

LEASE RATE
\$13.95
 PER RSF / YEAR



6450 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74136

BRIDGEPORT III

THREE FLOORS ♦ 973 – 3,857 RSF ♦ LOBBY EXPOSURE ♦ 24/7 ACCESS

973–3,857 RSF

SPACE AVAILABLE

Seven suites • three floors

3,857 RSF

LARGEST CONTIGUOUS

Suites 230 + 240 • second floor

±46,830 SF

TOTAL BUILDING

Three stories • built 1986

THE OPPORTUNITY

A ±46,830 SF three-story office building on South Lewis Avenue, just south of 61st Street and directly across from Southern Hills Country Club. Seven suites are available on all three floors — including first-floor elevator lobby exposure — and space can be demised to fit. Great window offices and open areas behind upscale finishes.

LEASING CONTACTS



Josh Love

LEASING & SALES ASSOCIATE

jlove@priceedwards.com

918.978.2428 Cell • 918.394.1000 Office



Christian Funk

LEASING & SALES ASSOCIATE

cfunk@priceedwards.com

559.307.9833 Cell • 918.394.1000 Office



Lisa Heller

OFFICE MANAGER

lheller@priceedwards.com

918.630.9994 Cell • 918.394.1000 Office

SPACE AVAILABILITY

All suites \$13.95 RSF · space can be demised to suit

SUITE	AVAILABLE RSF	MAX CONTIGUOUS
FIRST FLOOR		
Suite 110 Elevator lobby exposure	3,835 RSF	3,835 RSF
Suite 120	1,244 RSF	1,244 RSF
Suite 122	1,789 RSF	1,789 RSF
SECOND FLOOR — 3,857 RSF CONTIGUOUS		
Suite 210	973 RSF	973 RSF
Suite 230 Contiguous with Suite 240	809 RSF	3,857 RSF
Suite 240	3,048 RSF	3,857 RSF
THIRD FLOOR		
Suite 340	2,109 RSF	2,109 RSF
TOTAL AVAILABLE SEVEN SUITES ON THREE FLOORS		±13,807 RSF

BUILDING SPECIFICATIONS

ADDRESS	6450 S. Lewis Ave Tulsa, OK 74136
BUILDING	±46,830 SF · three stories
YEAR BUILT	1986
PARKING	±108 surface spaces
CEILINGS	11' unfinished
ACCESS	24/7 controlled entry
SIGNAGE	Monument signage on Lewis
FINISHES	Upscale interior finishes
LOBBY	First-floor elevator lobby exposure available
DEMISING	Space can be demised to suit
FRONTAGE	South Lewis Avenue
ACROSS FROM	Southern Hills Country Club

PROPERTY HIGHLIGHTS

- ◆ Upscale interior finishes
 - ◆ 24/7 controlled access
 - ◆ 11' unfinished ceilings
 - ◆ ±108 surface parking spaces
- ◆ First-floor lobby exposure
 - ◆ Great window offices
 - ◆ Space demised to suit
 - ◆ Across from Southern Hills
- ◆ Monument signage
 - ◆ Open-plan areas available
 - ◆ Suites from 973 RSF
 - ◆ South Lewis Ave frontage





ACCESS & POSITION

SOUTH LEWIS AVENUE	Direct frontage · monument signage
61ST STREET	Immediately north of the site
SOUTHERN HILLS COUNTRY CLUB	Directly across S. Lewis
MIDTOWN & SOUTH TULSA	Along the Lewis corridor
SITE ACCESS	Surface parking at the door

THE SETTING

SUBMARKET	South Lewis · midtown Tulsa
BUILDING	Brick and curtain wall · three stories
PARKING	±108 surface spaces
ACCESS	24/7 controlled entry
SETTING	Landscaped site, open green space beyond

THE NEIGHBORHOOD

Southern Hills Country Club

S. Lewis Corridor

Midtown Tulsa

Restaurants

Banking

Hotels

Everyday Retail

Southern Hills Country Club sits directly across South Lewis Avenue. Remaining destinations are elsewhere along the Lewis corridor in midtown Tulsa; distances to be verified.

