

# OFFICE SPACE FOR LEASE

1231 N. GARNETT RD. - TULSA, OK 74116



## PROPERTY HIGHLIGHTS

1231 N. Garnett Rd., Tulsa, OK 74116

This efficiently designed 540 SF office space offers excellent visibility and accessibility along Garnett Road, making it an ideal option for small businesses, contractors, or service providers seeking a secure and convenient location. Zoned IL – Light Industrial, the property supports a variety of commercial uses and includes a small yard area, perfect for light outdoor storage or equipment staging.

Located just minutes from Tulsa International Airport with easy highway access, this gated property provides both convenience and security in a high-traffic corridor.

- 540 SF Office Building
- Garnett Road Frontage – High visibility
- Small Yard Area Available
- Zoned IL – Light Industrial
- Near Tulsa International Airport
- Convenient Highway Access
- Gated Property for Added Security



Traffic Count INCOG 2024

2,853 Vehicles per day N. Garnett Rd.

6,556 Vehicles per day E. Pine St.



2024 Demographics Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	2,083	34,674	121,883
Households	803	12,356	46,246
Average HH Income	\$64,124	\$66,089	\$66,768

**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.

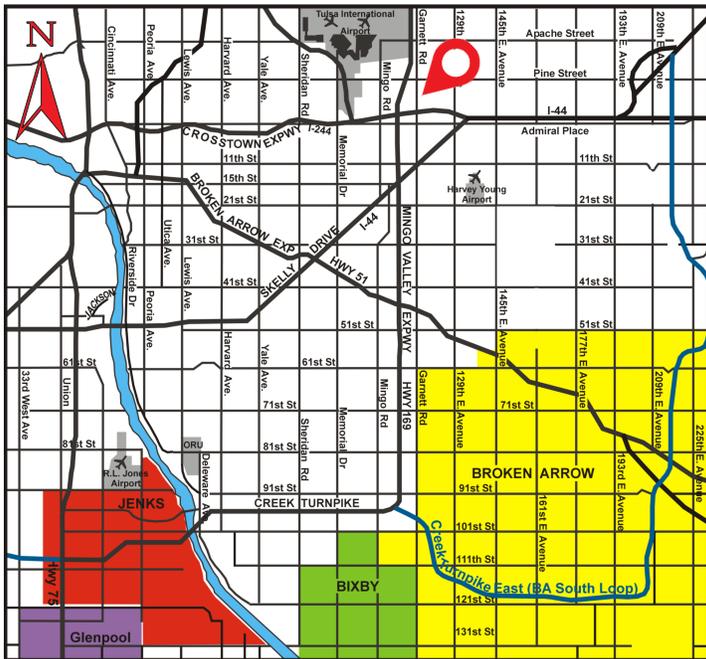
**SHEILA COOPER**  
 Cell: 918-724-5140  
 scooper@bauerfulsa.com

# OFFICE SPACE FOR LEASE

## 1231 N. GARNETT RD. - TULSA, OK 74116



Greater Tulsa Area Map



### NEARBY

- NORDAM
- QUIKTRIP
- SHERWIN-WILLIAMS
- PENSKE TRUCK RENTALS
- GRANGER INDUSTRIAL
- GARNETT STORAGE
- PANCHO ANAYA BAKERY
- CASA AMIGOS MEXICAN GRILL

**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.

**SHEILA COOPER**  
 Cell: 918-724-5140  
 scooper@bauertulsa.com