



River Oaks Office Park For Lease

MCP MCGRAW
COMMERCIAL
PROPERTIES

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1418-1422 E. 71st Street,
Tulsa , OK 74136



PROPERTY DESCRIPTION

Built in 1985, this office park consists of approximately +/- 39,031 SF of two (2) single story office buildings, situated on +/- 3.85 Acres, including nearly 200 stripped surface parking spots for Tenants. This property offers it's Tenants an exceptional location, with easy access to Riverside Drive, Highway 75, and Tulsa Hills, home to many national retailers, hotels & restaurants.

PROPERTY HIGHLIGHTS

- Available Space(s):
- 1418-A: +/- 5,832 SF
- 1422-A: +/- 2,358SF
- 1422-J: +/- 10,885 SF
- Zoning: PUD-357A, RM1
- Construction: Masonry & Stucco, with Steel structure, concrete slab foundation
- HVAC: +/- 18 Units per Structure
- Interior: Office Build Outs, with a mixture of hard walled offices and open areas. Including kitchenettes, restrooms, conference rooms, etc.
- Miscellaneous: Wired security system in place, HID Badge Access System(s), CAT 5e Fiber, 3 Phase 240v power.

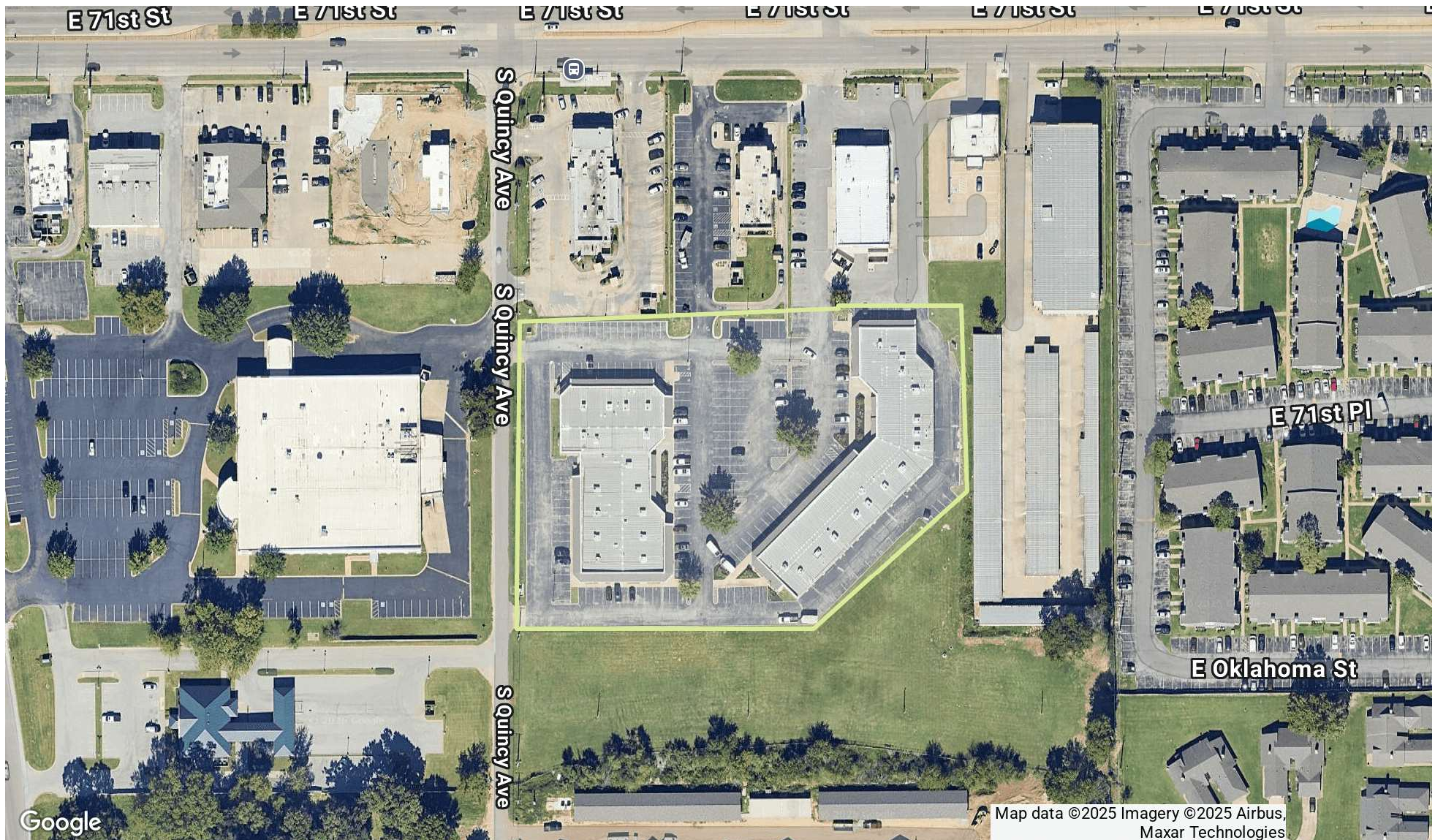
OFFERING SUMMARY

Lease Rate (full service)	\$8.00 SF/yr (NNN)
Available SF:	1,329 - 2,904 SF
Building Size:	39,019 SF

SPACES	LEASE RATE (FULL SERVICE)	SPACE SIZE
1422-A	\$8.00 SF/yr	2,358 SF
1418-C	\$8.00 SF/yr	2,904 SF
1418-H	\$8.00 SF/yr	1,329 SF

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Property Overview



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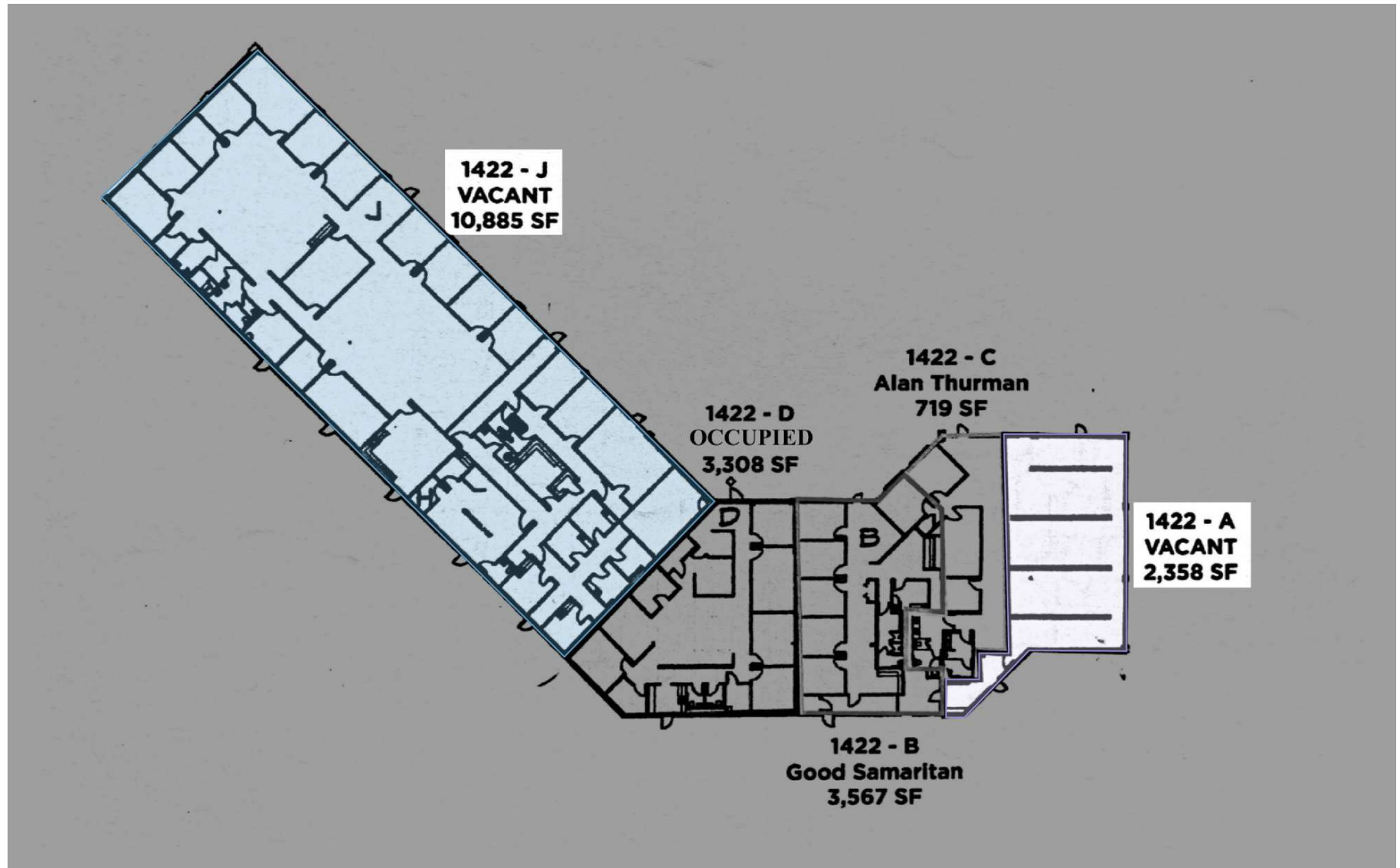
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Floor Plans



