

6506 S. LEWIS AVENUE - SOUTHERN RIDGE | TULSA, OK 74136

\$ \$13.00 SF/FS
 📅 AVAILABLE DATE: IMMEDIATE
 ↺ 1,294 - 4,282 SQ FT
 P 350 PARKING SPACES

OFFERING SUMMARY

Lease Rate: \$13.00/SF/YR (Full Service)
 Building Size: 65,474 SF
 Available SF: 1,294 - 4,282 SF
 Suites Available: 5

Available Suites:

- 107 - 1,374 SF
- 111 - 1,941 SF
- 114 - 1,294 SF
- 116 - 4,282 SF
- 118 - 1,582 SF

PROPERTY OVERVIEW

Built in 1984, this well-maintained office park is under new, local ownership with just a few vacancies remaining. Building totals 65,474 SF on 3.09 AC, with two (2) stories and over 350 parking spaces.

Additional amenities include:

- 24 Hour Access
- Natural Light Atrium & Offices
- Significant Air Conditioning Tonnage
- Bus Line off Lewis
- On-site Security System
- Controlled Access
- Individual Unit Signage
- Units built out with hard-walled offices, open areas, and breakrooms
- Storage Space
- Monument Signage of Lewis

FOR MORE
INFORMATION
CONTACT:

