

Office for Sale or Lease

# 6550 E 71st St

Tulsa, OK 74133

**WIGGIN**  
PROPERTIES, LLC  
41 YEARS STRONG



## Investment Opportunity Office Building for Sale or Lease

South Tulsa

Building SF: 10,826 SF

Sale Price Negotiable

Lease SF: 4,164 SF

Lease Rate \$16.00 PSF/FS

### Highlights:

- Great investment opportunity with space available for owner to occupy.
- Immediately east of the corner of 71st and S Sheridan, the property is surrounded by retail malls and shopping centers.
- In the heart of South Tulsa, the property is 2.5 miles from Creek Turnpike and Mingo Valley Expressway and just 3 miles south of I-44.



Call Grant Stewart or Vicki Patterson at **918.935.2010**

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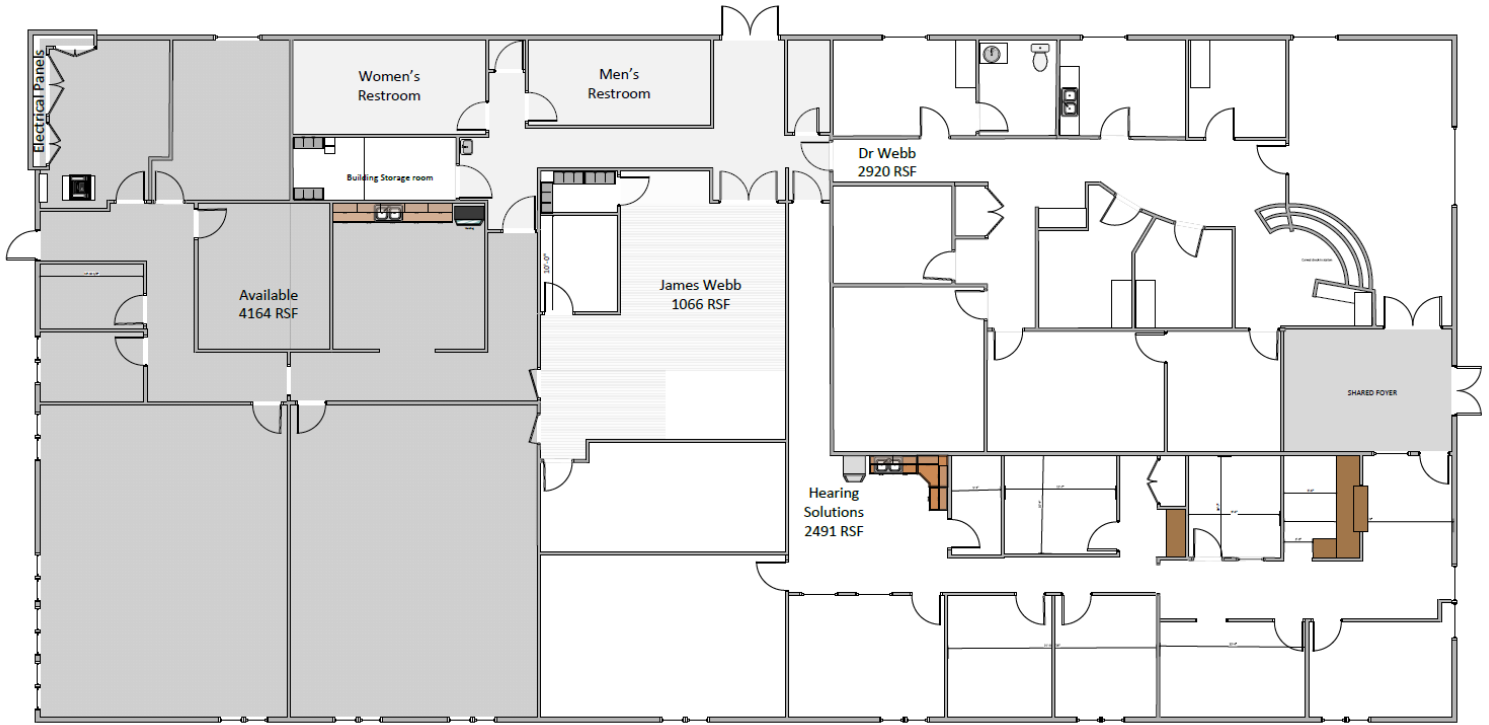
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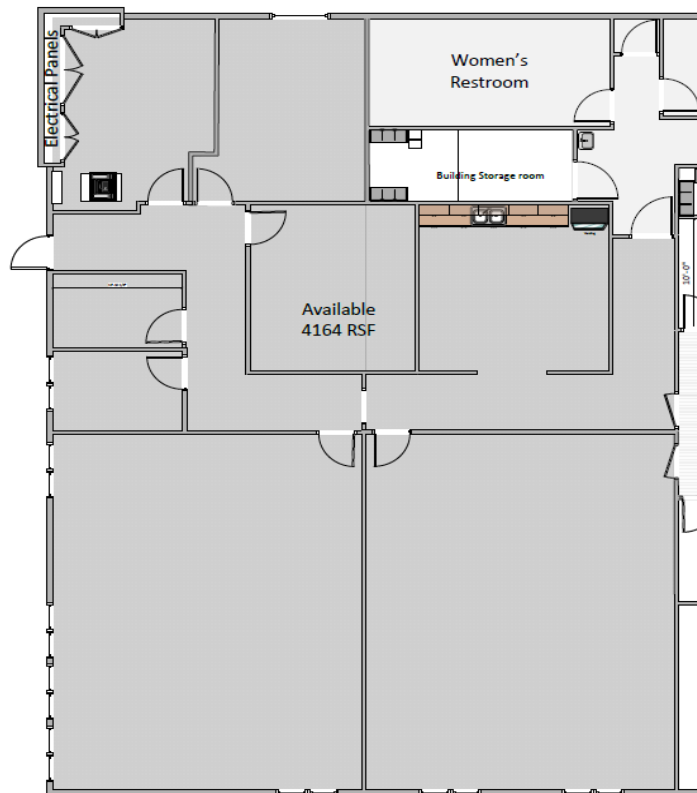
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## Floor Plan Suite Info



