

# MIDTOWN OFFICE SPACE FOR LEASE

## 3205 E. 22<sup>ND</sup> ST. - TULSA, OK 74114

**BAUER**  
& ASSOCIATES  
REALTORS®



## PROPERTY HIGHLIGHTS

- 800 SF FLEXIBLE OFFICE
- PRIVATE RESTROOM & KITCHEN
- DRIVE-UP PARKING
- NEAR 21<sup>ST</sup> ST. & HARVARD AVE.
- QUICK BA EXPRESSWAY ACCESS
- WALKABLE NEARBY RESTAURANTS



11,515 Vehicles per day - E. 21<sup>st</sup> St.  
17,020 Vehicles per day - S. Harvard Ave.

TRAFFIC COUNT - SOURCE INCOG 2024

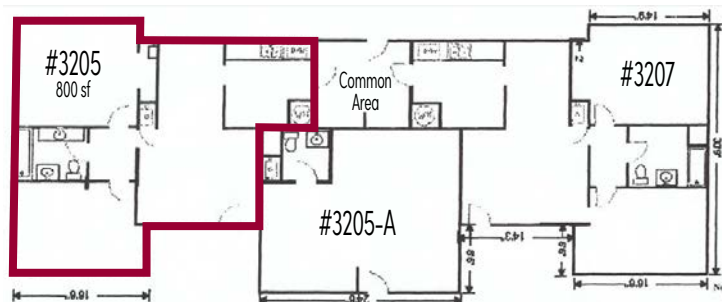


	1 MILE	3 MILES	5 MILES
POPULATION	10,513	94,786	232,924
HOUSEHOLDS	5,314	43,007	100,751
AVERAGE HH INCOME	\$127,150	\$110,979	\$88,434

DEMOGRAPHICS - SOURCE ESRI 2025

DISCOVER A WELL-LOCATED 800 SF SUITE IN TULSA'S DESIRABLE MIDTOWN AREA, JUST SOUTH OF 21<sup>ST</sup> STREET & HARVARD AVENUE. THIS THOUGHTFULLY DESIGNED SPACE OFFERS A FLEXIBLE FLOOR PLAN, ALLOWING TENANTS TO TAILOR THE LAYOUT TO THEIR BUSINESS NEEDS.

THE SUITE INCLUDES A PRIVATE RESTROOM AND KITCHEN, PROVIDING COMFORT AND EFFICIENCY IN A PROFESSIONAL SETTING. DRIVE-UP PARKING AND QUICK ACCESS TO THE BA EXPRESSWAY MAKE COMMUTING AND CLIENT VISITS SEAMLESS. AN EXCELLENT OPPORTUNITY FOR BUSINESSES SEEKING A POLISHED, ACCESSIBLE MIDTOWN PRESENCE.



**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.

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- BROWNIE'S HAMBURGER STAND
- ELITE TRAINING MIDTOWN
- GAMBIL'S PASTARIA
- ARBY'S
- QUIKTRIP
- MERRITT'S BAKERY
- DAYLIGHT DONUTS
- ALDI GROCERY STORE
- TULSA EXPO CENTER
- UTICA SQUARE



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