

# CROSTOWN BUSINESS CENTER



## 10113-10161 E Admiral Pl, Tulsa, OK

### Property Description

5,747 to 25,636 sq. ft. industrial & flex office/warehouse spaces available

### Location Description

Located at the interchange of US169 and I-244 near Tulsa International Airport, Crosstown has good access from both highways with on/off ramps on N. Mingo Rd. to I-244 and on E. Admiral Pl. to US169. Multiple entrances into Crosstown with large truck courts, substantial parking (options for yard area), and visibility to highways.

### Property Highlights

- Close to I-244 and US169 on and off access ramps
- Most Spaces are Climate Controlled Dock and Grade Level Doors
- Local Owned and Managed

### Offering Summary

LEASE RATE:	\$6.50 SF/yr (NNN)
AVAILABLE SF:	5,747 - 25,636 SF
LOT SIZE:	21.47 Acres
BUILDING SIZE:	197,113 SF

### Demographics

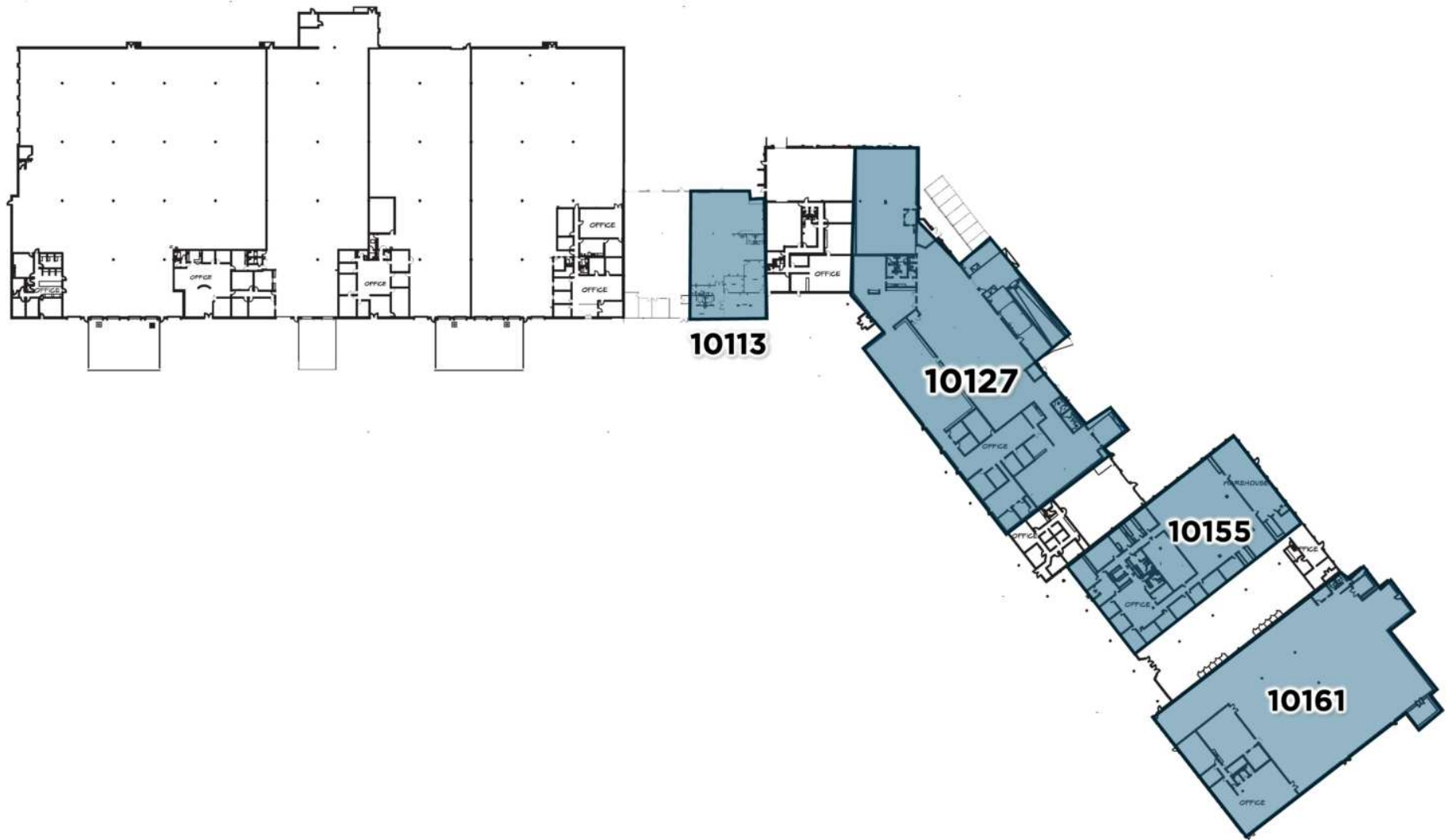
	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,687	22,929	59,533
TOTAL POPULATION	7,373	61,986	154,066
AVERAGE HH INCOME	\$61,849	\$59,154	\$60,699