FOR MORE INFORMATION



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LEASING & SALES ASSOCIATE

jlove@priceedwards.com
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FIRST FLOOR

THREE SUITES AVAILABLE • 1,244 – 3,835 RSF

\$13.95 RSF / YR

Suite 110

3,835 RSF

Elevator lobby exposure

Suite 120

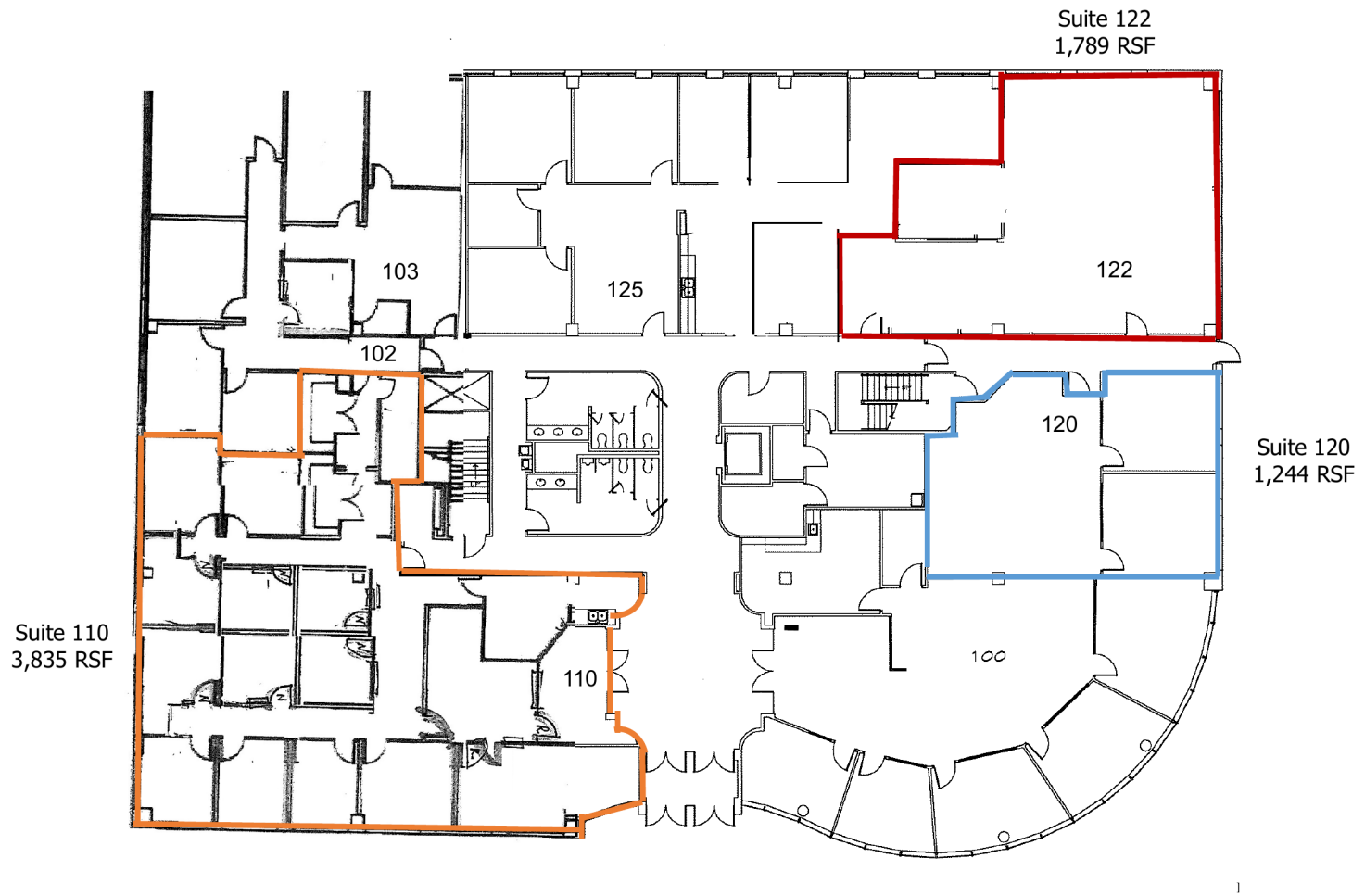
1,244 RSF

Available

Suite 122

1,789 RSF

Available



Plan shown for reference only • not to scale • areas approximate and subject to verification.

