

7700 E 38TH ST

TULSA, OK 74145



## JOSH LOVE

leasing and sales associate  
jlove@priceedwards.com  
O: 918.394.1000 C: 918.978.2428

**Sale Price**  
\$2,600,000

**Lease Rate**  
\$6.00 SF/yr (NNN)

7700 E 38TH ST

TULSA, OK 74145



## PROPERTY DESCRIPTION

The building is currently leased through February 2027; however, the tenant has vacated the space after consolidating operations, making it available for immediate occupancy.

## PROPERTY HIGHLIGHTS

- Total Area: 38,896 SF
- Office/Lab Space: 19,289 SF
- Warehouse Space: 19,607 SF
- Fully climate-controlled and sprinklered.
- Warehouse Features:
  - - 3 drive-in doors
  - - One 18' x 16'
  - - One 16' x 16'
  - - One 10' x 10'
  - - 1 UPS dock door
  - - 12' - 30' clear height
  - - Power: 4,000-amp heavy power available
  - - Compressed air
- Office Features: Includes private offices, conference rooms, bullpen areas, lab/R&D areas, and shop offices.
- Yard: Fenced yard for security and storage.
- Location: Conveniently located in central Tulsa, OK, with easy access to major highways.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,600,000
<b>Lease Rate:</b>	\$6.00 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	38,896 SF
<b>Lot Size:</b>	113,095 SF
<b>Building Size:</b>	38,896 SF

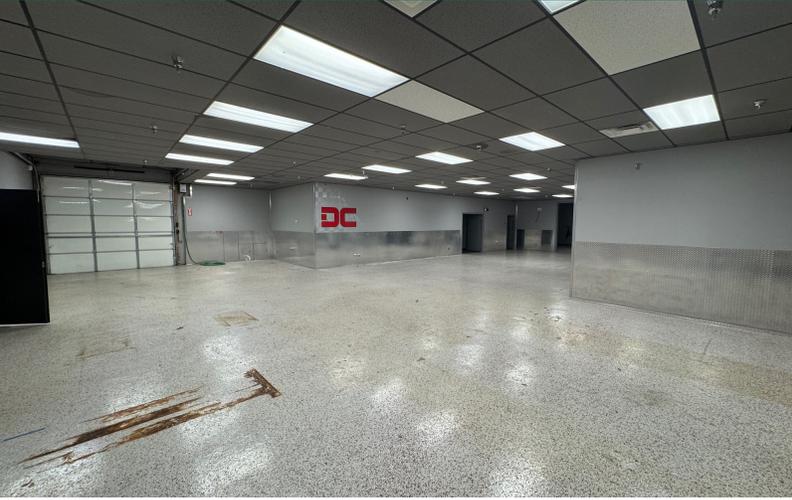
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,962	40,337	110,169
<b>Total Population</b>	7,143	94,015	262,612
<b>Average HH Income</b>	\$65,766	\$71,544	\$81,932