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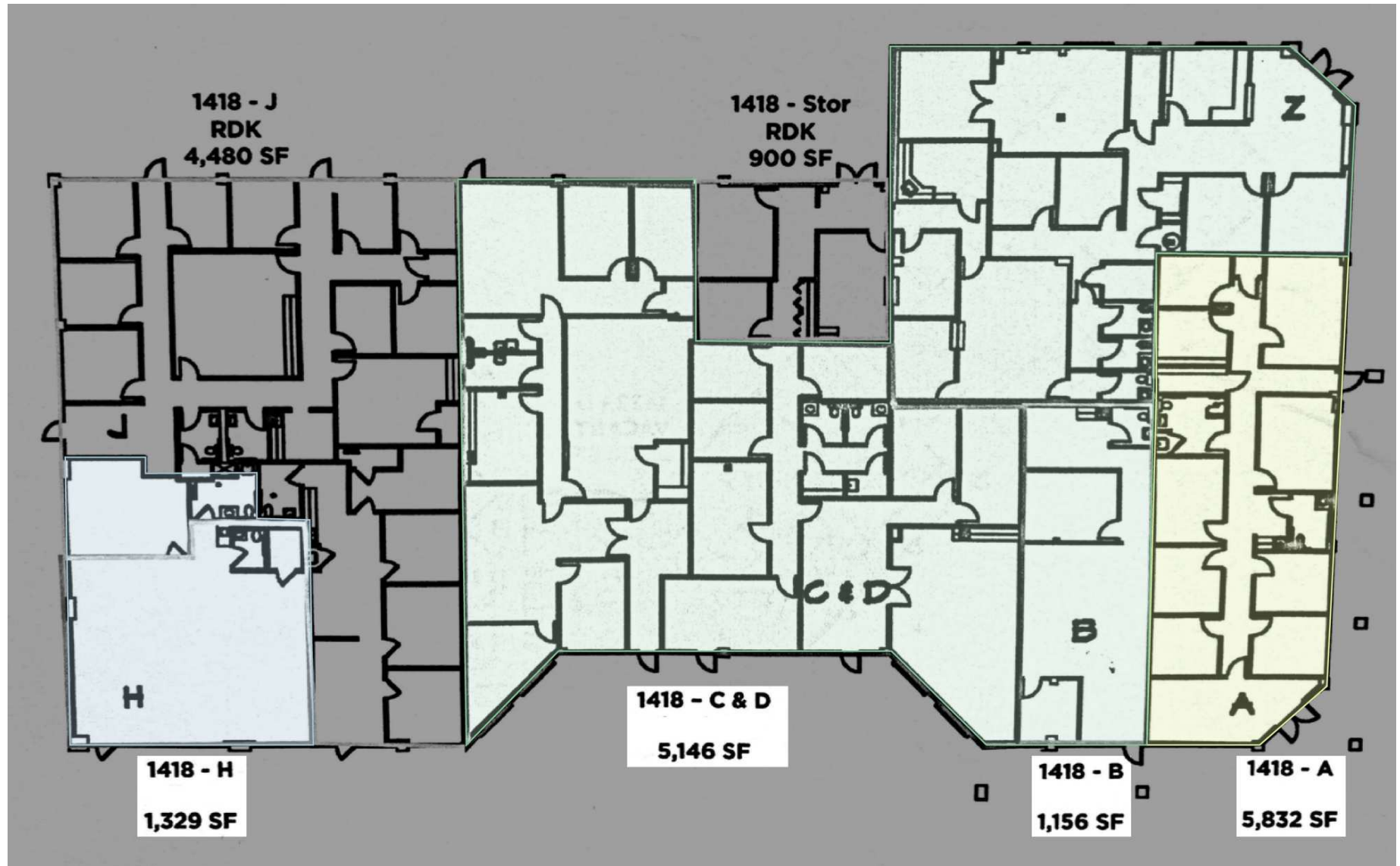
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Retailer Map