SECOND FLOOR

3,857 RSF CONTIGUOUS AVAILABLE

\$13.95 RSF / YR

Suite 210 973 RSF Available	Suite 230 809 RSF With Suite 240	Suite 240 3,048 RSF Available	Contiguous 3,857 RSF Suites 230 + 240
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THIRD FLOOR

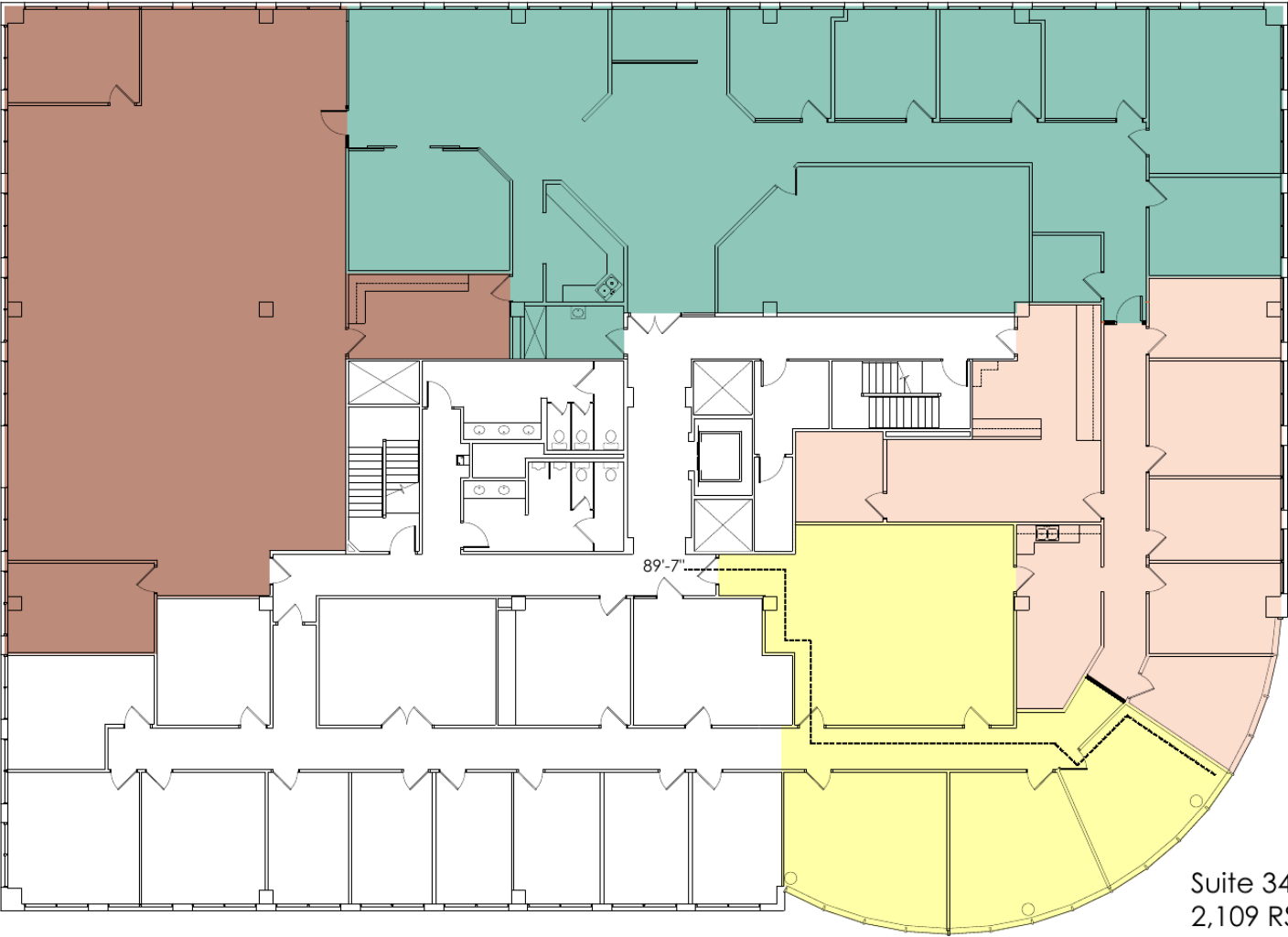
SUITE 340 • 2,109 RSF

\$13.95 RSF / YR

Suite 340

2,109 RSF

Available



A FLOOR PLAN

SCALE: NTS

NORTH

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