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COMMERCIAL PROPERTIES

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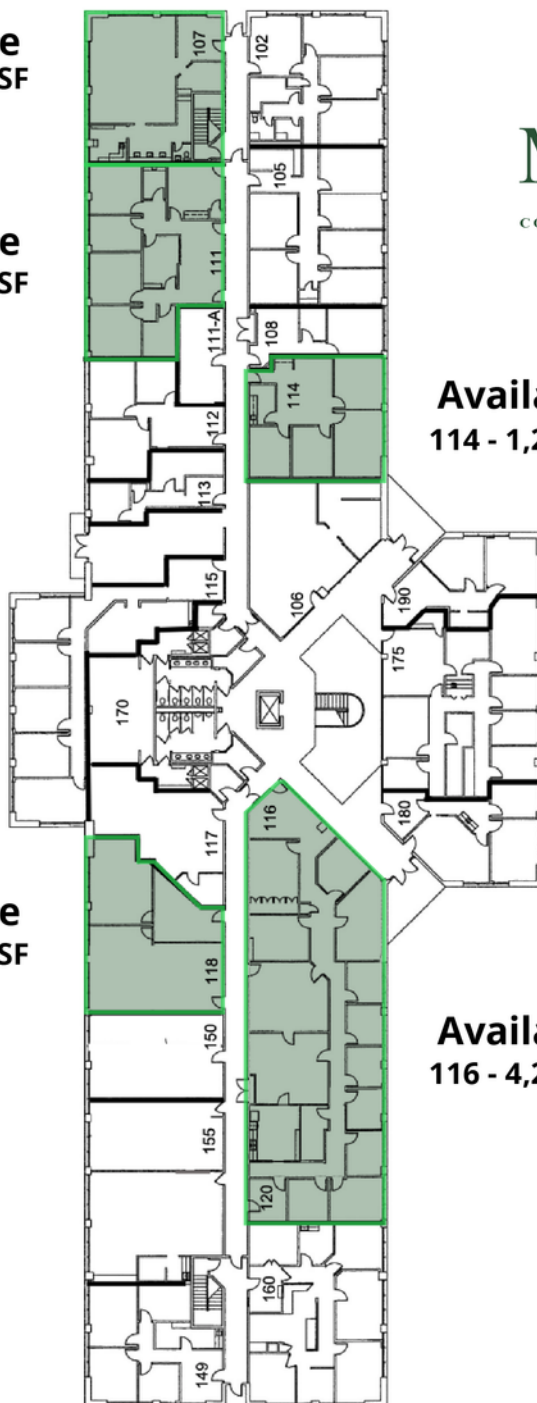
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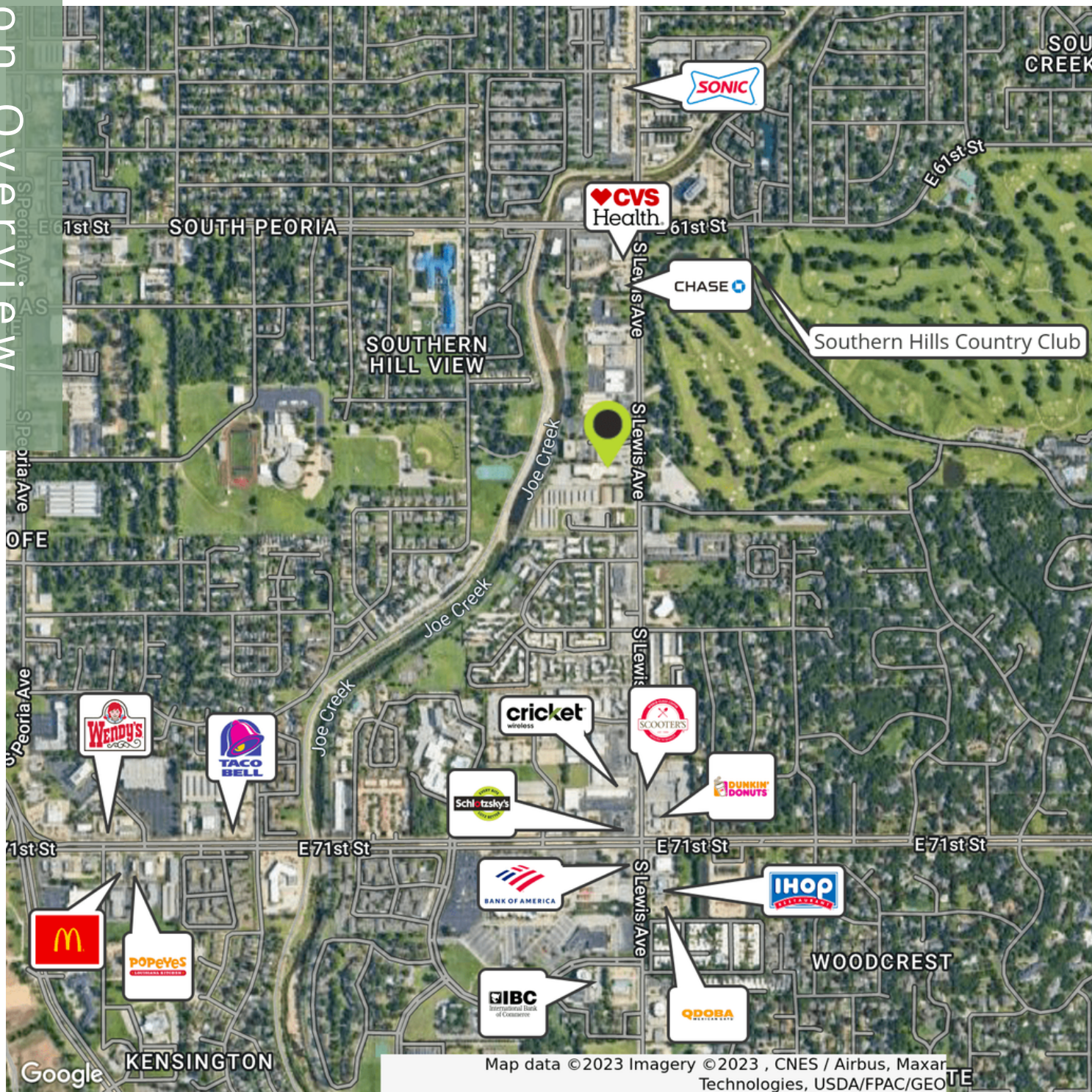
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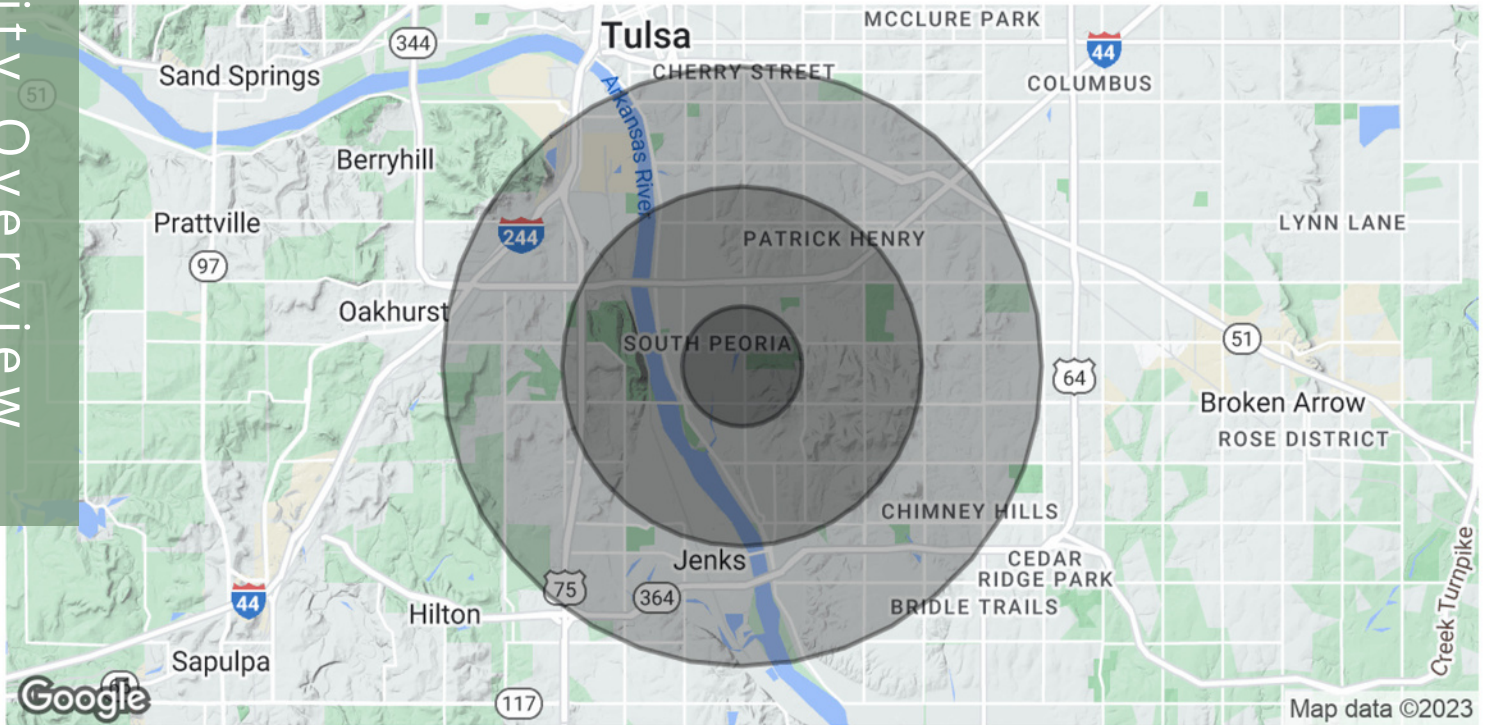


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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	11,539	79,107	190,518
Average Age	37.9	38.9	39.7
Average Age (Male)	35.7	37.5	38.1
Average Age (Female)	39.5	40.3	41.0

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	5,953	40,202	94,283
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$57,930	\$74,576	\$80,777
Average House Value	\$127,035	\$180,241	\$200,169

* Demographic data derived from 2020 ACS - US Census

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