

# Tulsa Office For Lease

5-11 N Cheyenne Ave  
Tulsa, OK 74037

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PROPERTIES



# Property Summary



## Property Description

The property sits in the core of Tulsa's most active and rapidly evolving district, surrounded by a growing mix of restaurants, boutique retail, residential developments, hotels, and Class A office users. Immediate proximity to the BOK Center, Cain's Ballroom, Guthrie Green, the Arts District, and key employers provides consistent foot traffic, strong visibility, and built-in energy throughout the day and evening.

With 4,432 SF, the space lends itself to a wide range of uses, including creative or professional office, boutique retail, showroom, studio, wellness, gallery, or experiential concepts seeking an authentic downtown presence. The open floor plan allows for efficient customization, making the space equally attractive to owner-users or tenants looking to establish a flagship location.

Downtown Tulsa continues to see sustained investment, increasing residential density, and strong demand for well-located, character-rich spaces—making 5-11 N. Cheyenne a compelling opportunity for users!

## Location Description

Positioned in the heart of Downtown Tulsa, 5-11 N. Cheyenne offers a rare blend of historic character and modern functionality. Originally constructed in 1920, the space has been thoughtfully modernized to deliver an open, creative environment with high ceilings, clean finishes, and a flexible layout well-suited for today's office and retail users.

