



## Prime Office Building in Broken Arrow FOR SALE or LEASE!

1015 W Ithica Street, Broken Arrow  
\$1,350,000 • .67 Acres • MLS#2540668



PROPERTY DETAILS  
AND PHOTOS HERE!

Prime Office Building in Broken Arrow Business Corridor: Conveniently located, well-maintained commercial office building in the heart of the city's growing professional district.

For Sale or LEASE: Sale price \$1,350,000 or \$19.50/sf (based on 4,500sf) Key Features & Highlights Ideal Location - New TPO roof May 2025, completely renovated & updated in 2018.



Information is deemed reliable but not guaranteed. Buyer to verify all information.



## **Prime Office Building in Broken Arrow FOR SALE or LEASE!**

1015 W Ithica Street, Broken Arrow  
\$1,350,000 • .67 Acres • MLS#2540668



### **SUITABILITY**

Well-suited for professional offices, medical, dental, or administrative uses. A great opportunity for owner-users or investors seeking a functional, turnkey office asset.

### **ACCESSIBILITY & PARKING**

Good site access and sufficient onsite parking (depending on current zoning and layout) to serve multiple tenants or a single user with ease with approx. 17 parking spots of private parking.

### **FLEXIBLE LAYOUT**

The interior offers 8 private offices with additional versatile spaces that can be tailored to partitioned offices, open workstations, meeting rooms, or specialized uses. Additionally, a communication/copy room, separate lobby, separate reception office and a large conference room.

### **MODERN SYSTEMS**

Construction and utilities meet contemporary standards for safety, comfort, and efficiency (HVAC- approx 7 years old, tankless gas water heater). New TPO roof May 2025, completely renovated & updated in 2018. Lot size over 1/2 acre & building approx 4,500 sf (AP)

The building occupies a desirable lot with beautiful landscaping and setback, providing a professional exterior that enhances curb appeal.

Location Advantages Near Broken Arrow's major service hubs, retail, dining, and amenities, making it convenient for clients, employees, and partners. Close to medical facilities and other professional businesses, offering synergy and visibility in a commercial cluster. High traffic area, ensuring exposure for signage and branding.