



Conceptual Front Elevation

4300 S Harvard Ave | Tulsa, OK 74135

Property Description

- Midtown Tulsa two-story medical office building undergoing a full renovation / transformation with core/shell completion in March 2026.
- 4,835 to 20,590 SF available, will evaluate demising further
- \$27.50 per SF modified gross lease rate (electricity and janitorial/cleaning paid directly by tenants)
- \$40.00 per SF tenant improvement allowance
- Shell space customized to Tenant's buildout requirements
- ADA Compliant

Location Description

- Exceptional leasing opportunity in the coveted Harvard Medical Corridor
- 26,800 VPD on S Harvard Ave
- Prime location near OU Shusterman Campus and St. Francis Hospital, with convenient access to Interstate 44 and the Broken Arrow Expressway

Offering Summary

LEASE RATE:	\$27.50 SF/yr (MG)
NUMBER OF UNITS:	4
AVAILABLE SF:	4,835 - 20,590 SF
LOT SIZE:	46,704 SF
BUILDING SIZE:	20,590 SF

Demographics

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,051	42,081	106,300
TOTAL POPULATION	8,667	87,811	235,841
AVERAGE HH INCOME	\$140,219	\$103,415	\$84,048

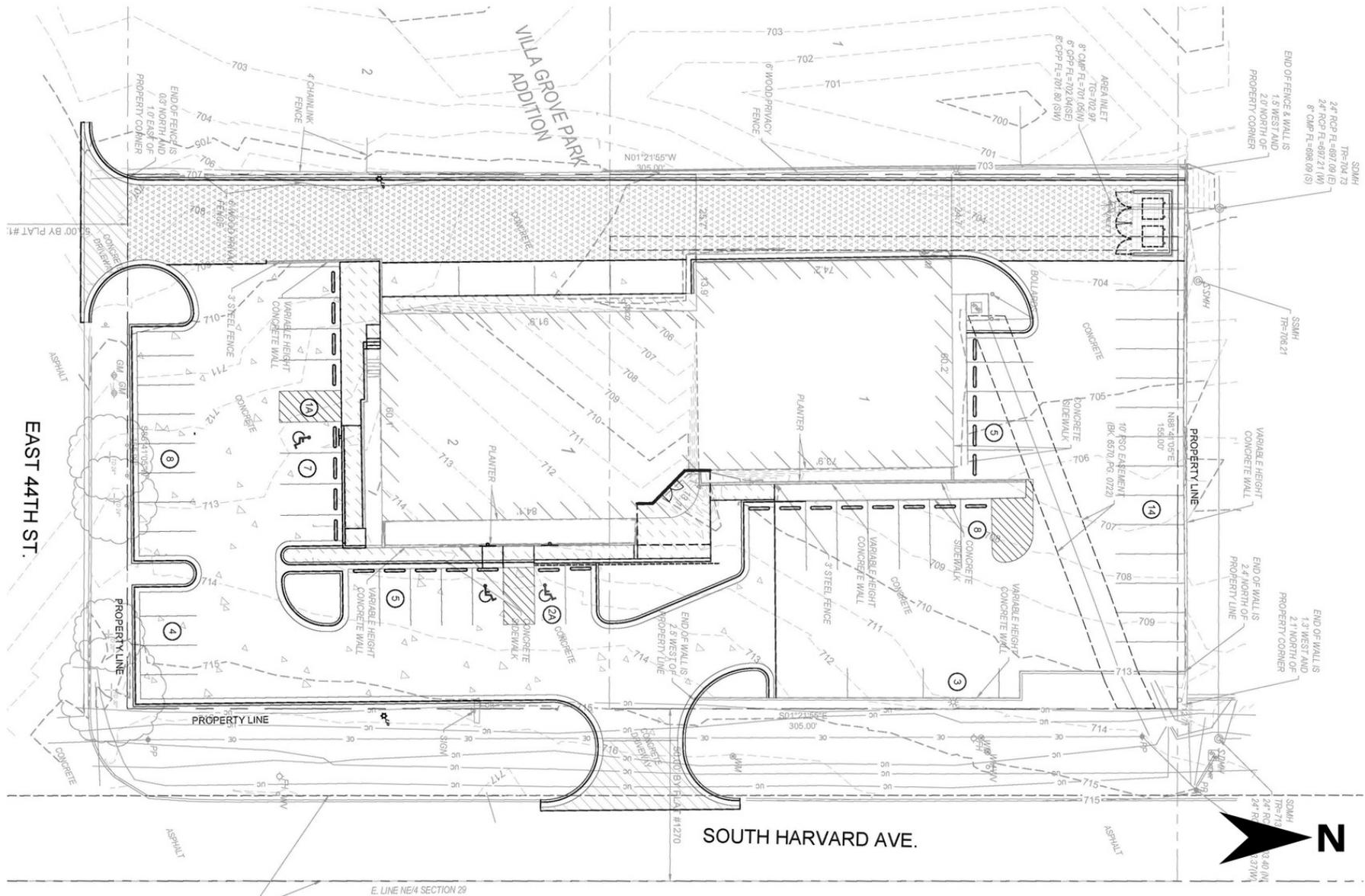
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4300 HARVARD - MEDICAL OFFICE REDEVELOPMENT