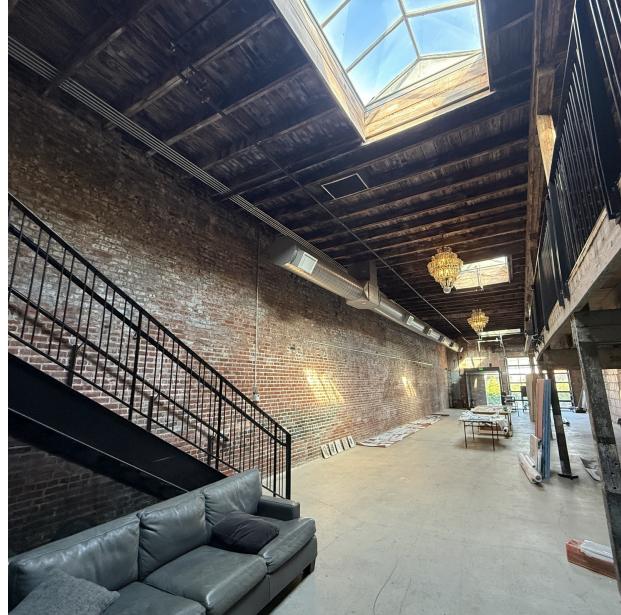
## Offering Summary

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	4,432 SF

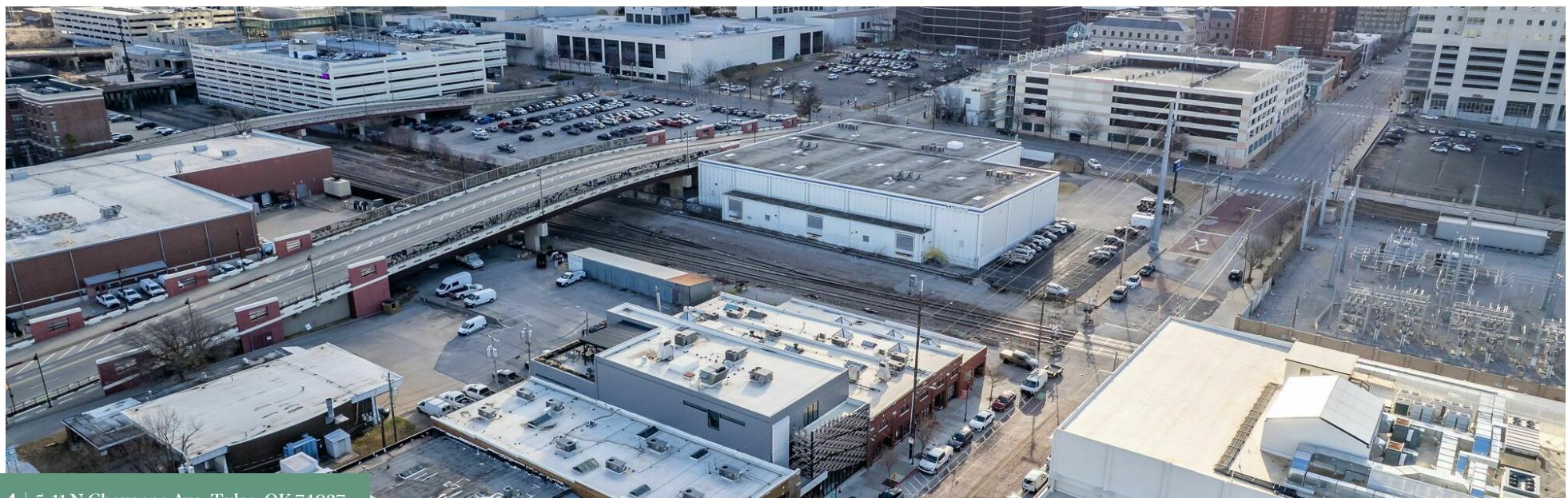
# Custom Page

## Building:

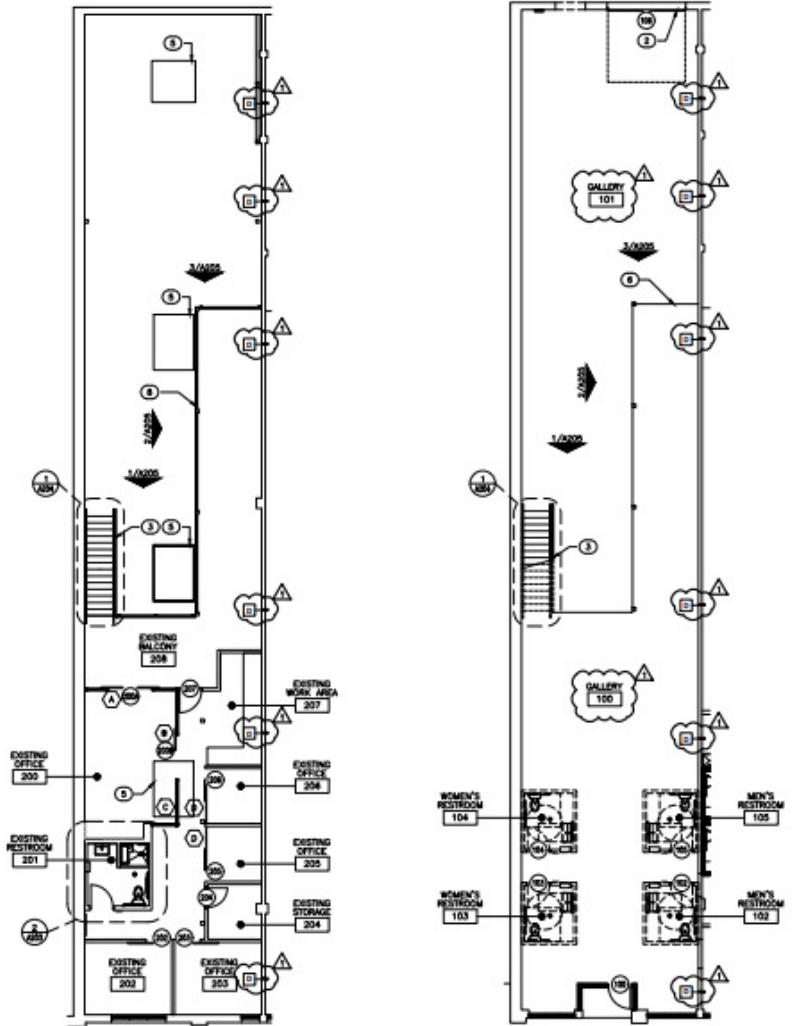
- +/- 4,432 SF
- Zoned CBD
- Brick and steel frame construction, concrete slab foundation
- Climate Controlled
- Office Configuration:
- Six (6) hard walled offices, including an executive office
- Reception/Waiting Area
- Five (5) total ADA restrooms
- One (1) work area
- Two-story configuration with Balcony overlooking open-area



