

# Tulsa Office Sublease

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Tulsa, OK 74135

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# Property Summary



## Property Description

This Class 'B' office building boasts approximately 117,384 square feet of leasable space. Conveniently located near I-44 and the Broken Arrow Expressway, it offers easy accessibility. The building is surrounded by a variety of amenities including restaurants, hotels, and retail outlets. A brief 15-minute drive from both Tulsa International Airport and Tulsa's Central Business District, this property presents an ideal opportunity for businesses seeking a strategic location in a bustling area. This sub-lease option offers flexible term, rate and furnishing options. Corner office location provides incredible panoramic views to the north and west.

## Property Highlights

- The building features a 24-hour limited key card access system, lobby access surveillance system, on-site maintenance and day porter, salon, underground parking garage and a digital directory display in the lobby.
- Close to numerous lunch and shopping options
- Easy access to highway, central Tulsa location

## Offering Summary

Lease Rate:	\$13.95 SF/yr (Full Service)
Available SF:	1,454 SF
Lease Expiration:	7/31/2027
Building Size:	119,990 SF

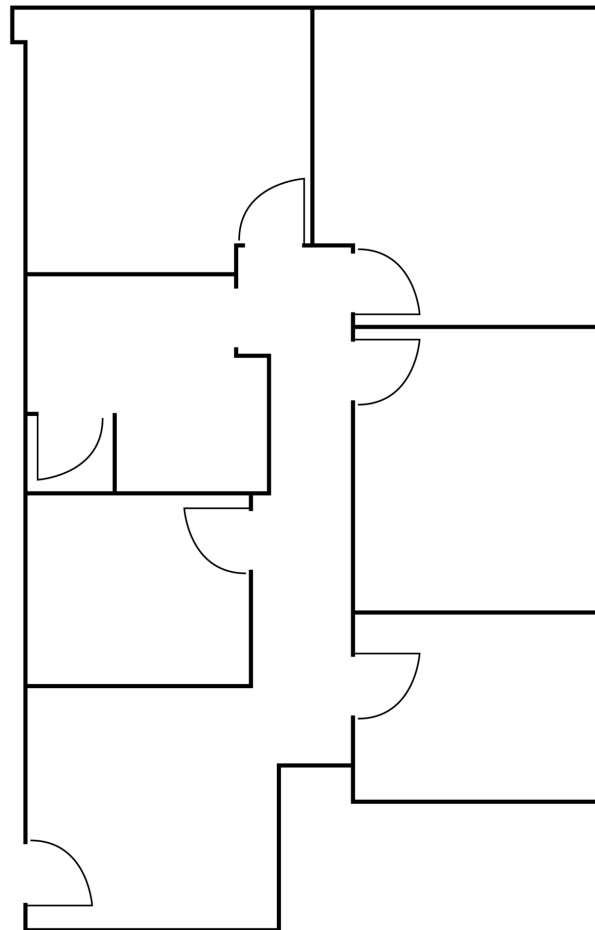


# Additional Photos



# Floor Plans

## Suite 721





# Location Map

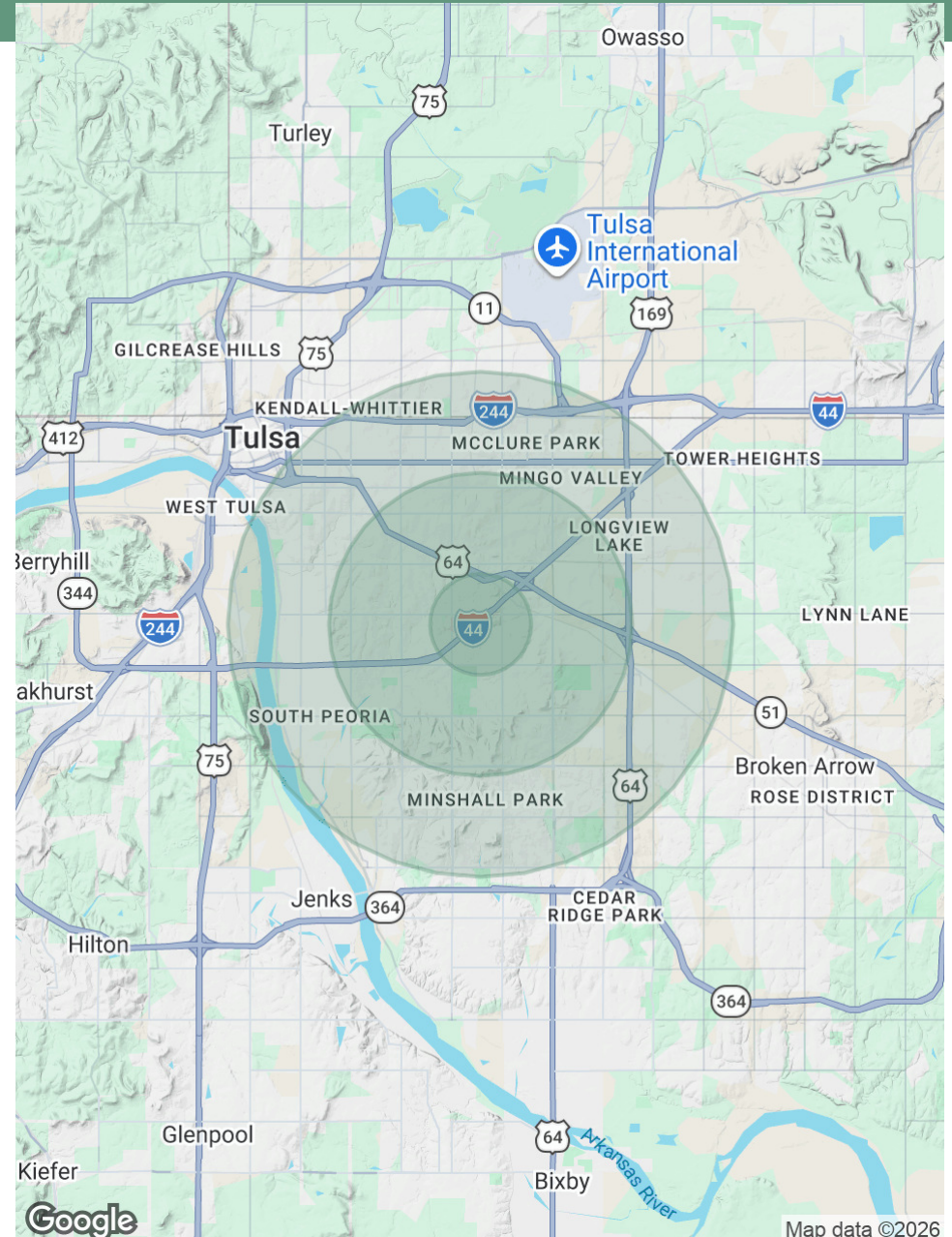


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	8,536	86,783	263,297
Average Age	40	42	39
Average Age (Male)	39	41	38
Average Age (Female)	41	44	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,841	39,587	113,327
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$77,858	\$88,065	\$83,086
Average House Value	\$202,745	\$272,329	\$253,370

Demographics data derived from AlphaMap





# Contact

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