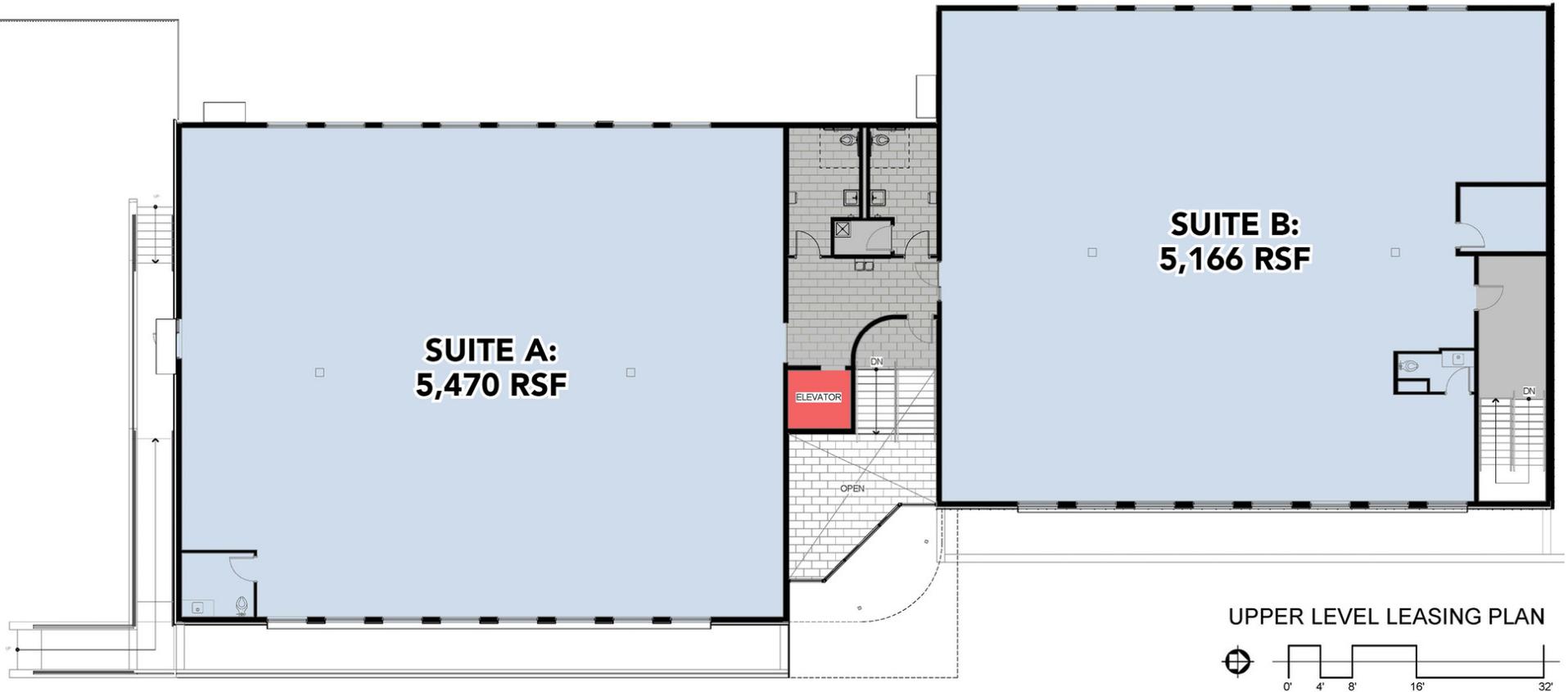


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