

FOR SALE: SOUTHBRIDGE OFFICE PARK

1851 East 71st Street - Tulsa, OK 74136




PROPERTY HIGHLIGHTS

- **BUILDING TOTAL: +/- 5,082 SF**
- 9 OFFICES
- 6 BATHROOMS (1 with shower)
- 2 WET BARS (Coffee bar sink)
- KITCHEN (Stove top, oven, dishwasher & break room)
- CONFERENCE ROOM
- RECEPTION AREA
- CONVENIENT TO RESTAURANTS & SHOPPING
- EASY ACCESS TO DOWNTOWN TULSA VIA RIVERSIDE DRIVE

 **DOUG BAUER, CCIM**
Office: 918-665-1210

 Traffic Count	INCOG 2022
31,317 Vehicles per day	E. 71st St. S.

 2024 Demographics	Source: ESRI		
	1 Mile	3 Miles	5 Miles
Population	16,538	78,583	191,062
Households	7,003	36,523	84,402
Average HH Income	\$59,669	\$90,488	\$107,233

BAUER & ASSOCIATES, REALTORS®
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
 Commercial - Industrial - Investment Property - Property Management

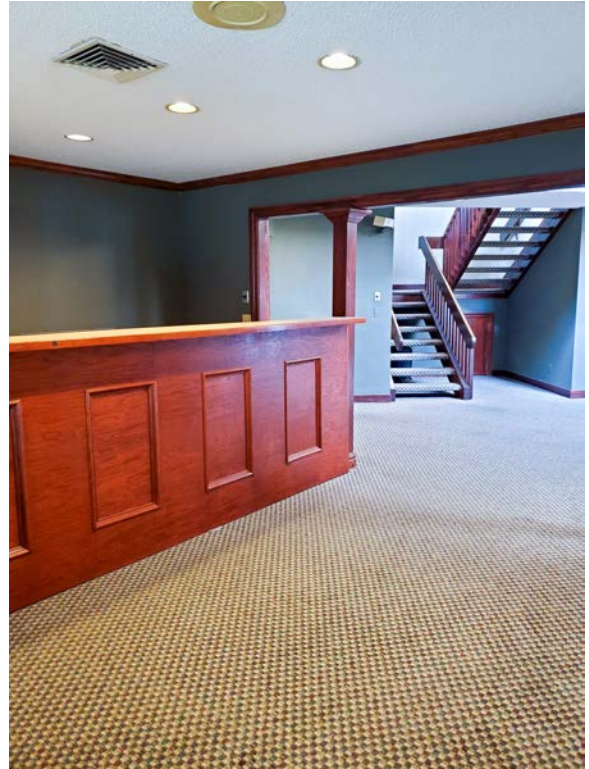
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
 All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210
 Fax 918-665-6462
www.bauertulsa.com

FOR SALE: SOUTHBRIDGE OFFICE PARK

1851 East 71st Street - Tulsa, OK 74136

BAUER
& ASSOCIATES
REALTORS®



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.

DOUG BAUER, CCIM
Office: 918-665-1210

FOR SALE: SOUTHBRIDGE OFFICE PARK

1851 East 71st Street - Tulsa, OK 74136

BAUER
& ASSOCIATES
REALTORS®



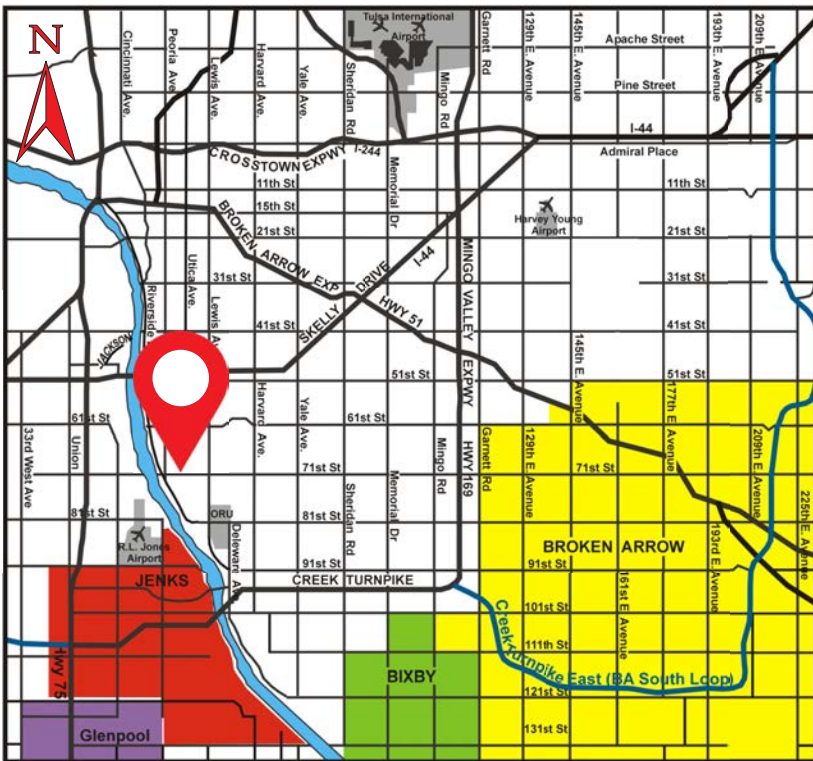
BAUER & ASSOCIATES, REALTORS®
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

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.

DOUG BAUER, CCIM
Office: 918-665-1210

FOR SALE: SOUTHBRIDGE OFFICE PARK

1851 East 71st Street - Tulsa, OK 74136



Greater Tulsa Area Map

NEARBY BUSINESSES

- Inter-Chem

- Oakland Petroleum Operating

- Bank of America

- Marriott Tulsa Hotel Southern Hills

- Braum's

- Walgreens

- Mazzio's

- Starbucks

- Quiktrip

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.

DOUG BAUER, CCIM

Office: 918-665-1210