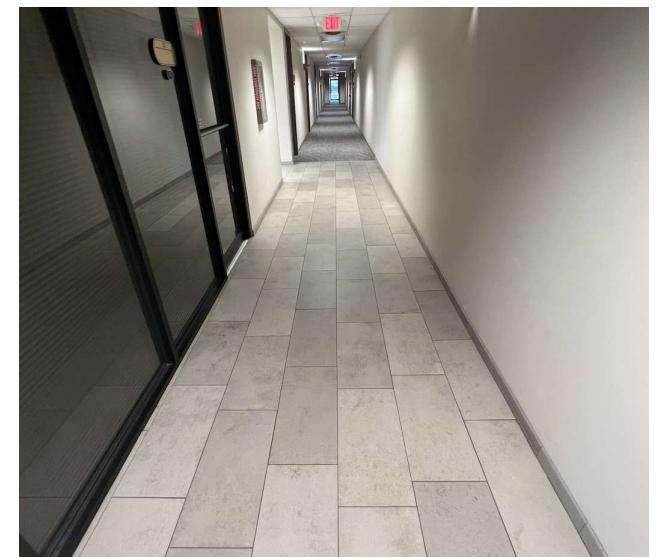
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[Additional Photos](#)



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Second Floor - Suite 260



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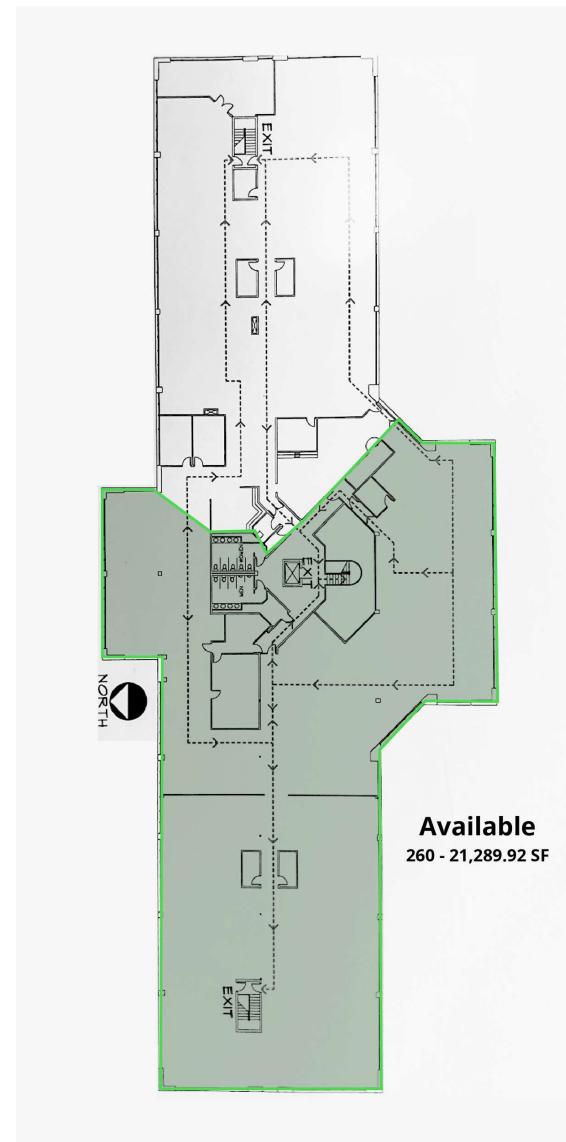
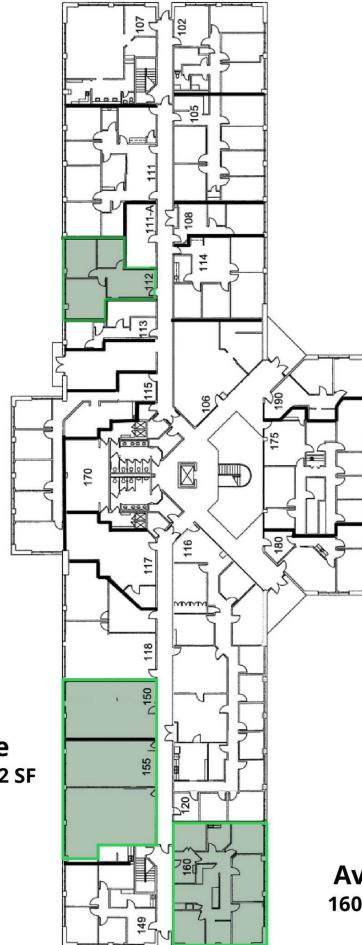
Floor Plans

