

SHERIDAN CHASE OFFICE PARK

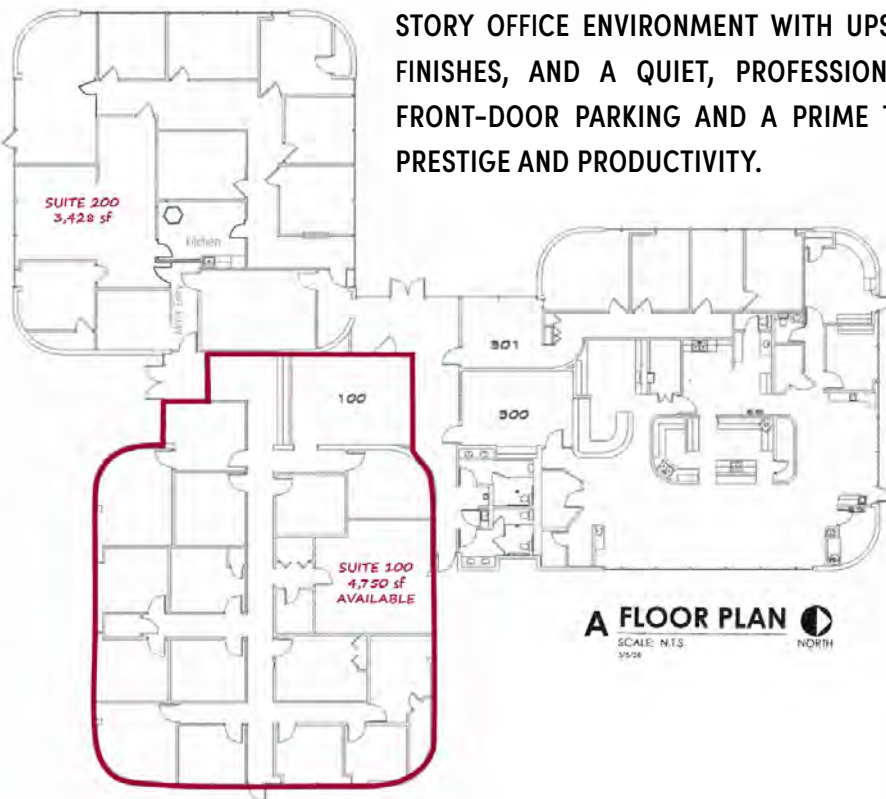
SPACE FOR LEASE



6911 S. 66th E. Ave. - Tulsa, OK 74133

SHERIDAN CHASE I – SUITE #100 (4,750 SF)

LOCATED JUST OFF 71ST STREET, SHERIDAN CHASE I OFFERS A MODERN, SINGLE-STORY OFFICE ENVIRONMENT WITH UPSCALE COMMON AREAS, HIGH-QUALITY FINISHES, AND A QUIET, PROFESSIONAL ATMOSPHERE. ENJOY CONVENIENT FRONT-DOOR PARKING AND A PRIME TULSA LOCATION DESIGNED FOR BOTH PRESTIGE AND PRODUCTIVITY.



- EASY ACCESS TO 71ST STREET
- ONE STORY BUILDING
- UPSCALE COMMON AREAS
- QUIET OFFICE ATMOSPHERE
- HIGH QUALITY FINISHES
- EXCELLENT FRONT DOOR PARKING

PROPERTY HIGHLIGHTS

BAUER & ASSOCIATES, REALTORS®

“A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979”

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

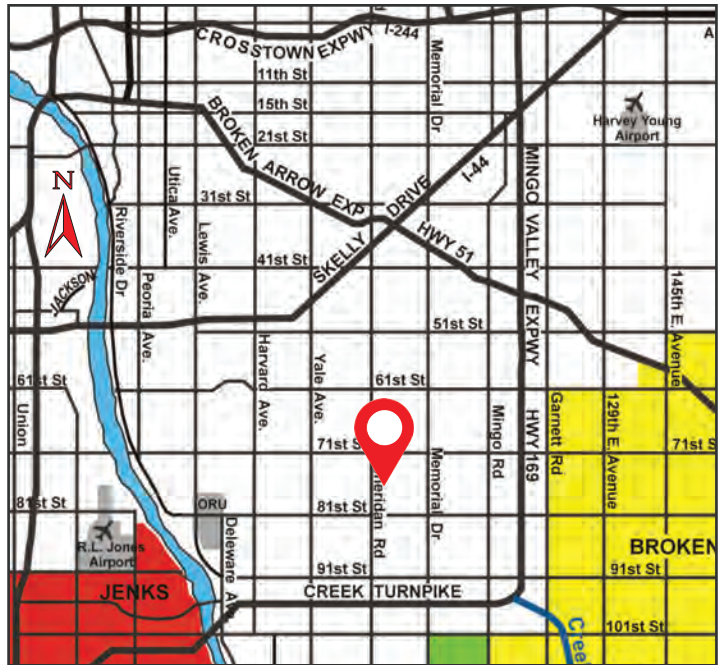
SHEILA COOPER

Cell: 918-724-5140

scooper@bauertulsa.com

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TULSA AREA MAP

21,868 Vehicles per day - S. Sheridan Rd.
 31,927 Vehicles per day - E. 71st St.

