



# 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  $\pm 4.29$  acres including  $\pm 180$  striped asphalt paved and striped parking spaces. The building is currently  $\pm 18\%$  occupied with one tenant who plans to vacate in Q1 2025.

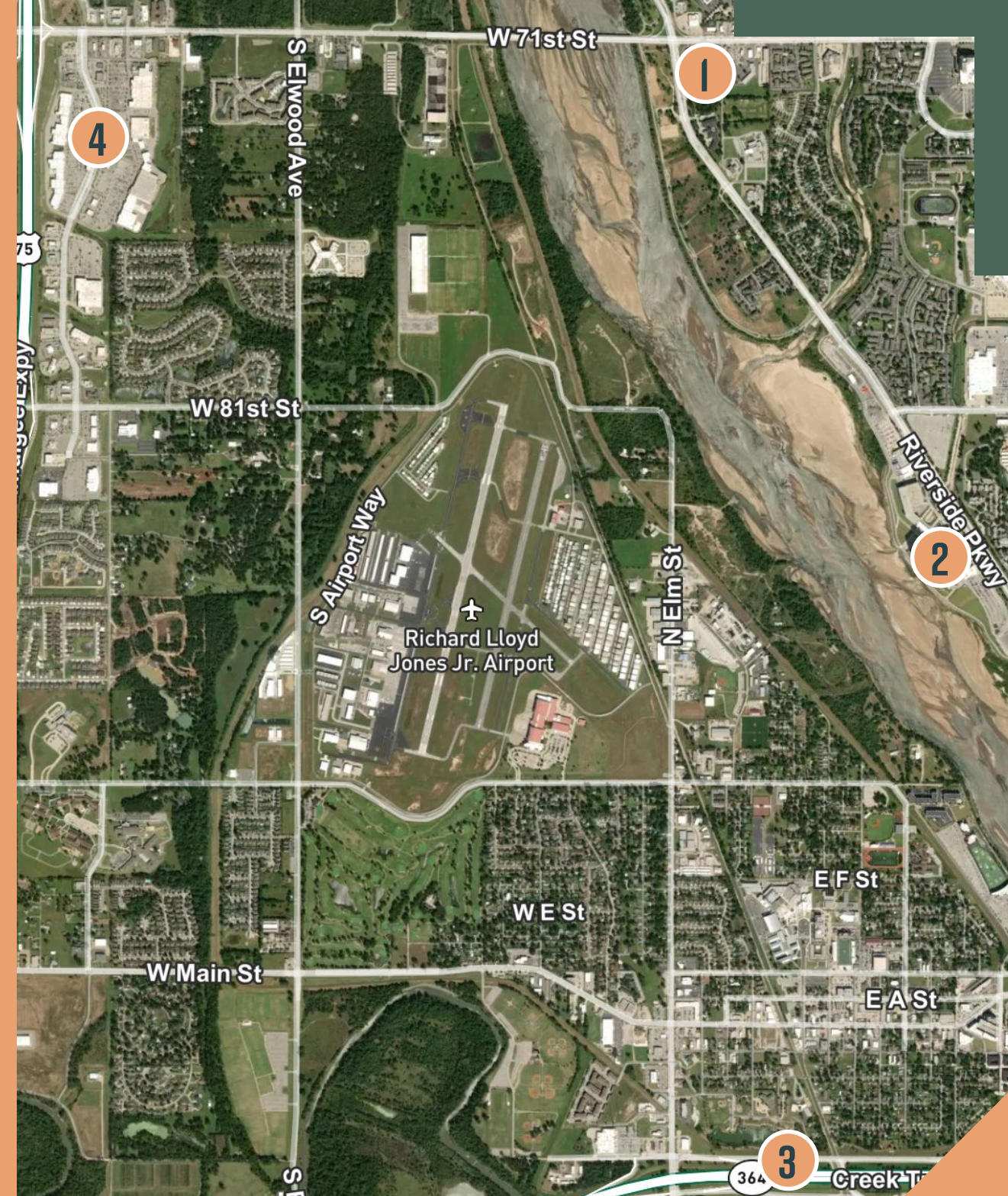
This office building features an attractive investment opportunity in a prime location, with access to the West from 71st Street to the Tulsa Hills retail development and US-75 and to the South to the River Spirit Casino and Creek Expressway.





