

FOR LEASE-OFFICE/EDUCATIONAL/CHILD CARE FACILITY 6455 E. 106th Street North - Sperry, OK

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

- **BUILDING TOTAL:** +/- 10,001 SF*
 - MAIN BUILDING +/- 8,649 SF*
 - STORM SHELTER BLDG +/- 1,352 SF*
- High-Quality, Contemporary Interior Finishes
- Flexible Layout with Offices & Multi-Purpose Rooms
- Large Full-Service Commercial-Style Kitchen
- Building Access & Security System in Place
- Abundant Natural Light Throughout
- Attractive Courtyard & Outdoor Activity Areas
- Existing Child Care / Educational Infrastructure
- Community Playthings & Lakeshore Furnishings Available*
- Located Near Growing Residential Development
- Convenient Access to Owasso, Sperry & Tulsa

**Availability of existing furnishings to be confirmed with ownership.*



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	1,186	20,800	104,000
TOTAL HOUSEHOLDS	801	10,100	38,700
TOTAL POPULATION	2,319	27,600	104,000
AVERAGE HH SIZE	2.89	2.72	2.65
AVERAGE HH INCOME	\$142,295	\$116,276	\$89,497

DEMOGRAPHICS - SOURCE: ESRI 2026

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"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.

SHEILA COOPER
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scooper@bauerulsa.com

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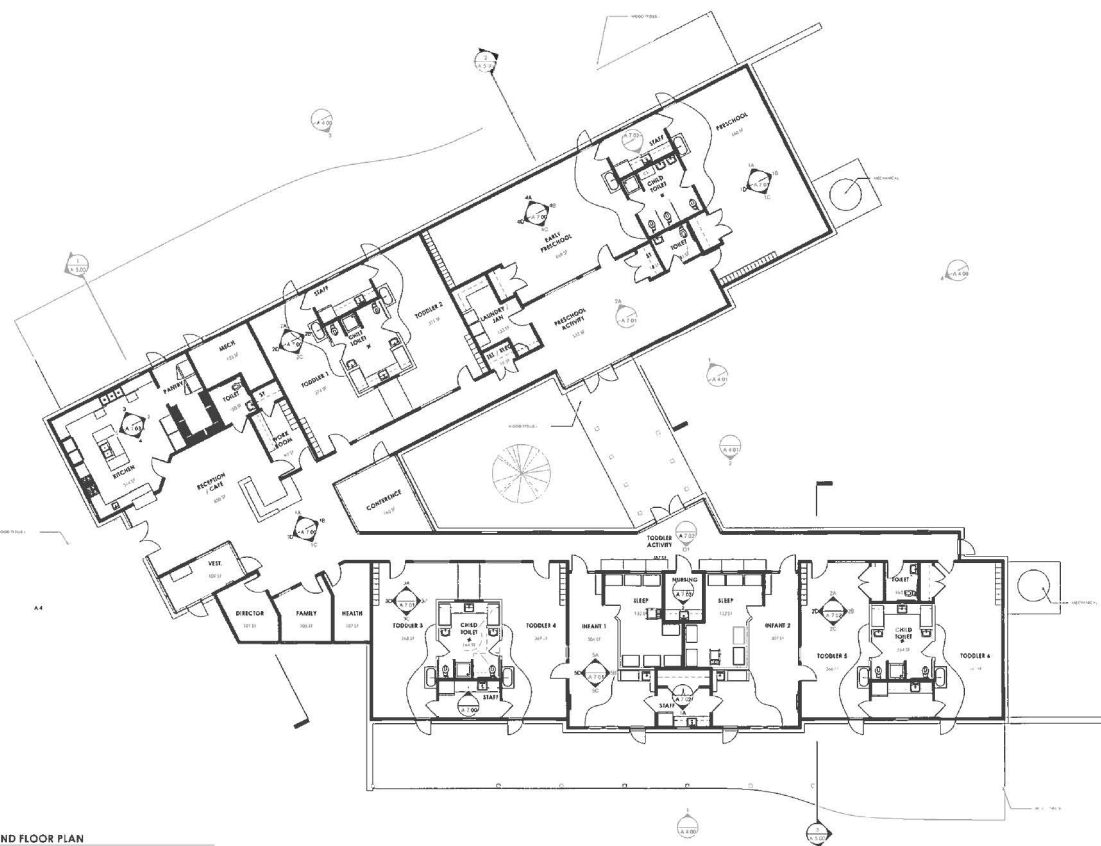
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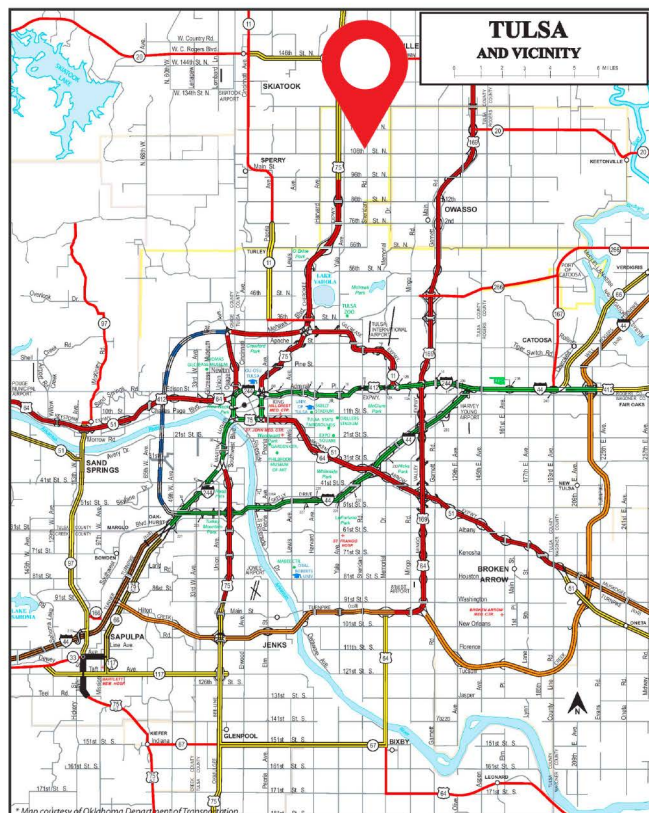
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1 GROUND FLOOR PLAN



CROSSROADS

N. Sheridan Rd.

&

E. 106th St. N.



NEARBY

OWASSO SPORTS PARK NORTH/SOUTH

BAILEY MEDICAL CENTER

QUIKTRIP

WALMART

COSTCO

SAM'S CLUB

SPERRY SCHOOLS

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