# Additional Photos



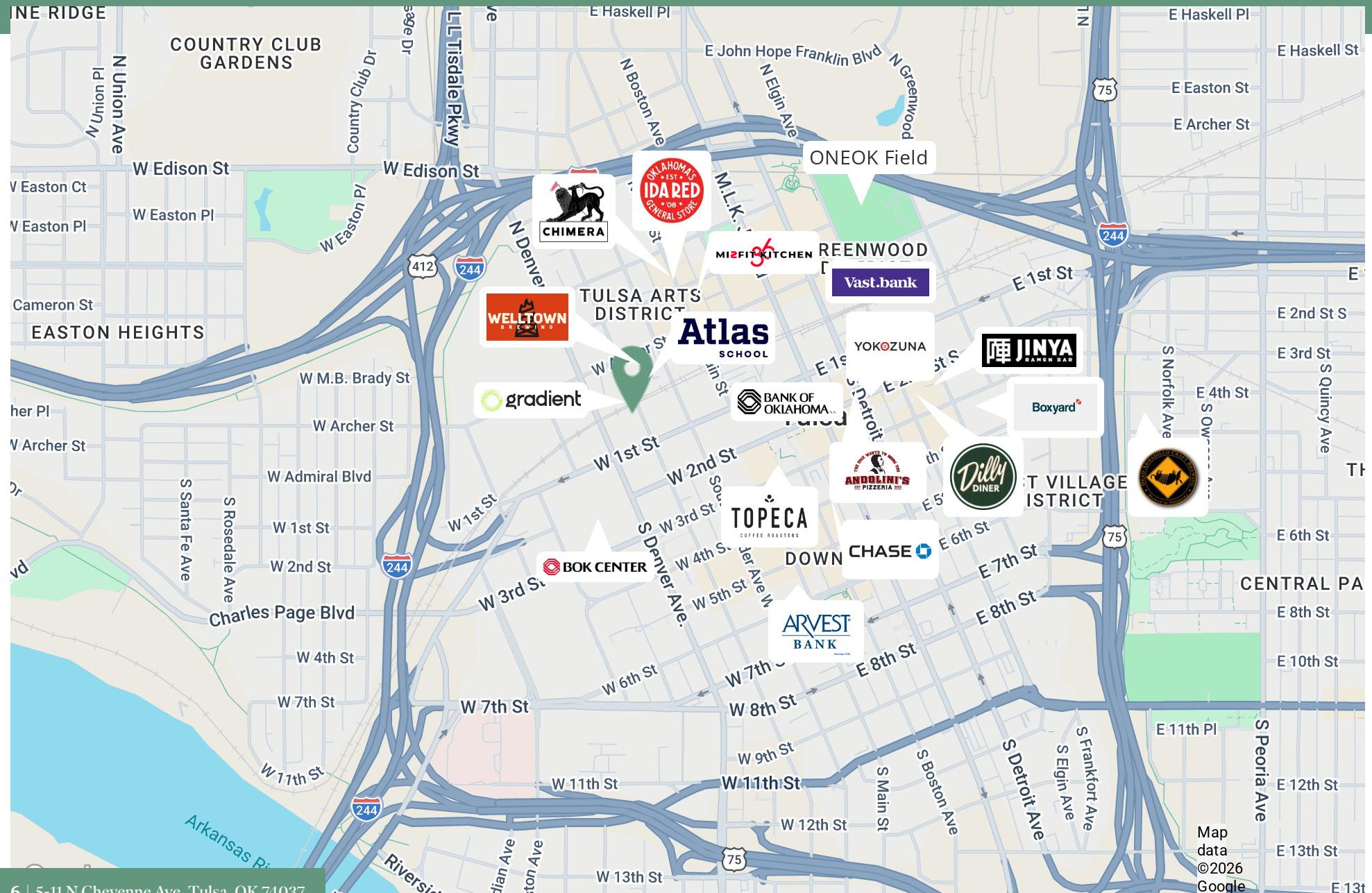
# Floor Plan



## 2 EXISTING SECOND FLOOR PLAN

## 1 EXISTING FIRST FLOOR PLAN

# Location Map



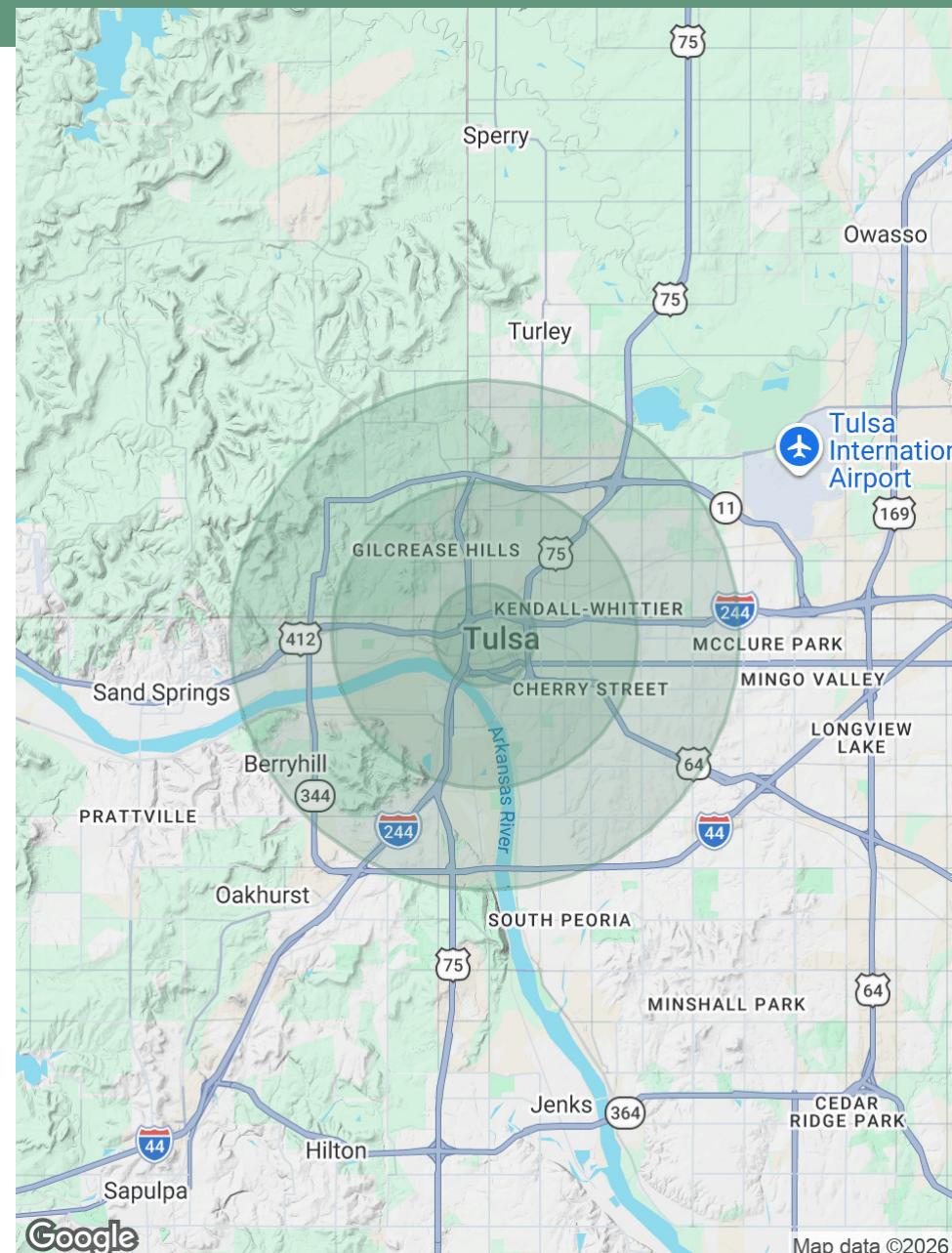
# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,347	58,352	132,994
Average Age	39	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,186	25,117	56,629
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$76,194	\$71,872	\$76,707
Average House Value	\$260,074	\$255,356	\$250,933

Demographics data derived from AlphaMap



# Contact

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**MCP** MCGRAW COMMERCIAL PROPERTIES

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 **BOK CENTER**

 **gradient**

**AVAILABLE**

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.