

FOR LEASE: SOBO RETAIL/RESTAURANT

129 E 18th St, Tulsa OK 74120 (NW Corner 18th and Cincinnati)

Rate: \$25/sqft NNN—Build to Suit



OVERVIEW: Midland on 18th

The Midland on 18th is an adaptive reuse project transforming an existing neighborhood bodega/C-Store into a stunning, art-deco inspired restaurant/retail space. The expanded 2,280 square foot building features a nearly 400 square foot patio, large dining room, and expansion space to include restrooms, kitchen, and more. Final layout and design is very flexible. Located on the bustling corner of 18th and Cincinnati, this project benefits from high visibility and foot traffic from the nearby Midland Valley Trail, as well as SOBO's neighboring bar's and restaurants like the Maple Ridge Grocer, Bishop Quigleys, Farm Bar, Mercury Lounge, Dalesandro's, and Tina's.

Lease rates start at \$25/sqft NNN, with estimated additional rents of \$3.75. The landlord will offer substantial tenant improvements (TI), but tenant must provide all restaurant and trade fixtures, with a possible option to amortize some items (e.g. vent hood/grease trap) into the lease. Delivery is expected approximately six months after lease signing. For more details or a site/plan review, contact Thomas Carlson at 918-517-6220.

HIGHLIGHTS

- 2280 SF Restaurant/ Retail.
- New Construction—Built to Suit, W/ "Historic" Façade.
- ~19 Surface Parking Spaces, Additional neighborhood/ Street Parking.
- Great neighbors—Phoenix cleaners, Council Oak, Sobo bars and restaurants.
- Easy access from Overpass, bike path, neighborhood.

Lease Rate

\$25 NNN

Building

2280 SQFT

Location

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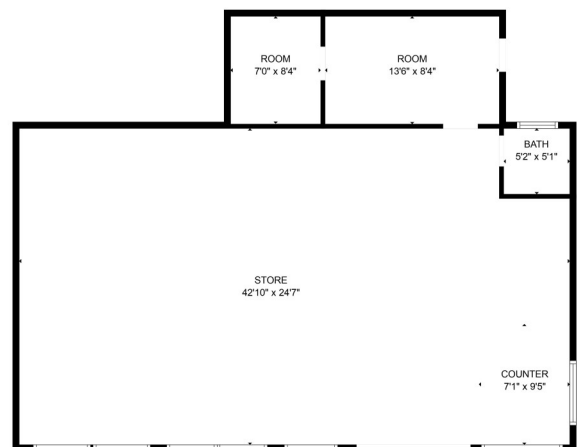
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CURRENT CONDITION—~1200 SQFT



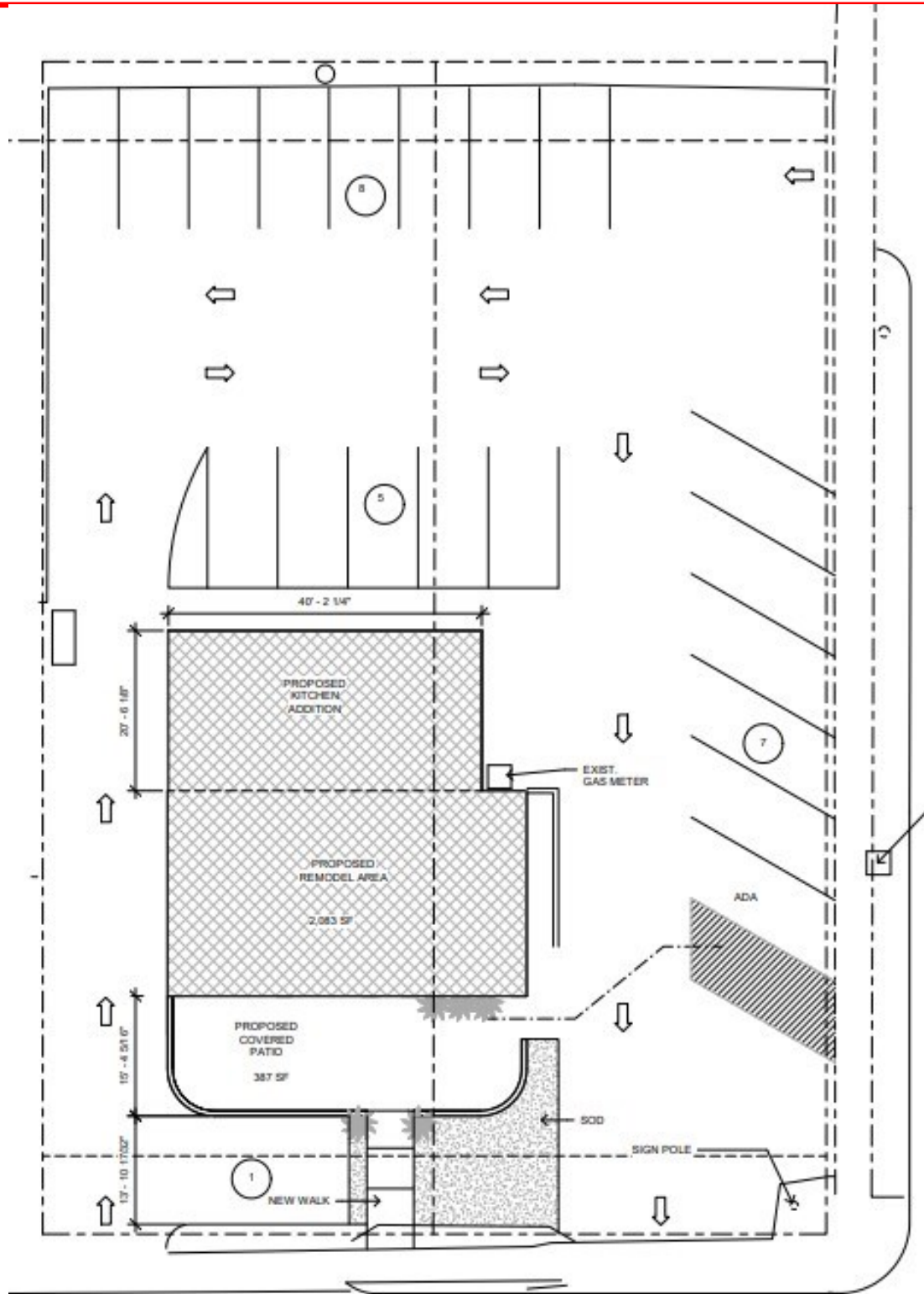
TOTAL: 1167 sq. ft.
FLOOR 1: 1167 sq. ft.

