

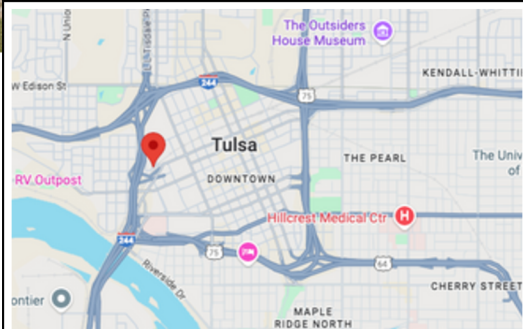
For Sale

Warehouse/Flex Space

\$1,500,000

10-28 N Guthrie Ave

Tulsa, OK 74103



Downtown Tulsa Brick Warehouse – Endless Potential Near the BOK Center

37,340 Sq Ft (AP)

Step into the heart of Tulsa's urban core with this character-rich brick warehouse just steps from the **BOK Center** and the **Downtown Arts District**. Located at **10 N Guthrie Avenue**, this historic industrial building offers the perfect canvas for creative redevelopment; whether you envision a **boutique retail concept, brewery, loft-style offices, event venue, or an artist's workshop**.

Behind its red brick façade and painted ghost signs lies a nearly open, flexible space with **soaring ceilings, exposed steel beams, original brick walls, and concrete floors**. The structure includes **roll-up doors, drive-in access, and a blend of warehouse and office areas**, making it adaptable for modern mixed-use transformation.

Imagine restoring the tin ceiling and chandelier-lit front area into a welcoming entry or gallery, while the expansive rear could accommodate large open workspaces or event areas. The building's scale, character, and proximity to Tulsa's major attractions make it an **ideal opportunity for adaptive reuse**.

With Tulsa's downtown momentum continuing to build with restaurants, lofts, and entertainment venues all around, this old-school brick gem is ready for a new chapter.

Bring your vision and energy to 10 N Guthrie and be part of Tulsa's downtown transformation.



Key Highlights:

- Prime location near BOK Center, Tulsa Arts District, and Greenwood
- Authentic early 20th-century architecture with exposed brick and timber
- Drive-in access and high ceilings
- Perfect for creative redevelopment: retail, studio, restaurant, office, or event space
- Located in Tulsa's revitalizing urban corridor



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