

Office For Lease

Vineyard Office
Building
7806 E 108 ST,
Tulsa, OK 74133

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PROPERTIES



Property Summary



Location Description

Located within the Vineyard Office Park along the South Memorial corridor, this property offers a professional office environment surrounded by some of South Tulsa's most established retail and lifestyle amenities. The office park is situated adjacent to Lifetime Fitness and directly behind the Vineyard retail center, providing tenants with convenient access to shopping, dining, fitness, and everyday services.

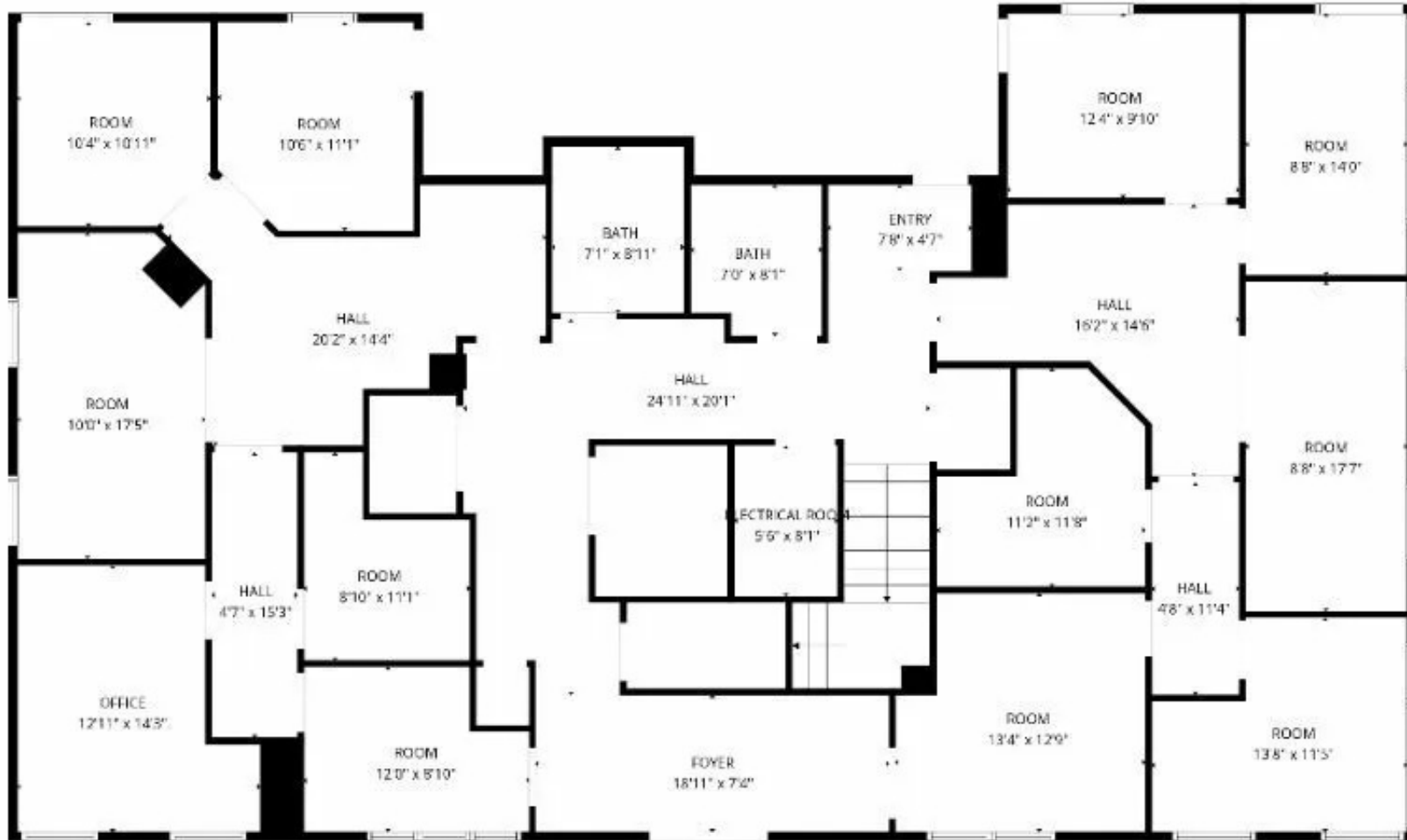
As the first building upon entering the office park, the property offers convenient access for both employees and visitors. Two ground-floor suites are currently available, each consisting of approximately 1,200 SF. Both suites feature efficient layouts with five private offices, one of which could easily function as a reception area if needed, and a conference room/break room. These move-in-ready suites are well-suited for a variety of professional office users seeking a quality location in one of South Tulsa's most active commercial corridors.