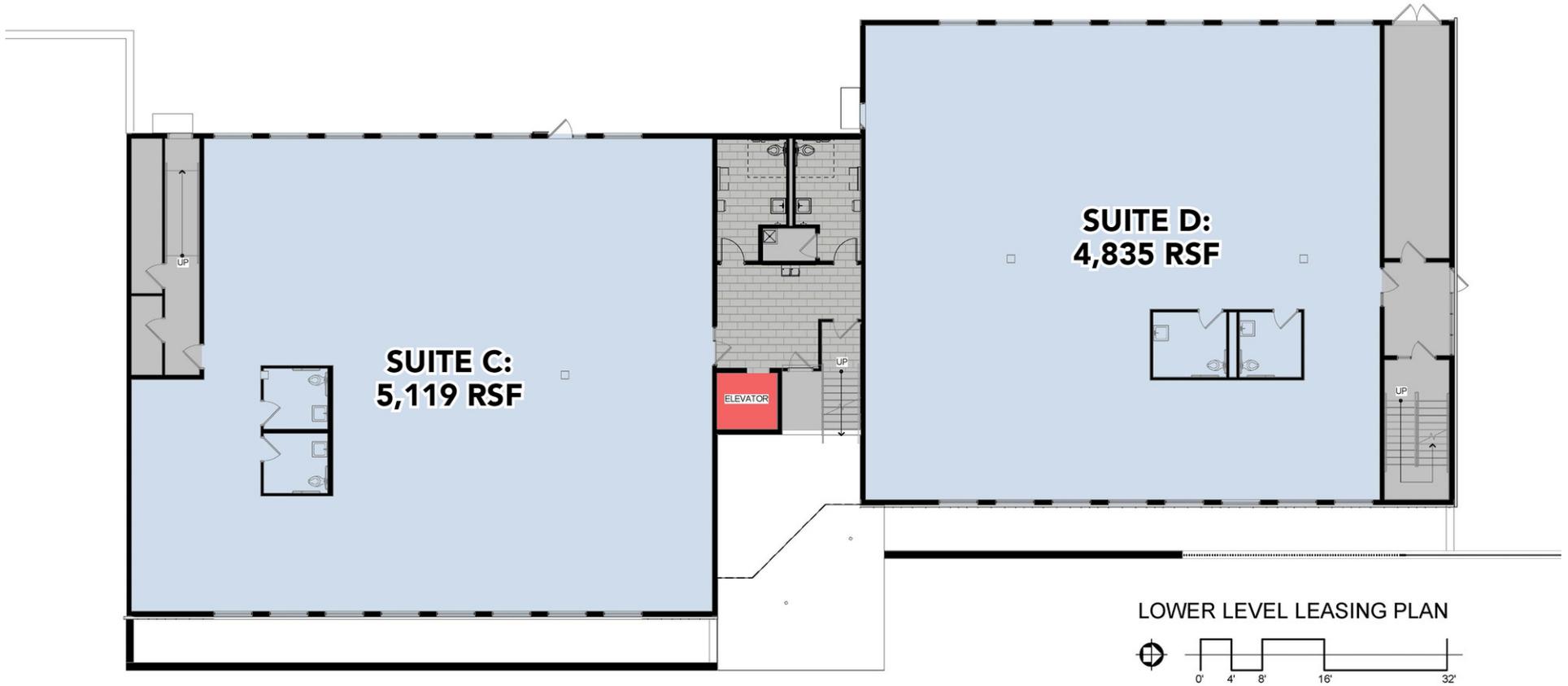
UPPER LEVEL LEASING PLAN

