

FULTON 46 OFFICE BUILDING SPACE FOR LEASE



5350 E. 46th St. - Tulsa, OK 74135

PROPERTY HIGHLIGHTS

POSITION YOUR BUSINESS AT FULTON 46, A WELL-LOCATED OFFICE PROPERTY IN CENTRAL TULSA OFFERING FLEXIBLE OPTIONS FOR EXECUTIVE SUITES, PRIVATE SINGLE OFFICES, OR COLLABORATIVE COWORKING SPACE. WHETHER YOU NEED A PROFESSIONAL SETTING FOR CLIENT MEETINGS OR A PRODUCTIVE ENVIRONMENT FOR DAY-TO-DAY OPERATIONS, THIS PROPERTY PROVIDES ADAPTABLE FLOOR PLANS, MULTIPLE RESTROOMS, AND ABUNDANT GATED PARKING. CONVENIENT ACCESS TO I-44 AND NEARBY RESTAURANTS AND SHOPPING MAKE IT AN IDEAL CHOICE FOR PROFESSIONALS SEEKING BOTH ACCESSIBILITY AND A POLISHED BUSINESS PRESENCE.

- BUILDING TOTAL: 22,792 SF
(SOURCE: TULSA COUNTY ASSESSOR)
- PROPERTY TOTAL: 72,201 SF (± 1.66 ACRES)
- GATED PARKING LOT
- CONVENIENT TO I-44 HIGHWAY
- RESTAURANTS AND SHOPPING NEARBY
- ABUNDANT PARKING
- MULTIPLE RESTROOMS
- EXECUTIVE OFFICES
- FLEXIBLE FLOOR PLANS

UNDER NEW OWNERSHIP!



BAUER & ASSOCIATES, REALTORS®
“A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979”
Commercial - Industrial - Investment Property - Property Management

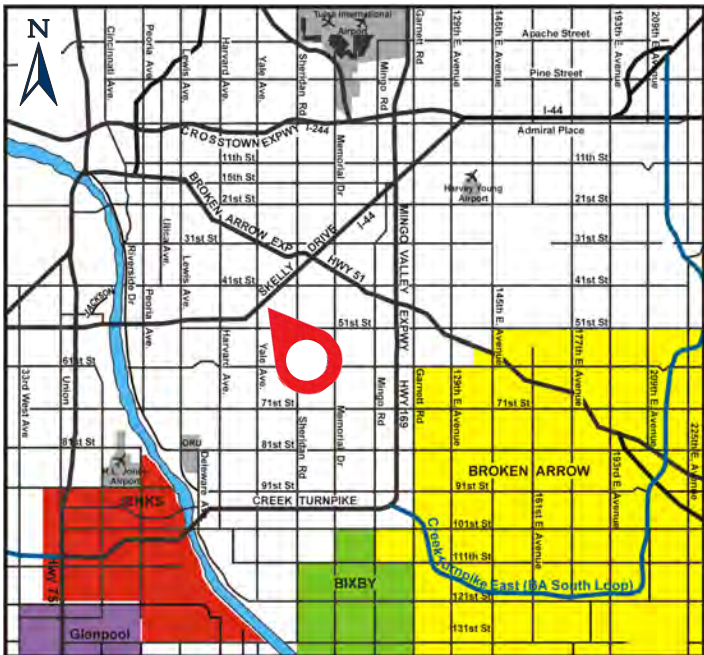
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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Greater Tulsa Area Map

NEARBY

- | | |
|------------------------------|------------------------|
| TANDY FAMILY YMCA | ARVEST BANK |
| ARBY'S | DUTCH BROS COFFEE |
| APPLEBEE'S GRILL & BAR | RAISING CANE'S CHICKEN |
| JACK IN THE BOX | QUIKTRIP |
| LAFORTUNE PARK & GOLF COURSE | PEI WEI ASIAN KITCHEN |

2025 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	9,546	90,167	266,694
Households	4,514	41,482	116,909
Average HH Income	\$95,660	\$103,082	\$95,656

2024 Traffic Count

Source: INCOG

105,122 Vehicles per day	I-44 Highway
42,867 Vehicles per day	S. Yale Ave.