Asking Rent: \$24.00/SF Full Service

Offering Summary

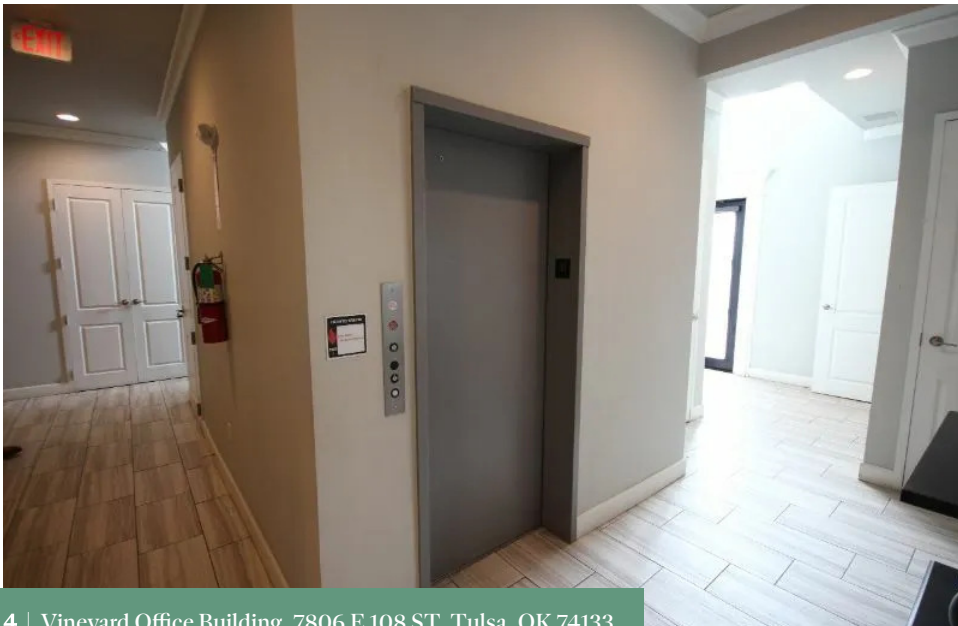
Lease Rate:	\$24 SF/yr (Full Service)
Available SF:	2,400 SF
Lot Size:	0.17 Acres
Building Size:	6,716 SF

Floor Plans



FLOOR PLAN CREATED BY CURKUSA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Additional Photos



Location Map

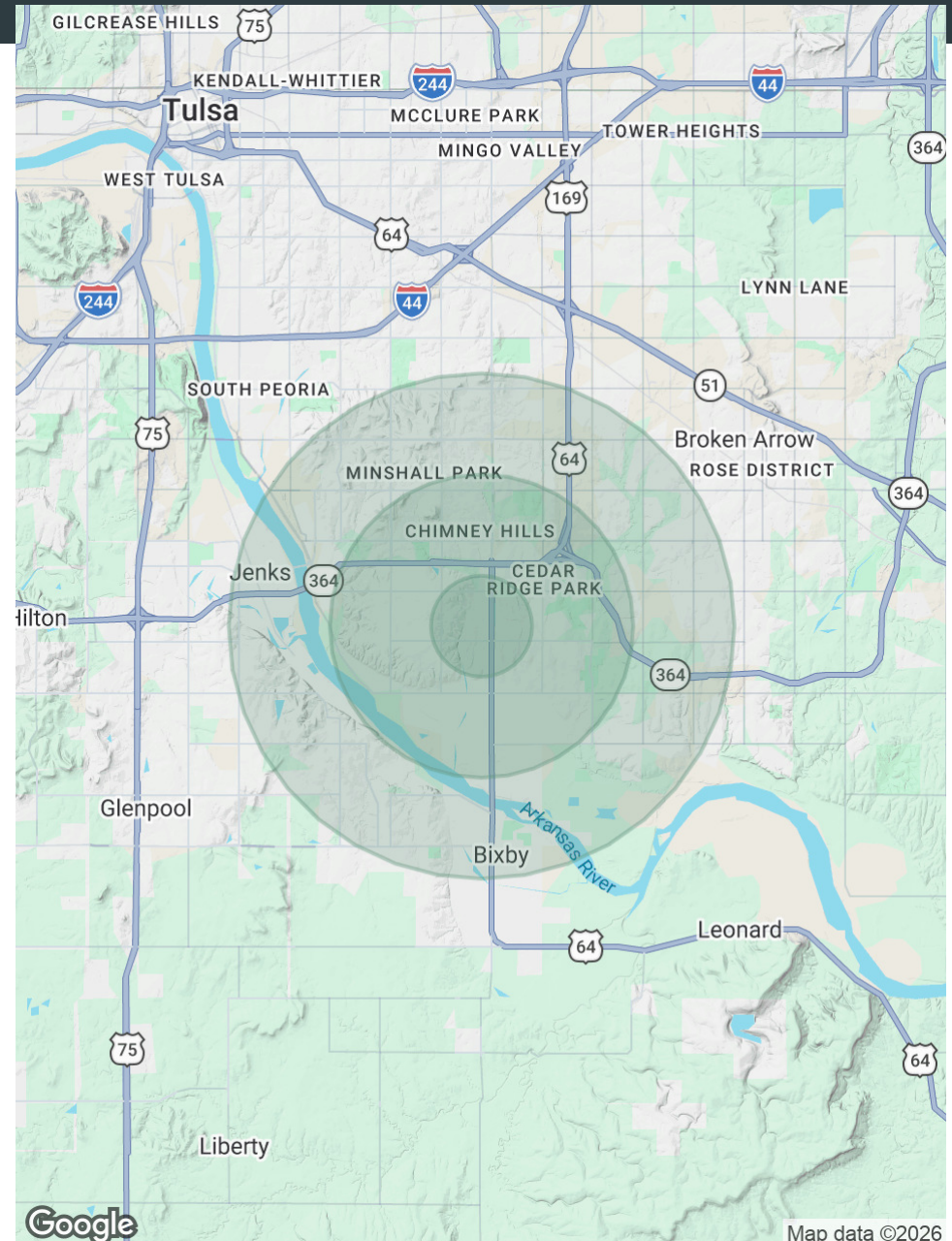


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	8,543	63,360	171,343
Average Age	42.4	40.8	39.3
Average Age (Male)	42.6	39.8	38.0
Average Age (Female)	42.9	41.9	40.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,262	24,759	67,749
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$163,751	\$154,443	\$123,542
Average House Value	\$426,200	\$391,997	\$320,185

2023 American Community Survey (ACS)



Contact

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