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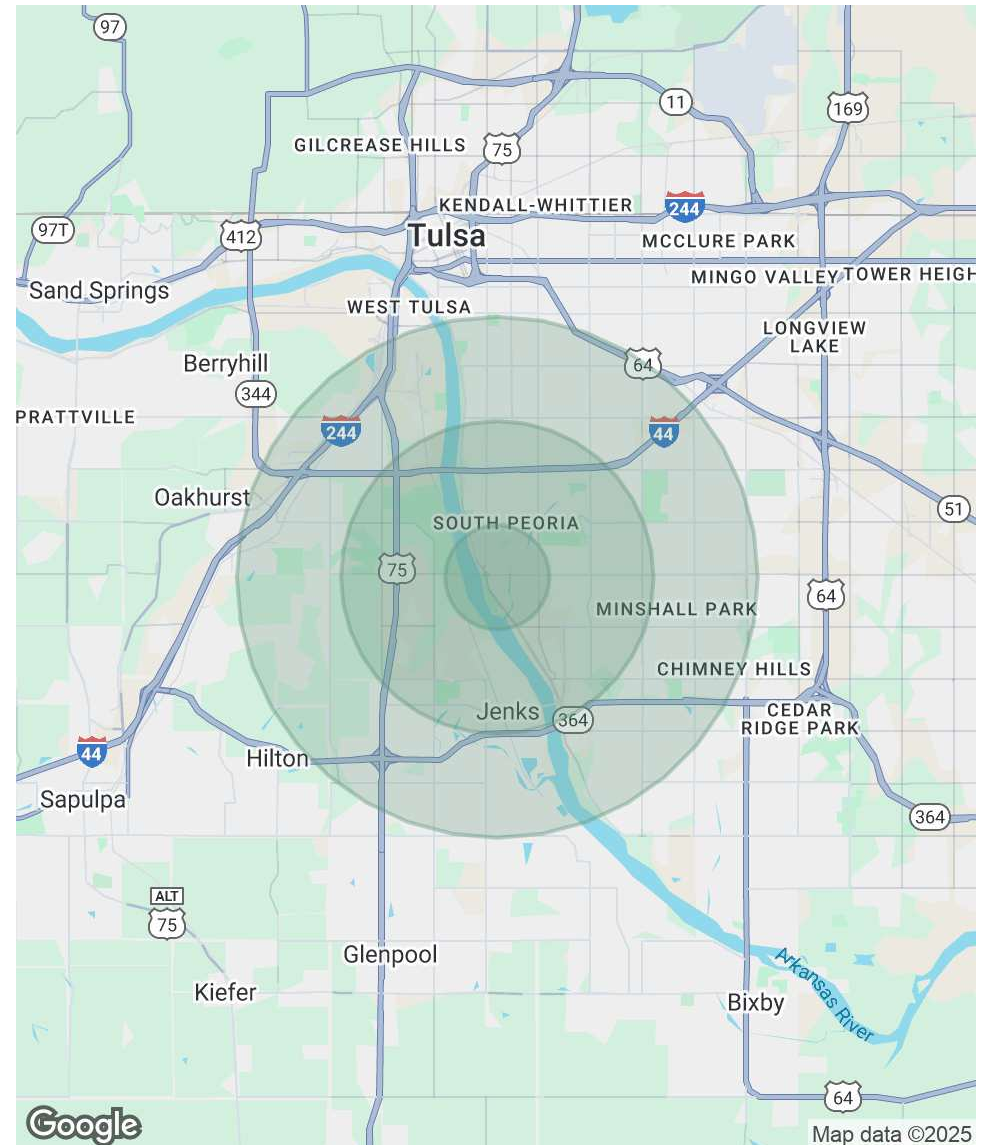
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,255	70,643	174,038
Average Age	36	40	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,320	32,166	76,263
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$56,972	\$83,617	\$106,107
Average House Value	\$139,125	\$297,554	\$336,301

Demographics data derived from AlphaMap



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