# AERIAL

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



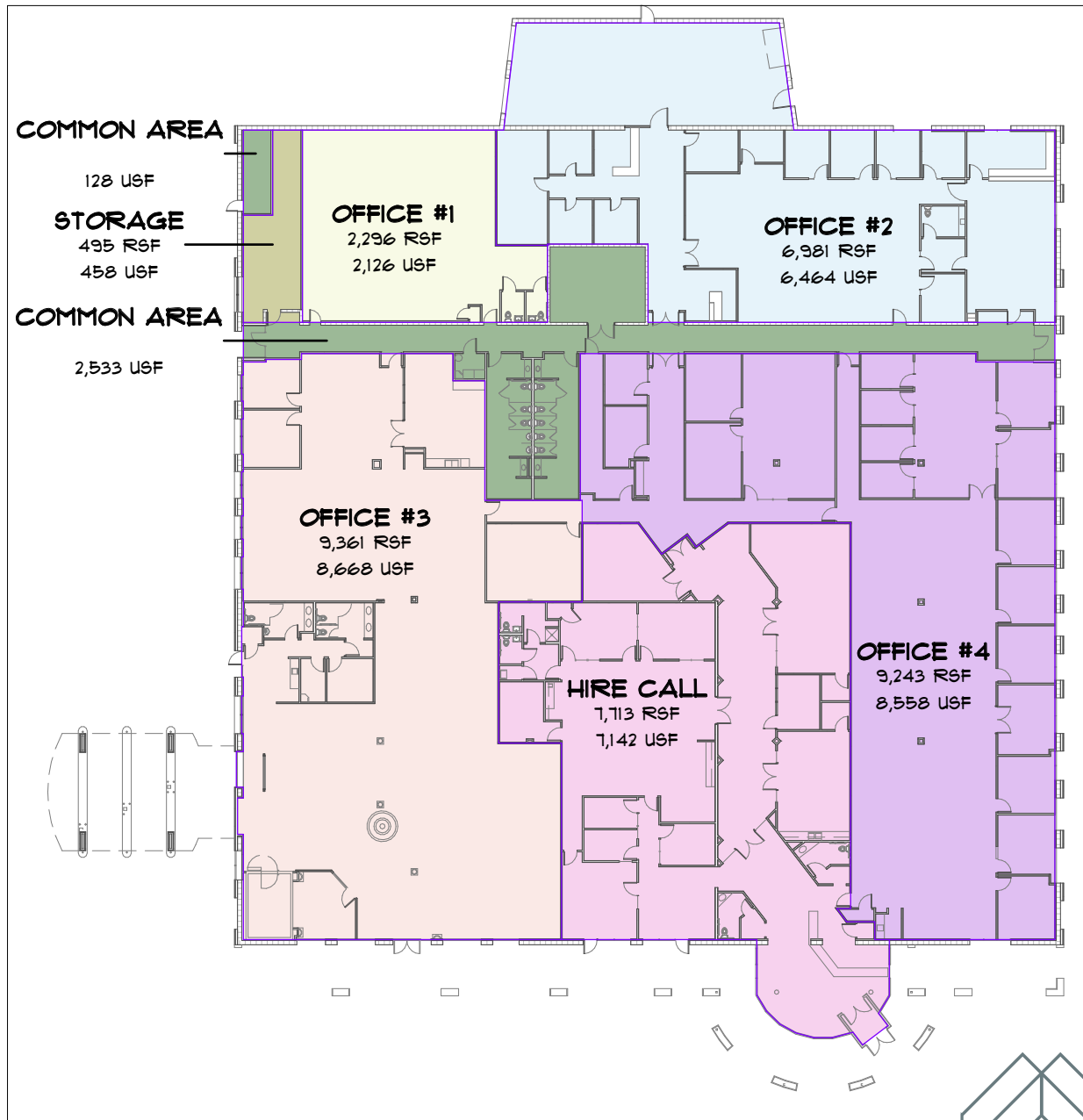


# BUILDING SPECIFICATIONS

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

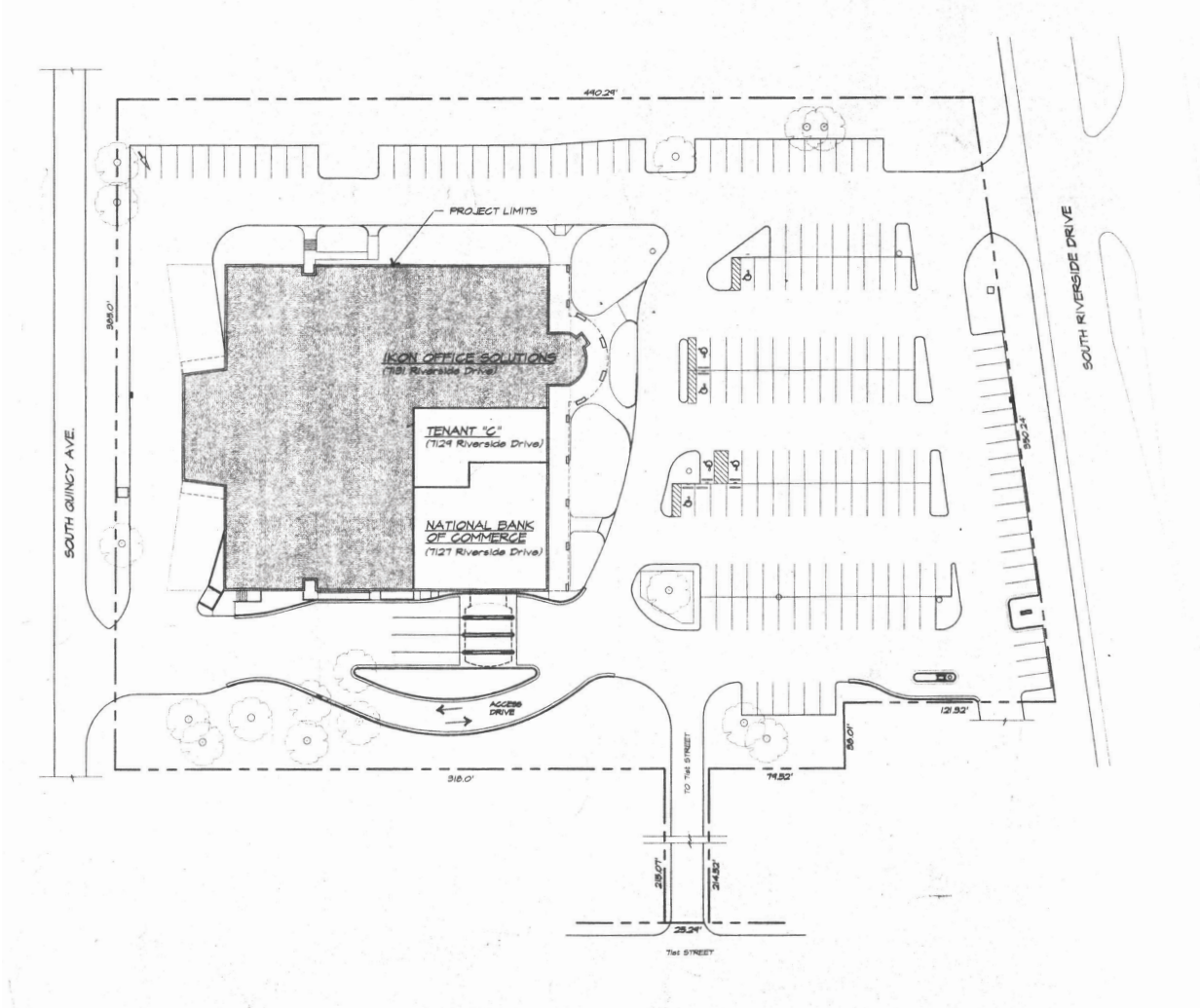


# FLOOR PLAN





# SITE PLAN





TULSA HILLS

RIVERPARKS  
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

holiday  
by AT&T  
SENIOR LIVING PRAIRIE ROSE

TTCU  
Federal Credit Union

POPEYES

Firestone  
COMPLETE AUTO CARE

MCDONALD'S

planet  
fitness

FedEx

BURGER  
KING

E 71st Street

Riverside Parkway

RIVERPARKS  
AUTHORITY





Hire Call Space



Vacant



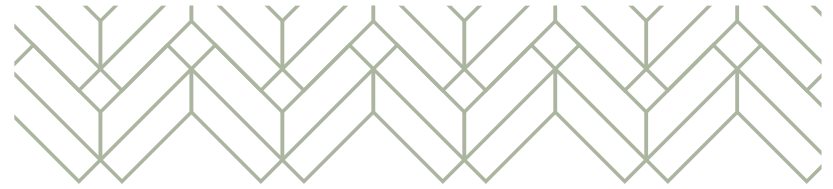
Medical



Hire Call Space







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