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**Available
112 - 952 SF**

**Available
150/155 - 2,872 SF**

**Available
160 - 1,973 SF**



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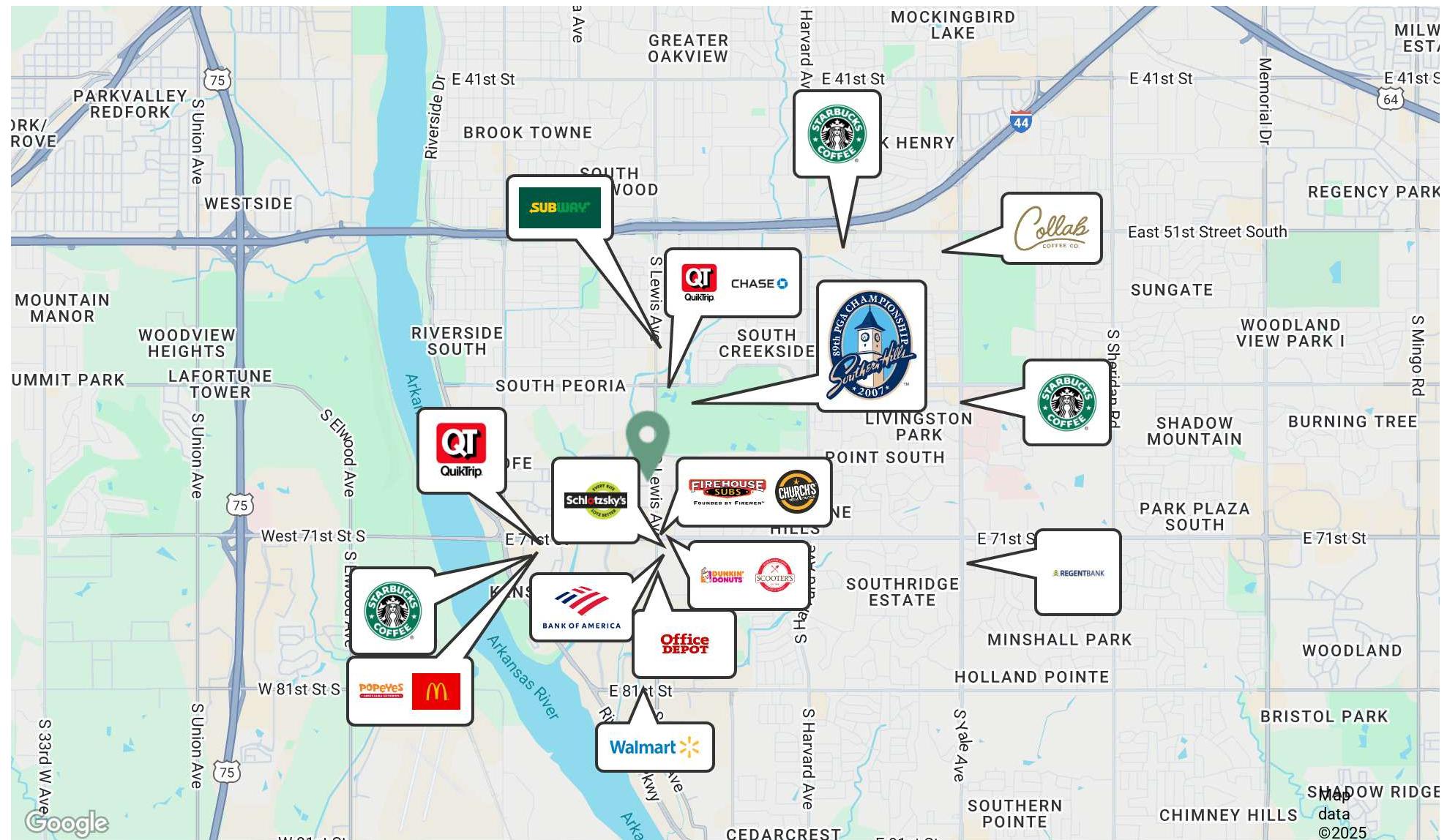
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Location Map