## JOSH LOVE

jlove@priceedwards.com  
 O: 918.394.1000 C: 918.978.2428

7700 E 38TH ST

TULSA, OK 74145



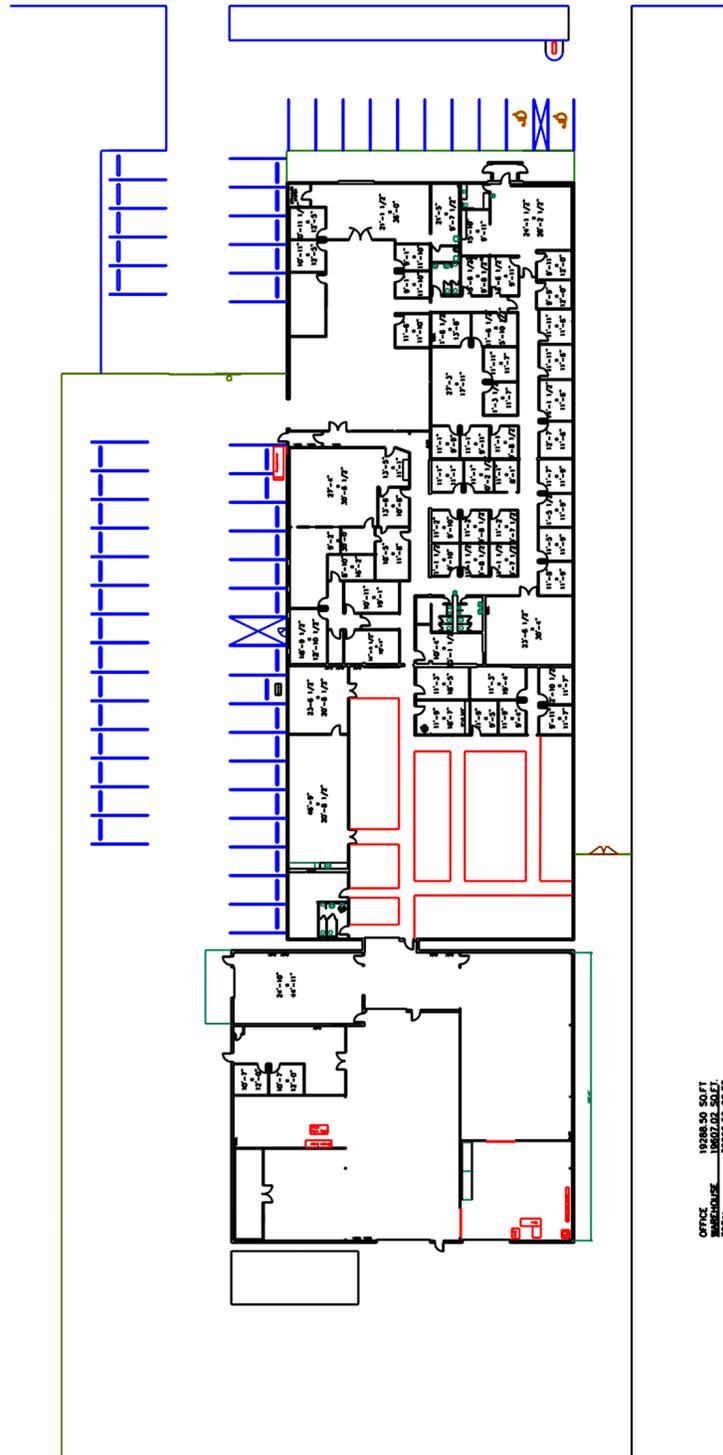
## JOSH LOVE

[jlove@priceedwards.com](mailto:jlove@priceedwards.com)

O: 918.394.1000 C: 918.978.2428

7700 E 38TH ST

TULSA, OK 74145



OFFICE 10288 SQ. FT.  
WAREHOUSE 18602 SQ. FT.  
TOTAL 38895 SQ. FT.

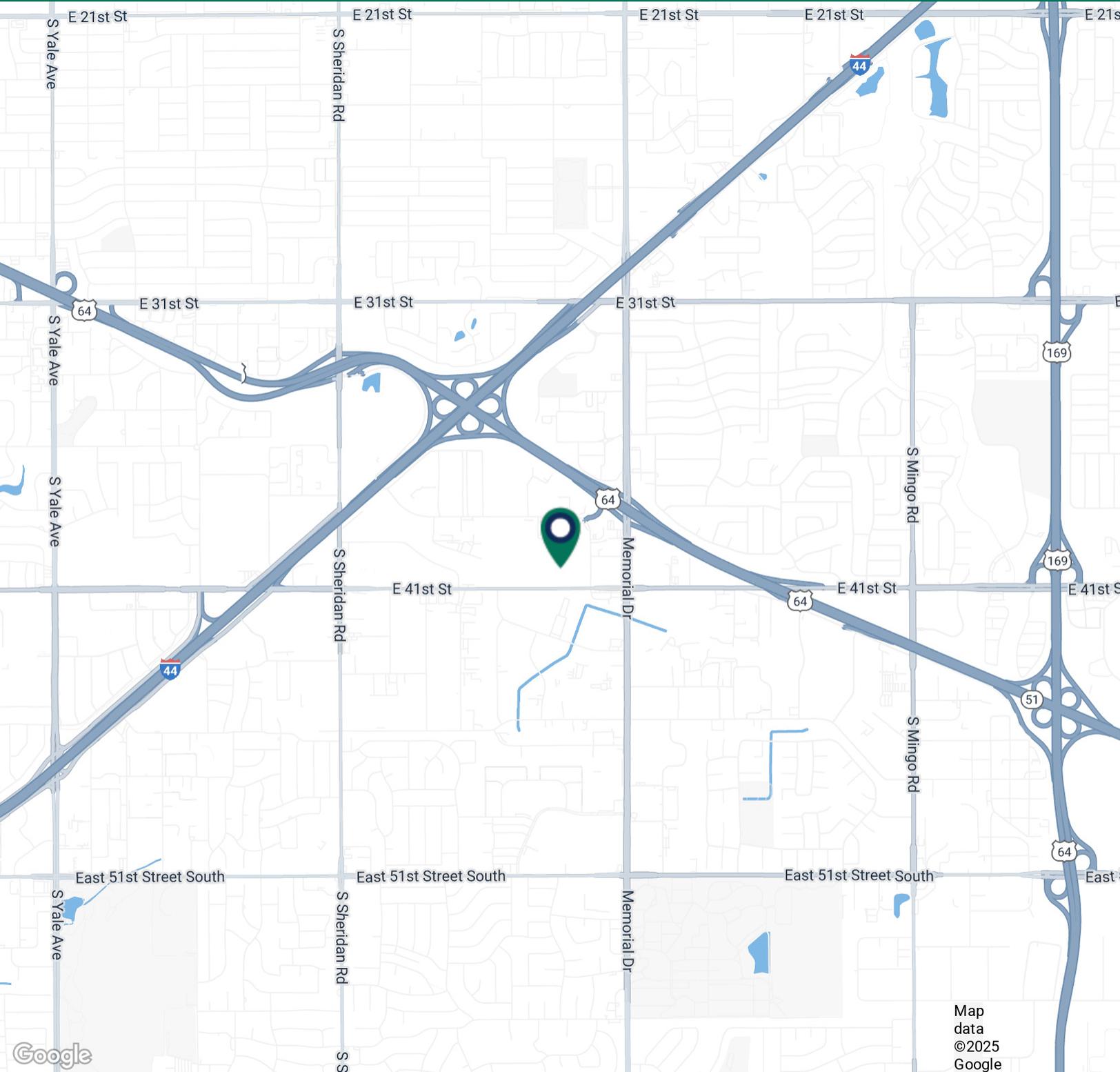
## JOSH LOVE

[jlove@priceedwards.com](mailto:jlove@priceedwards.com)

