

# SOUTH TULSA OFFICE SPACE FOR LEASE

8905 S. Yale Ave., Tulsa, OK | Tuscana Office Park



## PROPERTY HIGHLIGHTS

- AVAILABLE SPACE: SUITE #102 (878 SF)
- GREAT LOCATION NEAR 91ST & YALE
- WALK TO RESTAURANTS AND RETAIL
- GREAT TRAFFIC COUNT: 21,215 CARS PER DAY  
(E. 91st Street - Source: INCOG 2022)

### 2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	8,444	86,141	207,950
Households	3,503	35,534	86,837
Average HH Income	\$151,297	\$123,248	\$111,891



**DOUG BAUER, CCIM**  
Office: 918-665-1210

**SHEILA COOPER**  
Cell: 918-724-5140  
scooper@bauertulsa.com

**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.

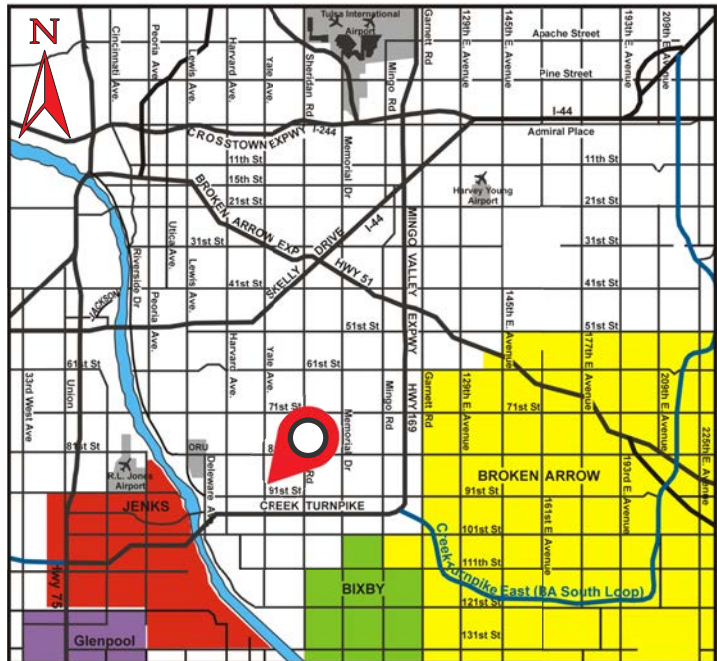
Office 918-665-1210  
Fax 918-665-6462  
www.bauertulsa.com

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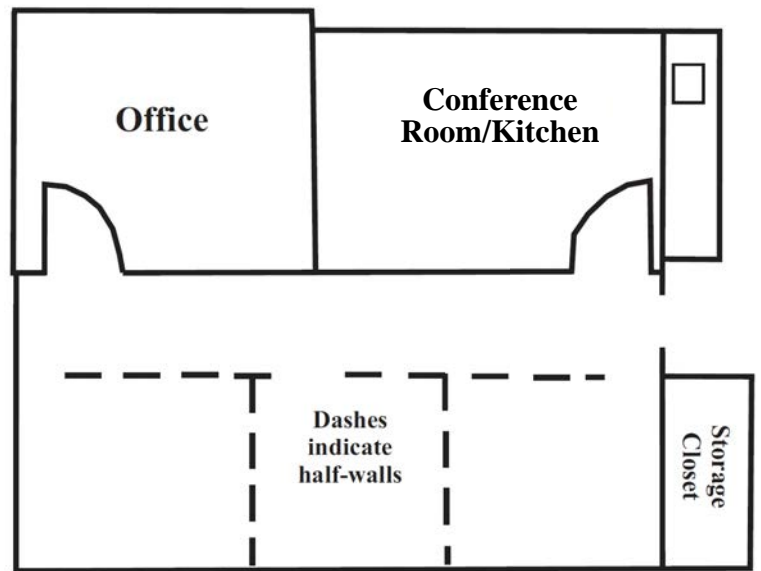
Creek Turnpike  
(Less than one mile south) ↓



Greater Tulsa Area Map

## Office Layout

## Suite 102 (878 SF)



Not to Scale

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