TRAFFIC COUNT - SOURCE INCOG 2024

- REASOR'S
- BANK OF OKLAHOMA
- SMITTY'S GARAGE
- SOUTHERN AGRICULTURE
- SENOR TEQUILA
- ARVEST BANK
- BRAVOS MEXICAN GRILL



	1 MILE	3 MILES	5 MILES
POPULATION	12,190	96,640	246,541
HOUSEHOLDS	5,653	42,386	105,632
AVERAGE HH INCOME	\$104,501	\$104,356	\$107,770

2024 DEMOGRAPHICS - SOURCE ESRI 2025

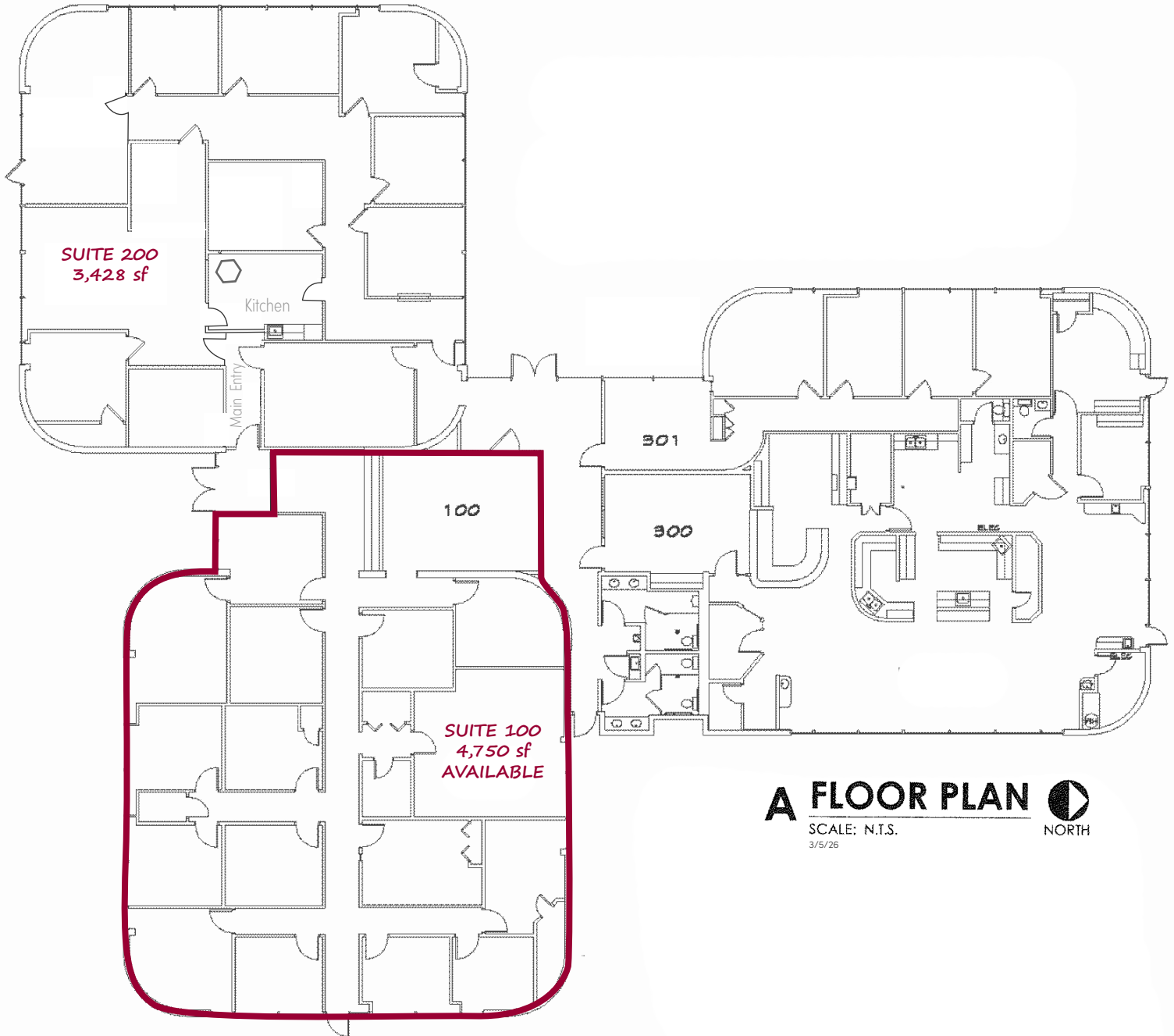
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A FLOOR PLAN 
SCALE: N.T.S.
3/5/26 NORTH