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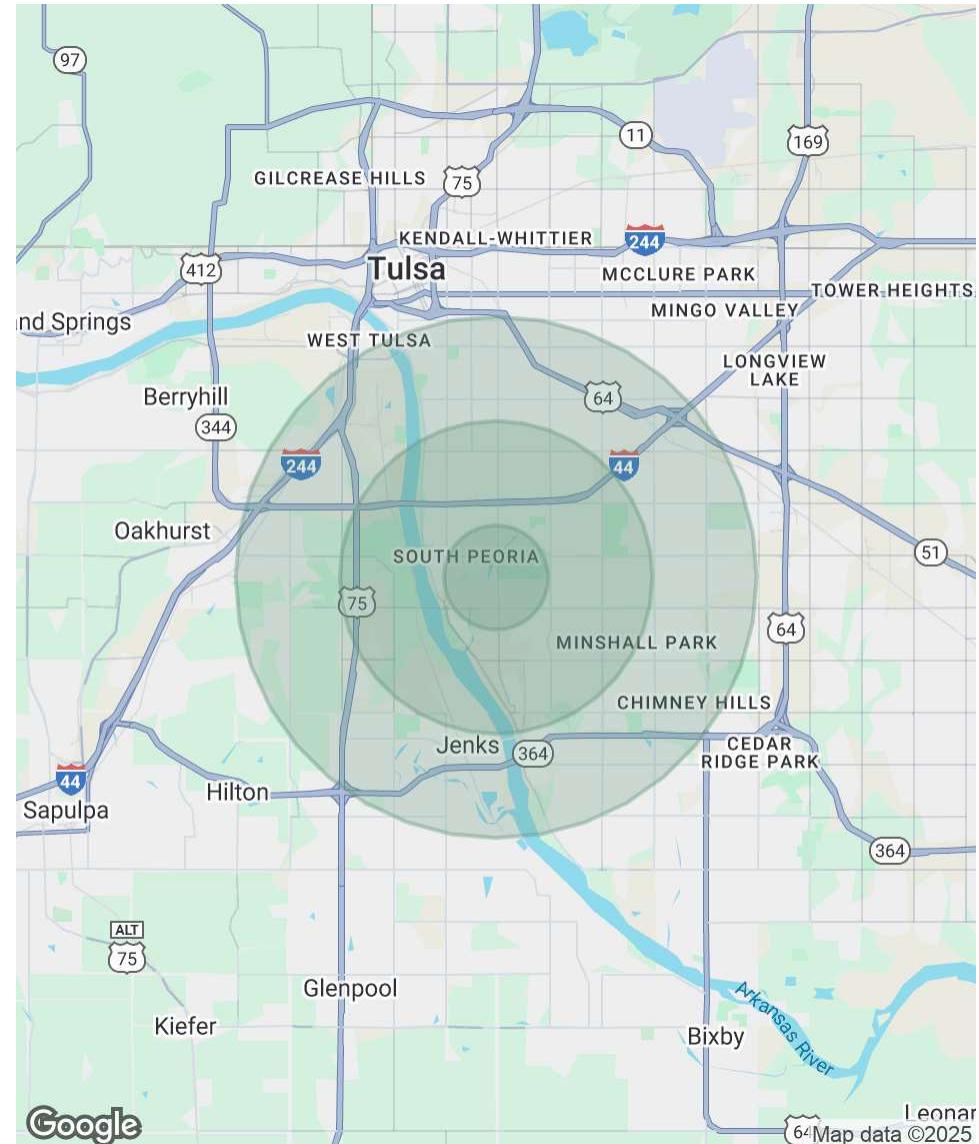
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,539	79,107	190,518
Average Age	37.9	38.9	39.7
Average Age (Male)	35.7	37.5	38.1
Average Age (Female)	39.5	40.3	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,953	40,202	94,283
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$57,930	\$74,576	\$80,777
Average House Value	\$127,035	\$180,241	\$200,169

2020 American Community Survey (ACS)



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[Meet the Team](#)



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