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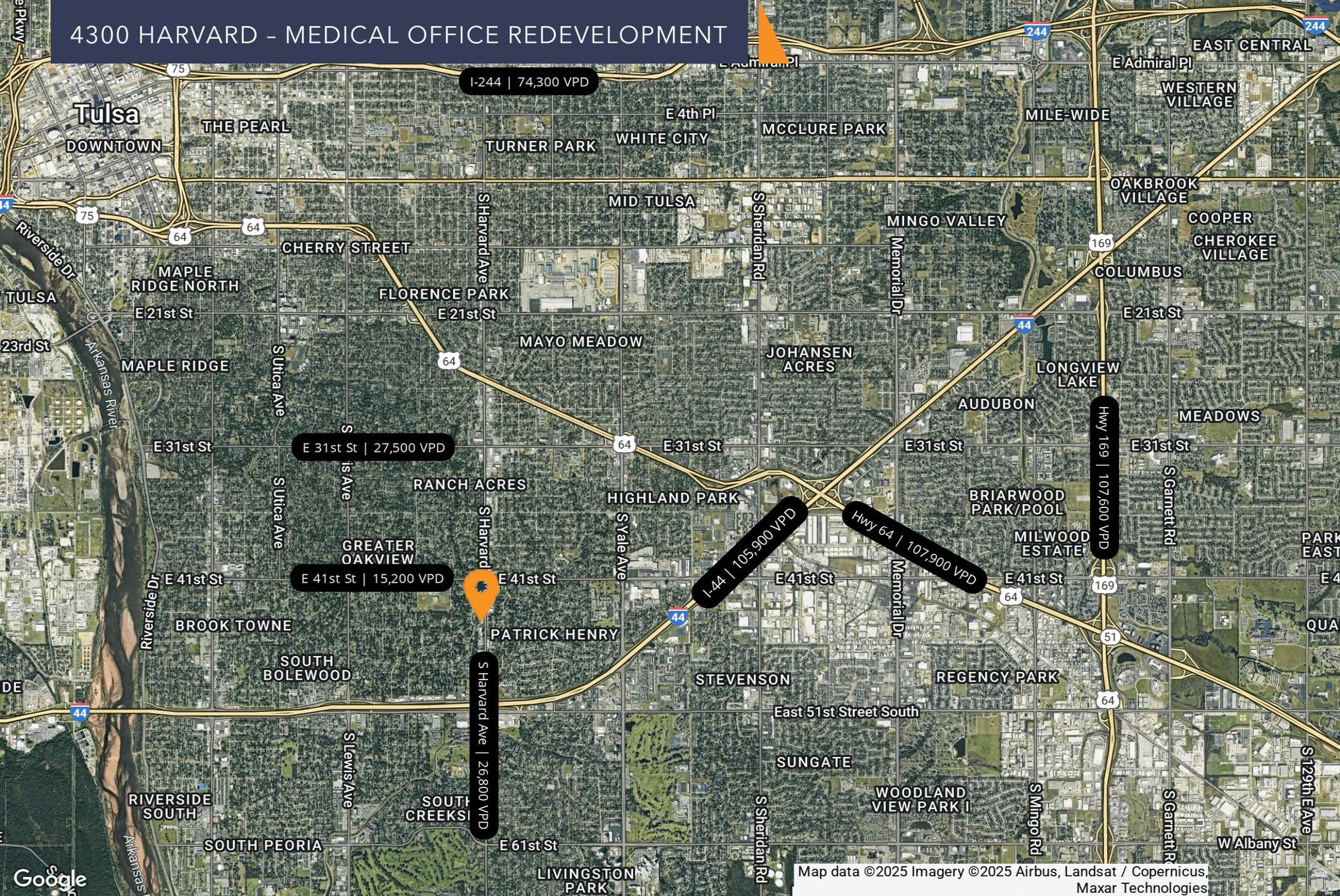
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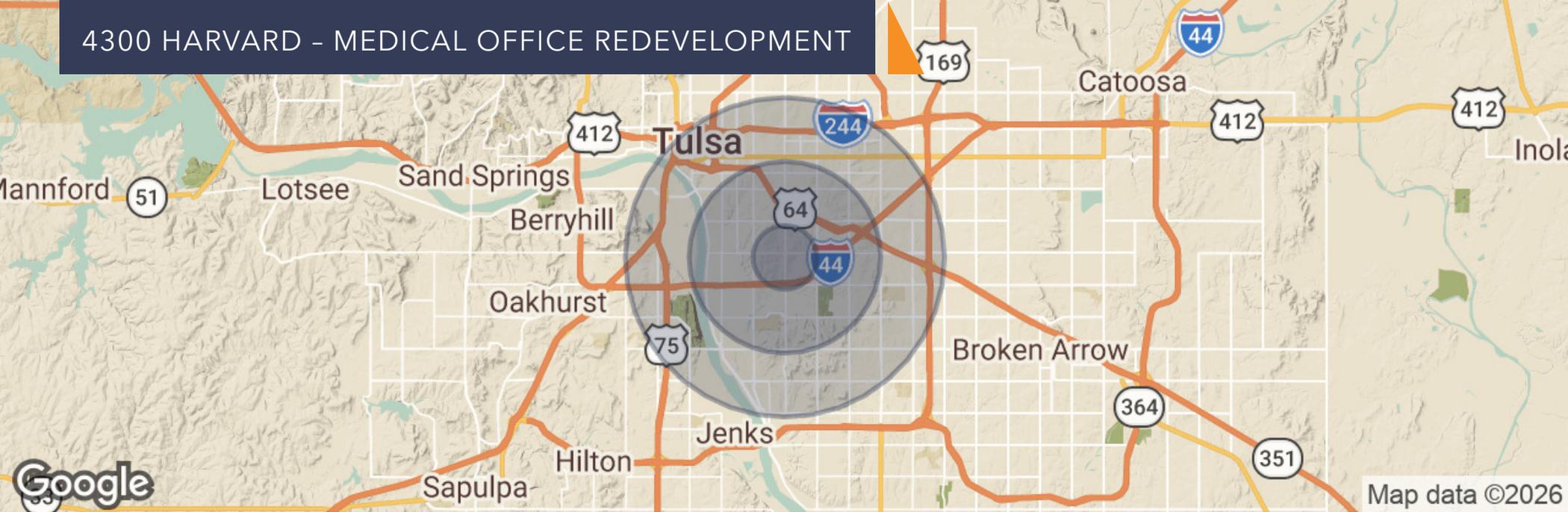
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,667	87,811	235,841
AVERAGE AGE	44	42	40
AVERAGE AGE (MALE)	43	41	39
AVERAGE AGE (FEMALE)	45	44	41
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,051	42,081	106,300
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$140,219	\$103,415	\$84,048
AVERAGE HOUSE VALUE	\$466,951	\$344,431	\$269,046

Demographics data derived from AlphaMap

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