



2,200 SF

INDUSTRIAL FLEX SPACE FOR LEASE

537 S Victor Ave, Suite A

Warehouse • Flex • Office

Tulsa, OK 74104

Near Downtown Tulsa & the Pearl District

DAKOTA BRASHER

Senior Associate
918.948.5778 | dbrasher@mcgrawcp.com

MATTHEW GRAY

Sales Associate
918.899.9197 | mgray@mcgrawcp.com

TODD FRANKENFIELD

Sales Associate
918.361.6112 | tfrankenfield@mcgrawcp.com

MCP

MCGRAW
COMMERCIAL
PROPERTIES

537 S VICTOR AVE, SUITE A

537 S Victor Ave, Suite A, Tulsa, OK 74104

Property Summary

Space Description

Suite A at 537 S Victor Ave offers 2,200 SF of light industrial flex space within a recently renovated masonry building just east of downtown Tulsa, made up of approximately 1,624 SF of warehouse area and 576 SF of finished office area, including built-in overhead storage above the offices. The warehouse is accessed through two 12' x 14' electric overhead doors and is served by two separate HVAC climate zones, gas heat, and an electric water heater. The office area includes two restrooms and a single shower.

The building is part of a redeveloped commercial complex totaling roughly 15,400 SF across three structures on 0.79 acres, originally built in 1921 and extensively renovated in 2014. The property sits within Tulsa's IL (Light Industrial) zoning district, allowing a broad mix of light industrial, office, and flex uses.

The site is located in the Abdo's Addition subdivision along S Victor Ave, offering convenient access to Highway 75, downtown Tulsa, and the surrounding Pearl District. The property also offers secured, gated parking on site.

No cannabis of any type may be cultivated or stored on the premises.

LEASE TERMS	
LEASE RATE:	\$10.00 / SF
TOTAL SF:	2,200 SF
AVAILABLE:	Now
SPACE BREAKDOWN	
WAREHOUSE:	±1,624 SF
OFFICE:	±576 SF
OVERHEAD DOORS:	(2) 12' x 14' Elec.
BUILDING SYSTEMS	
HVAC:	2 Climate Zones
HEAT:	Gas
WATER HEATER:	Electric
RESTROOMS:	2 + Shower
PROPERTY INFO	
ZONING:	IL
PARKING:	Secured On-Site
YEAR BUILT / RENO:	1921 / 2014

537 S VICTOR AVE, SUITE A, TULSA, OK | 02

537 S VICTOR AVE, SUITE A

537 S Victor Ave, Suite A, Tulsa, OK 74104

Property Highlights

Recently Renovated Building

Historic 1921 masonry building with an extensive 2014 renovation, blending character with modern systems.

Finished Office & Restrooms

±576 SF of office space with built-in overhead storage, two restrooms, and a single shower.

Flexible IL Zoning

Light Industrial zoning supports a wide range of uses including warehouse, showroom, office, and light distribution.

Two Electric Overhead Doors

Two 12' x 14' electric overhead doors provide drive-in access to the ±1,624 SF warehouse bay.

Dual Climate Zones

Two separate HVAC zones serve the space, along with gas heat and an electric water heater.

Near Downtown Tulsa

Convenient location just east of downtown and the Pearl District with easy access to Highway 75 and the Inner Dispersal Loop.

