

# BERKSHIRE PLAZA

## MEDICAL & OFFICE SPACE FOR LEASE



1615 - 1621 S. Eucalyptus Ave. - Broken Arrow, OK 74012

### PROPERTY HIGHLIGHTS

- SMALL TO LARGE SUITES AVAILABLE
- MEDICAL AND OFFICE SPACE
- ABUNDANT PARKING
- EASY ACCESS TO HIGHWAY 169
- FULL SERVICE LEASES
- CLOSE TO ST. FRANCIS SOUTH & HILLCREST SOUTH HOSPITALS



Traffic Count

INCOG 2022

11,549 Vehicles per day

S. Garnett Rd.

20,652 Vehicles per day

E. 91st St. S.



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	7,860	88,230	211,221
Households	2,849	34,639	85,254
Average HH Income	\$136,532	\$112,567	\$109,340

**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.

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

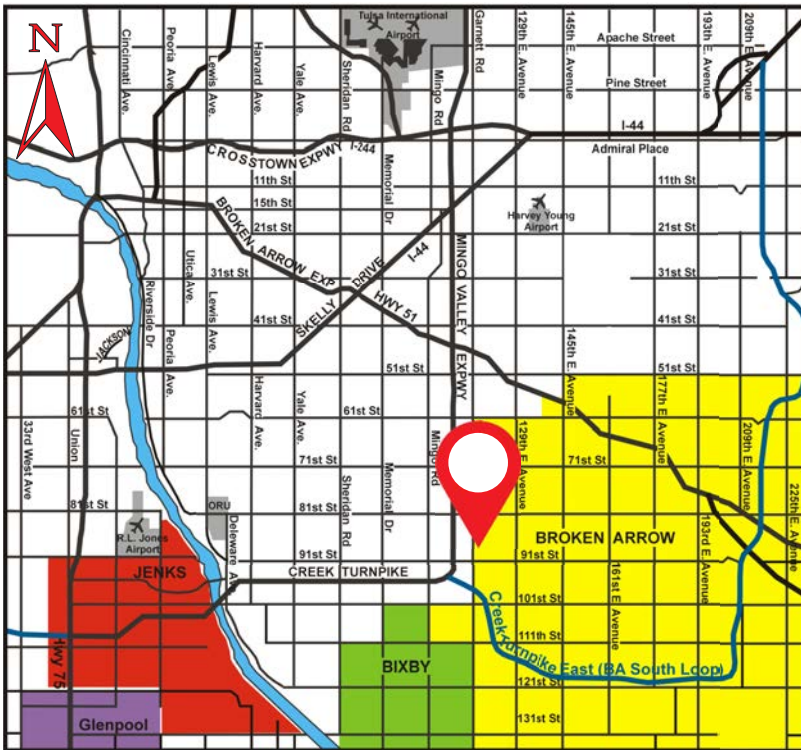


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Greater Tulsa Area Map



## NEARBY

- BERKSHIRE DENTAL GROUP

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- BERKSHIRE SALON & DAY SPA

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- WALMART NEIGHBORHOOD MARKET

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- TULSA COMMUNITY COLLEGE /S.E. CAMPUS

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- RC DICKENSON FAMILY YMCA

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- ACCESS PAIN SOLUTIONS

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- HILLCREST HOSPITAL SOUTH

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- ST. FRANCIS HOSPITAL SOUTH

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- ERNEST CHILDERS VA OUTPATIENT CLINIC

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