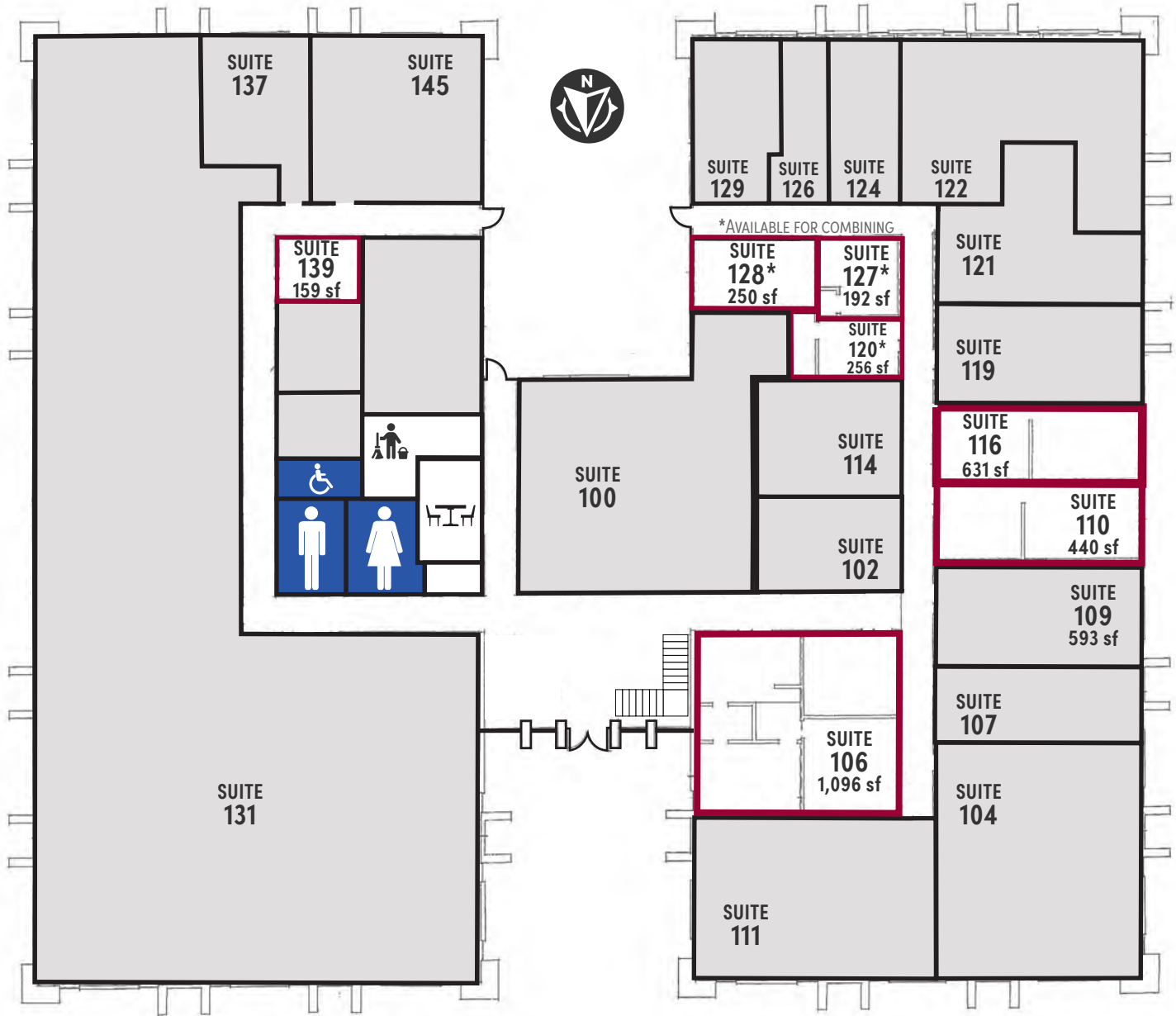
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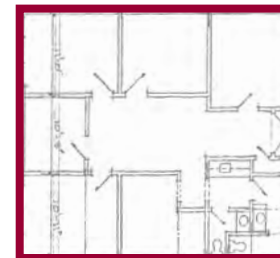
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AVAILABLE SUITES:

Suite 106	1,096 sf	Suite 110	440 sf
Suite 116	631 sf	Suite 120	256 sf
Suite 127	192 sf	Suite 128	250 sf
Suite 139	159 sf	Suite 200	1,377 sf



**AVAILABLE
Suite 200
1,377 SF**