537 S VICTOR AVE, SUITE A, TULSA, OK | 03

537 S VICTOR AVE, SUITE A

537 S Victor Ave, Suite A, Tulsa, OK 74104

Property Photography



DAKOTA BRASHER

Senior Associate
918.948.5778 | dbrasher@mcgrawcp.com

MATTHEW GRAY

Sales Associate
918.899.9197 | mgray@mcgrawcp.com

TODD FRANKENFIELD

Sales Associate
918.361.6112 | tfrankenfield@mcgrawcp.com

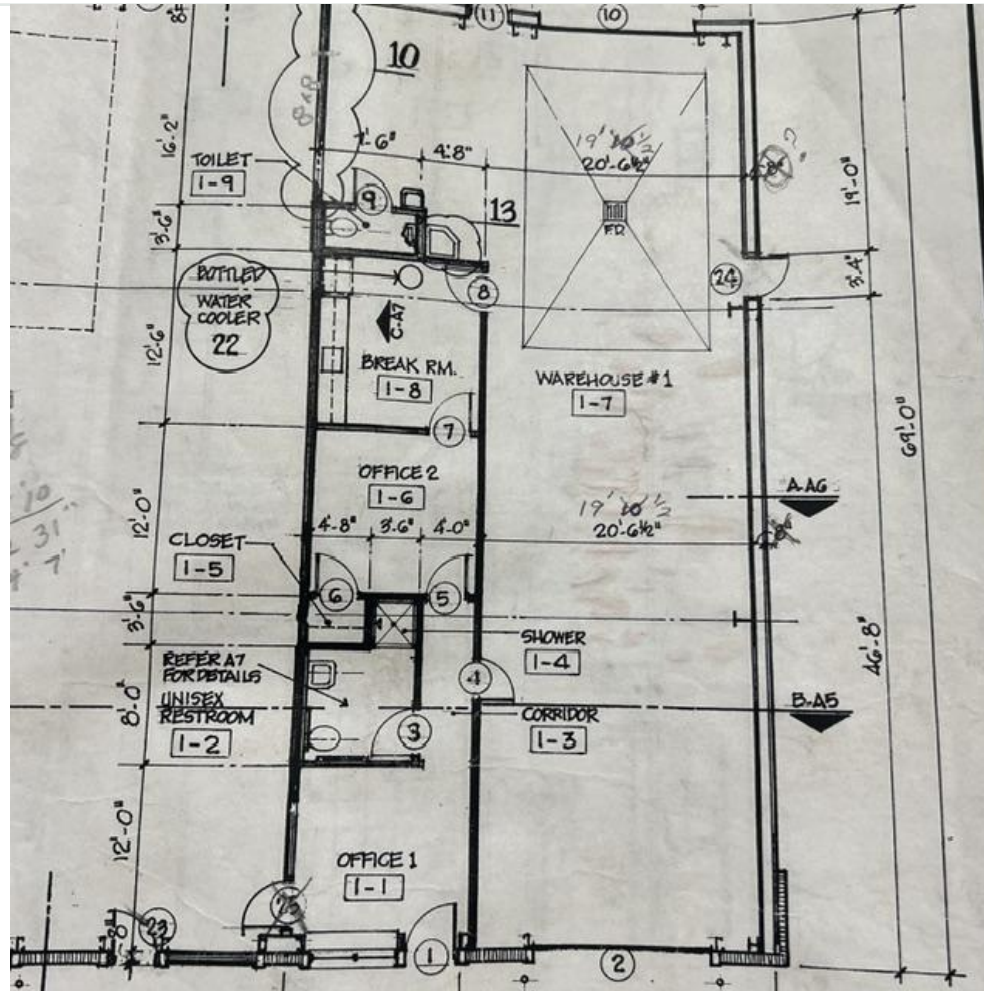
MCP

MCGRAW
COMMERCIAL
PROPERTIES

537 S VICTOR AVE, SUITE A

537 S Victor Ave, Suite A, Tulsa, OK 74104

Floor Plan



DAKOTA BRASHER

Senior Associate
918.948.5778 | dbrasher@mcgrawcp.com

MATTHEW GRAY

Sales Associate
918.899.9197 | mgray@mcgrawcp.com

TODD FRANKENFIELD

Sales Associate
918.361.6112 | tfrankenfield@mcgrawcp.com

MCP

MCGRAW
COMMERCIAL
PROPERTIES

537 S VICTOR AVE, SUITE A

537 S Victor Ave, Suite A, Tulsa, OK 74104

Meet the Team



DAKOTA BRASHER

Senior Associate

Cell: 918.948.5778

dbrasher@mcgrawcp.com



MATTHEW GRAY

Sales Associate

Cell: 918.899.9197

mgray@mcgrawcp.com



TODD FRANKENFIELD

Sales Associate

Cell: 918.361.6112

tfrankenfield@mcgrawcp.com

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.

537 S VICTOR AVE, SUITE A, TULSA, OK | 06