O: 918.394.1000 C: 918.978.2428

## 7700 E 38TH ST

## TULSA, OK 74145



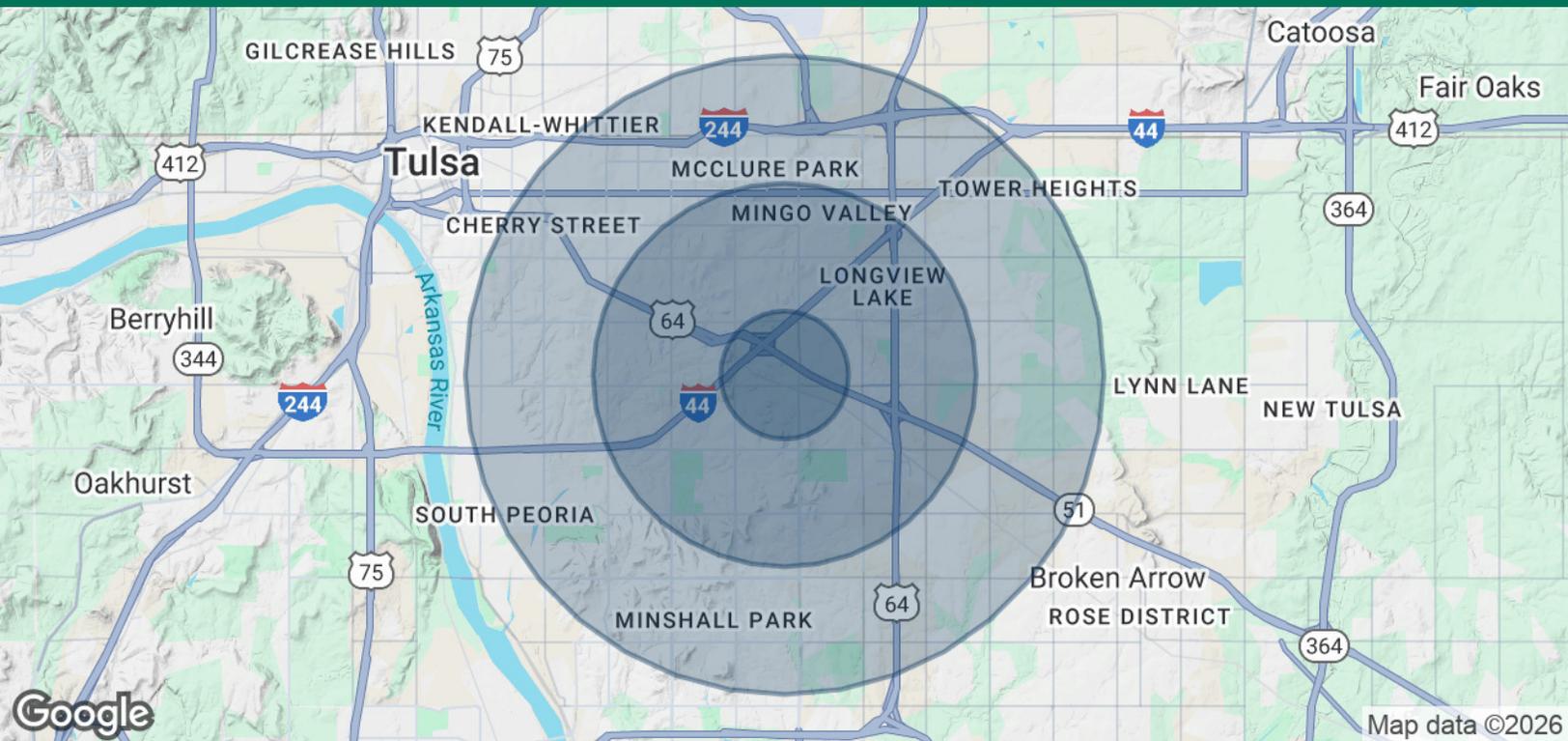
**JOSH LOVE**

[jlove@priceedwards.com](mailto:jlove@priceedwards.com)

O: 918.394.1000 C: 918.978.2428

## 7700 E 38TH ST

## TULSA, OK 74145



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,143	94,015	262,612
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,962	40,337	110,169
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$65,766	\$71,544	\$81,932
Average House Value	\$188,601	\$204,610	\$243,458

Demographics data derived from AlphaMap

### JOSH LOVE

jlove@priceedwards.com

O: 918.394.1000 C: 918.978.2428