MEASUREMENTS ARE CALCULATED BY CURBEAM TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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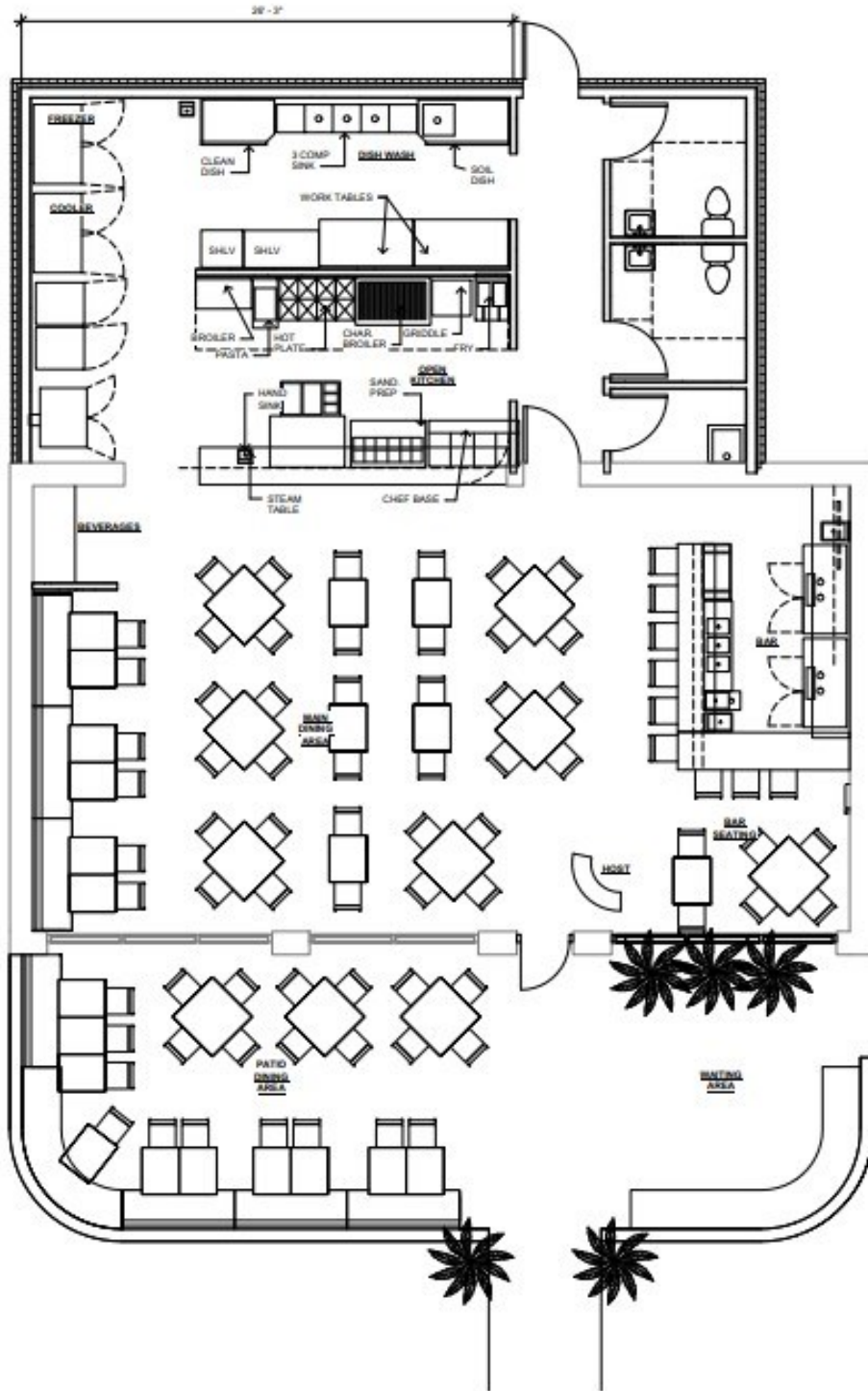
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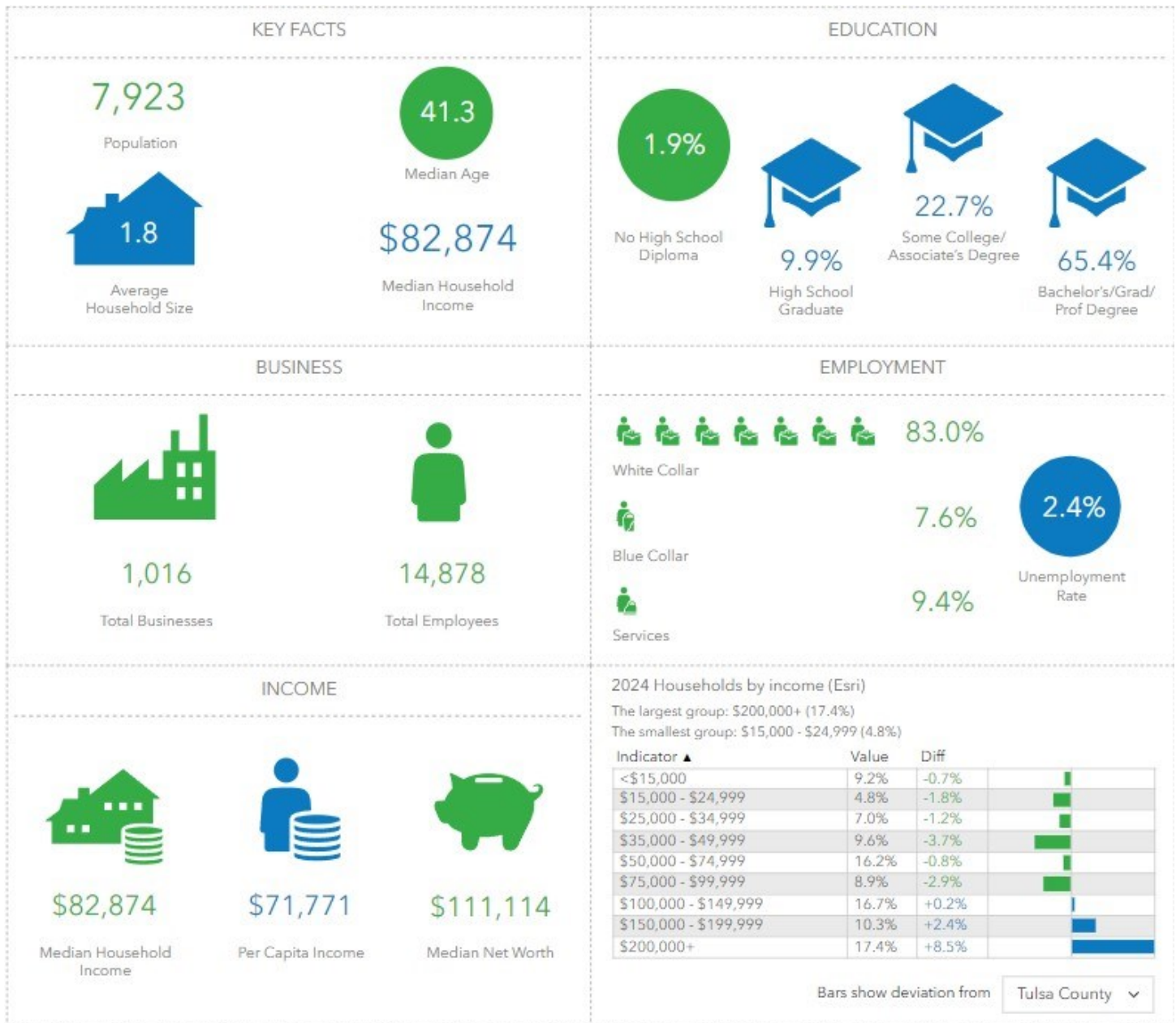


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DEMOGRAPHICS: 20 minute Walking Radius



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

SOBO NEW-BUILT RESTAURANT/RETAIL

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Walk Rings: 2min, 10 min, 20 min.