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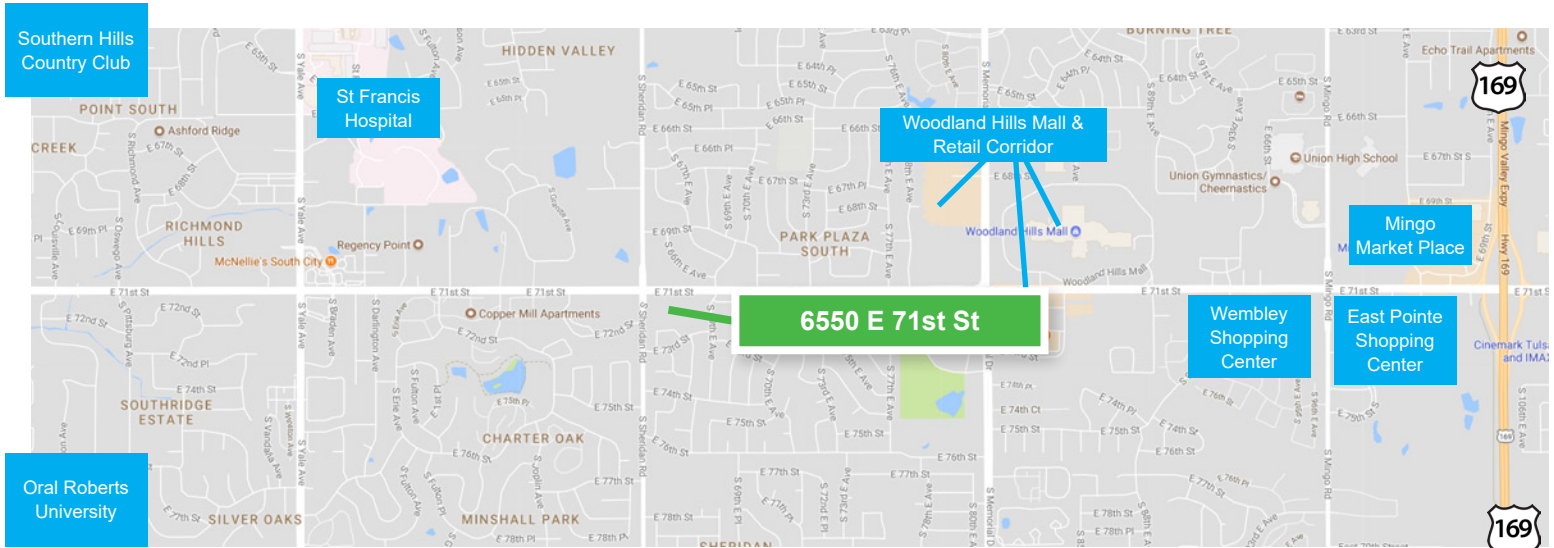
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## Location

Located along E 71st St in South Tulsa, the property sits in the heart of a thriving retail corridor and minutes away from Saint Francis Hospital and Oral Roberts University. 6550 E 71st St is 2.5 miles from the Creek Turnpike to its south, 2.5 miles west of the Mingo Valley Expressway to its east and 3 miles from I-44 to its north.

## Demographics

2020	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	12,211	93,714	234,641
Total Employees	8,697	73,994	151,996
Total Businesses	582	5,925	13,132
Average HH Income	\$88,737	\$90,355	\$91,171



*Large private parking lot provides ample room for tenants and their guests.*

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