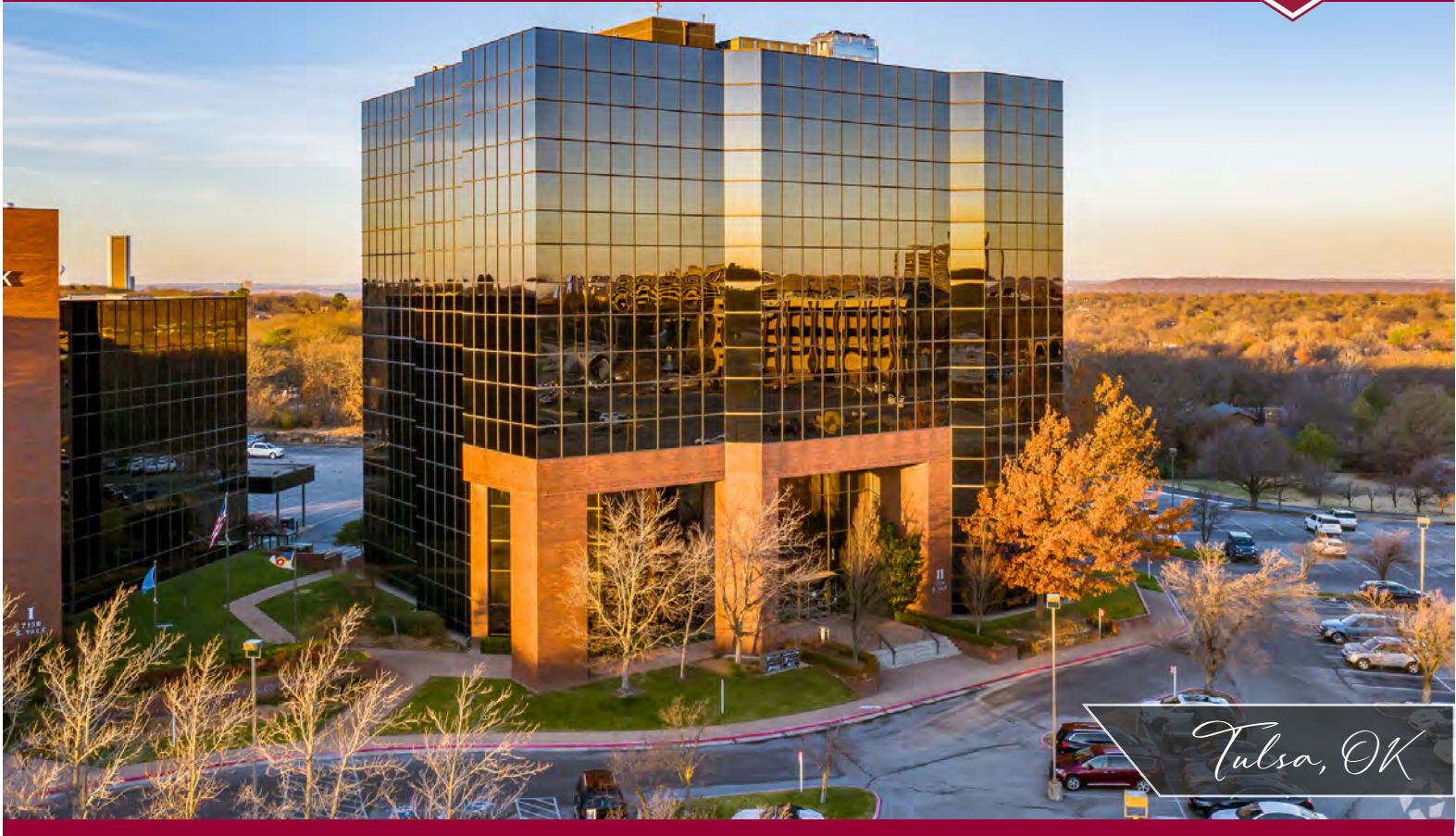


PROFESSIONAL OFFICE SUBLEASE

Executive Center II | 7134 S. Yale Ave., Tulsa, OK



Executive Center II | Suite 500 (±2,540 sf) Available

Position your business in one of South Tulsa's premier office locations. Suite 500 offers approximately 2,540 SF of professional office space available for sublease within Executive Center II, a well-maintained Class B+ office building at the southwest corner of 71st Street and Yale Avenue. The suite features an efficient office layout with multiple private offices, a conference room, and a kitchen, providing a move-in-ready workspace for a variety of professional users.

- Suite 500 – ±2,540 SF available for sublease
- Multiple private offices, conference room & kitchen
- Move-in-ready professional office environment
- Prime location at 71st Street & Yale Avenue
- Abundant surface parking
- Excellent Tulsa skyline views
- On-site property management & dedicated building engineer
- 24/7 secure card access
- Building conference facilities & on-site amenities
- Minutes from Riverside Drive, I-44 & the Creek Turnpike
- Surrounded by restaurants, hotels, shopping & banking



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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
www.bauertulsa.com

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DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	27,400	142,000	330,000
TOTAL HOUSEHOLDS	9,389	56,200	123,000
TOTAL POPULATION	20,000	125,000	286,000
AVERAGE HH SIZE	2.09	2.16	2.30
AVERAGE HH INCOME	\$139,520	\$112,718	\$121,510

DEMOGRAPHICS - SOURCE: ESRI 2026



26,534 Vehicles per day - S. Yale Avenue
27,129 Vehicles per day - E. 71st Street

TRAFFIC COUNT - SOURCE: INCOG 2025

- TAZIKI'S
- QUIKTRIP
- DAYLIGHT DONUTS
- HOP THE GRIFFIN
- CHARLESTON'S



- WALGREENS
- STARBUCKS
- UPS STORE
- PUB W



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SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauer-tulsa.com