



Tulsa Office For Sale

Woodland Office
Park
7233 S. 85th E. Ave.,
Tulsa, OK 74133

MCP MCGRAW
COMMERCIAL
PROPERTIES

WILL BROCK
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Property Summary



PROPERTY DESCRIPTION

For sale is a 1,899 +/- square foot office condo located inside Woodland Office Park. This end unit has 4 offices, a reception area, a small break room, storage throughout, and an area currently housing 9 filing cabinets, but could also be used as a meeting area. Ideally suited for professional offices such as accountants, attorneys, insurance agents, wealth management, etc. The current owner who is an attorney has owned the space since 1992.

PROPERTY HIGHLIGHTS

- Located at 71st and Memorial
- Professional Neighbors
- Extensive parking for visitors

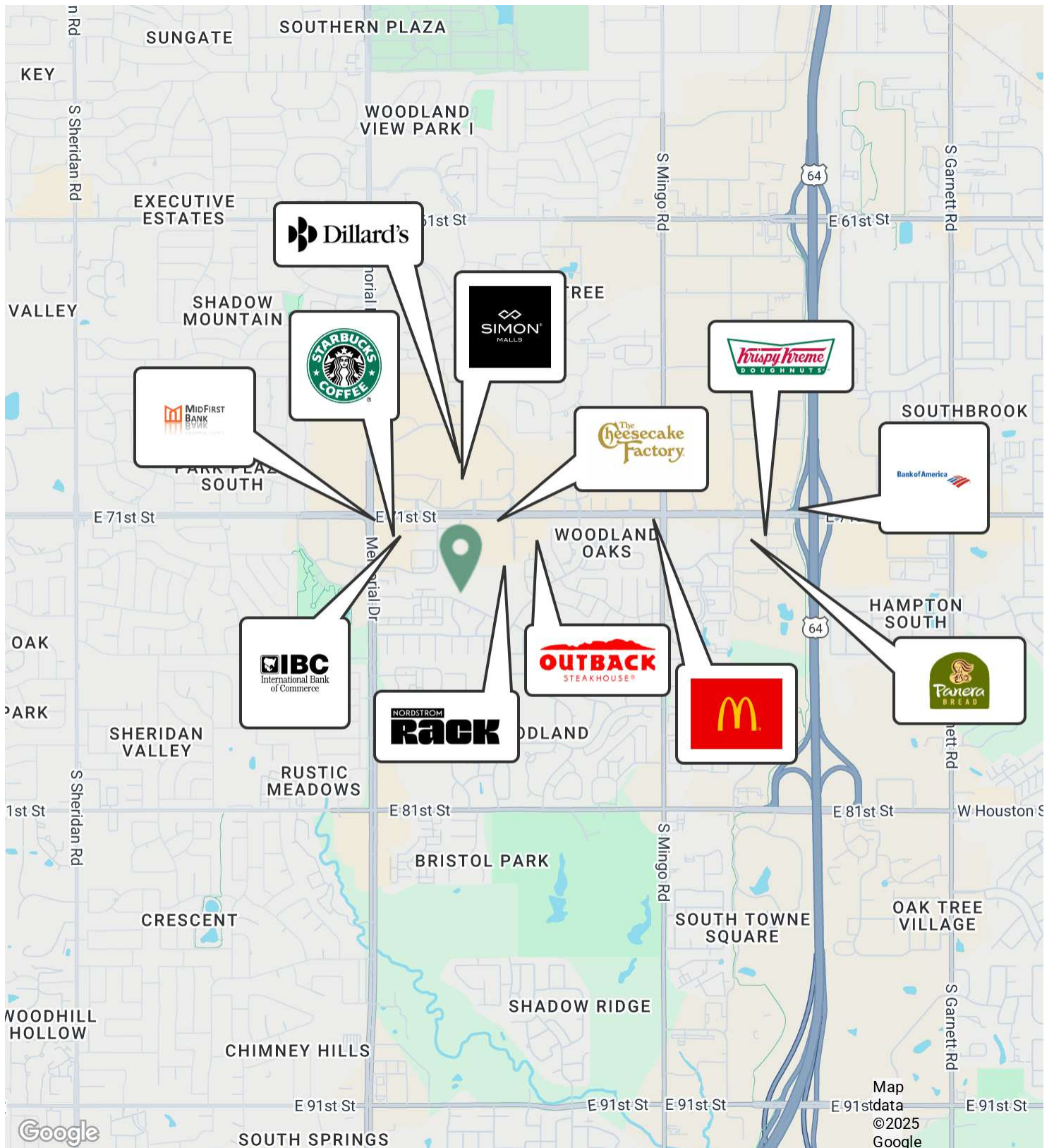
OFFERING SUMMARY

Sale Price:	\$212,000
Building Size:	1,899 SF

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Retailer Map



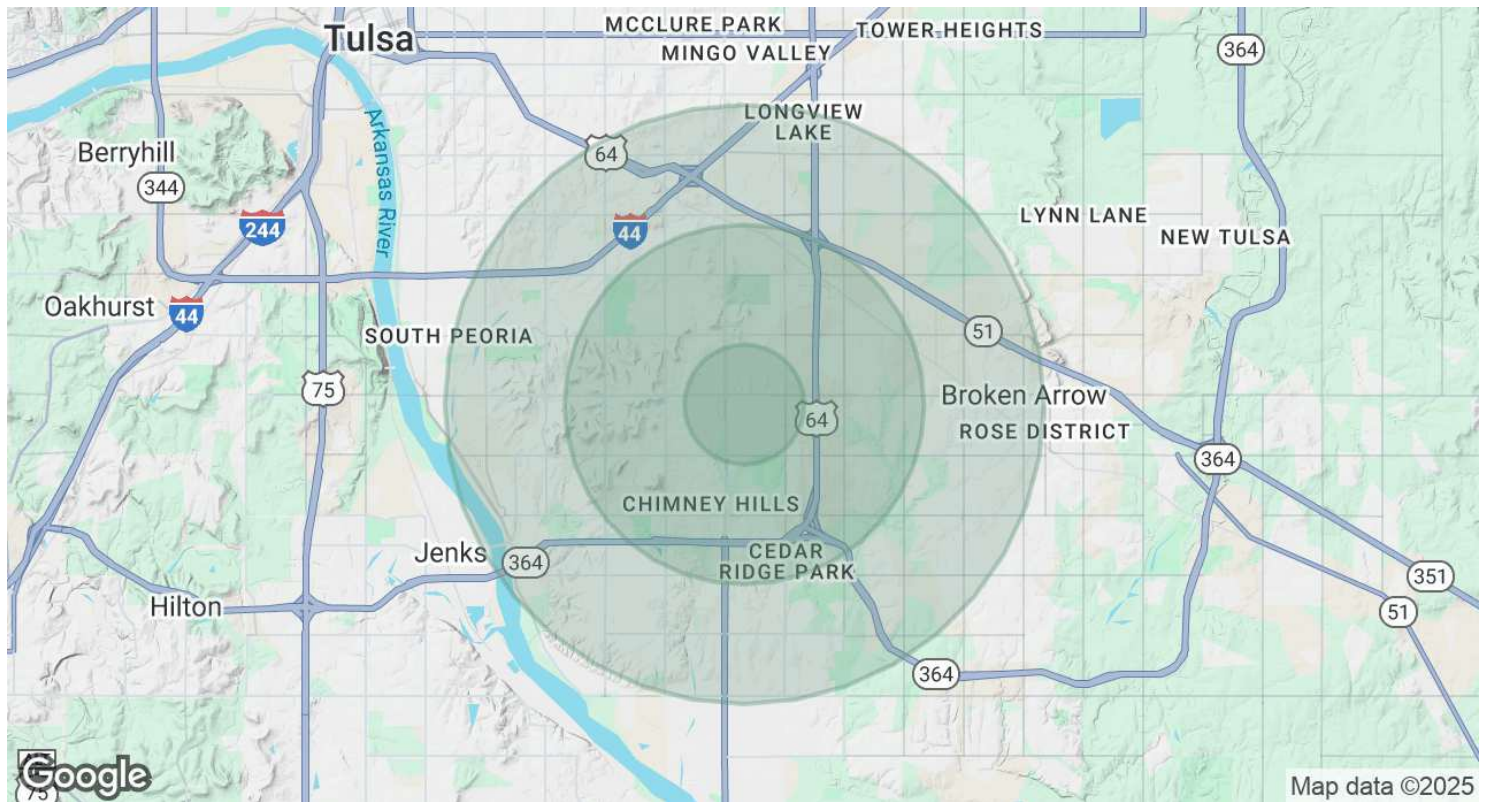
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,627	91,985	248,042
Average Age	41	41	40
Average Age (Male)	38	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,760	39,271	101,673
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,157	\$99,856	\$100,798
Average House Value	\$219,414	\$273,046	\$295,700

Demographics data derived from AlphaMap