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## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 10161 E. Admiral Pl.	Available	22,345 SF	NNN	\$6.50 SF/yr	6,050 SF Office Area includes: Reception Area, (4) Private Offices, Break Room, Bullpen/Sales floor, Training Room, Conference Room, (4) ADA Restrooms Small Fenced Yard 15' Clear Height to Eaves (17' to Deck) (2) 8x9 Dock High Doors (2) 8x9 Drive-in Doors
■ 10155 E. Admiral Pl.	Available	14,574 SF	NNN	\$6.50 SF/yr	2,174 SF Office Area includes: Reception Area, 10-12 Private Offices, Conference Room, Large Bullpen/Tech Assembly Room 12' Clear Height (1) 10'x10' Drive-in Door Ability to remove some office and drop ceiling to create predominantly climate controlled area warehouse / assembly area
■ 10113 E. Admiral Pl.	Available	5,747 SF	NNN	\$6.50 SF/yr	1,200 SF Office Area includes: Reception Area, (1) Private Office, (4) Restrooms (1) 10'x20' Drive-in Door Fully Climate Controlled
■ 10127 E. Admiral Pl.	Available	25,636 SF	NNN	\$6.50 SF/yr	9,721 SF Office and Showroom Area includes: Reception Area, (9) Private Offices, Conference Room, Large Bullpen/Sales Floor that could be Showroom, Break Room, Multiple Restrooms 9' to 18' Clear Height (2) 10'x10' Drive-In Doors (1) 12'x10' Drive-in Door Dock Well 480 Volt 3-Phase Power Fully Climate Controlled Divisible

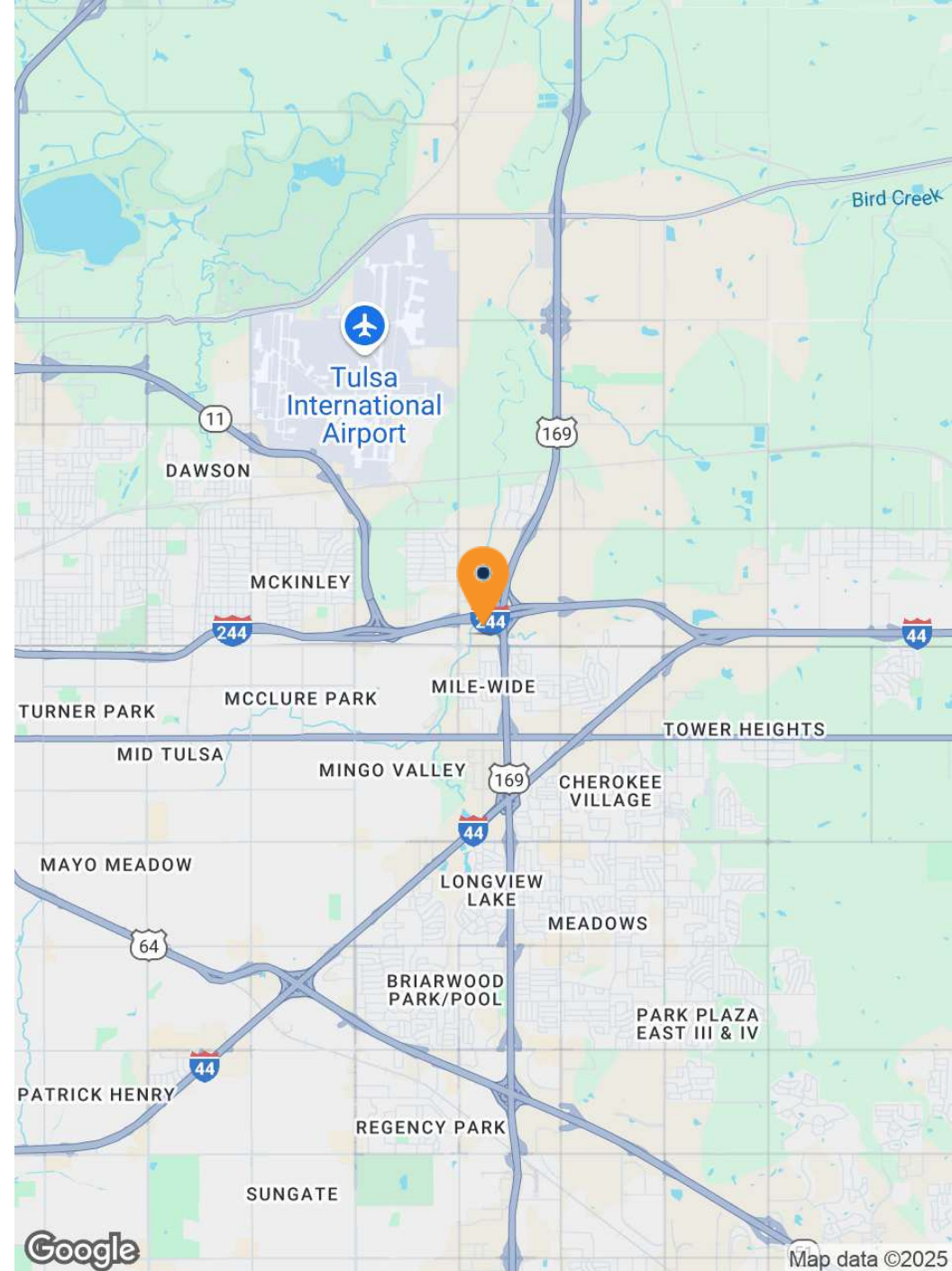
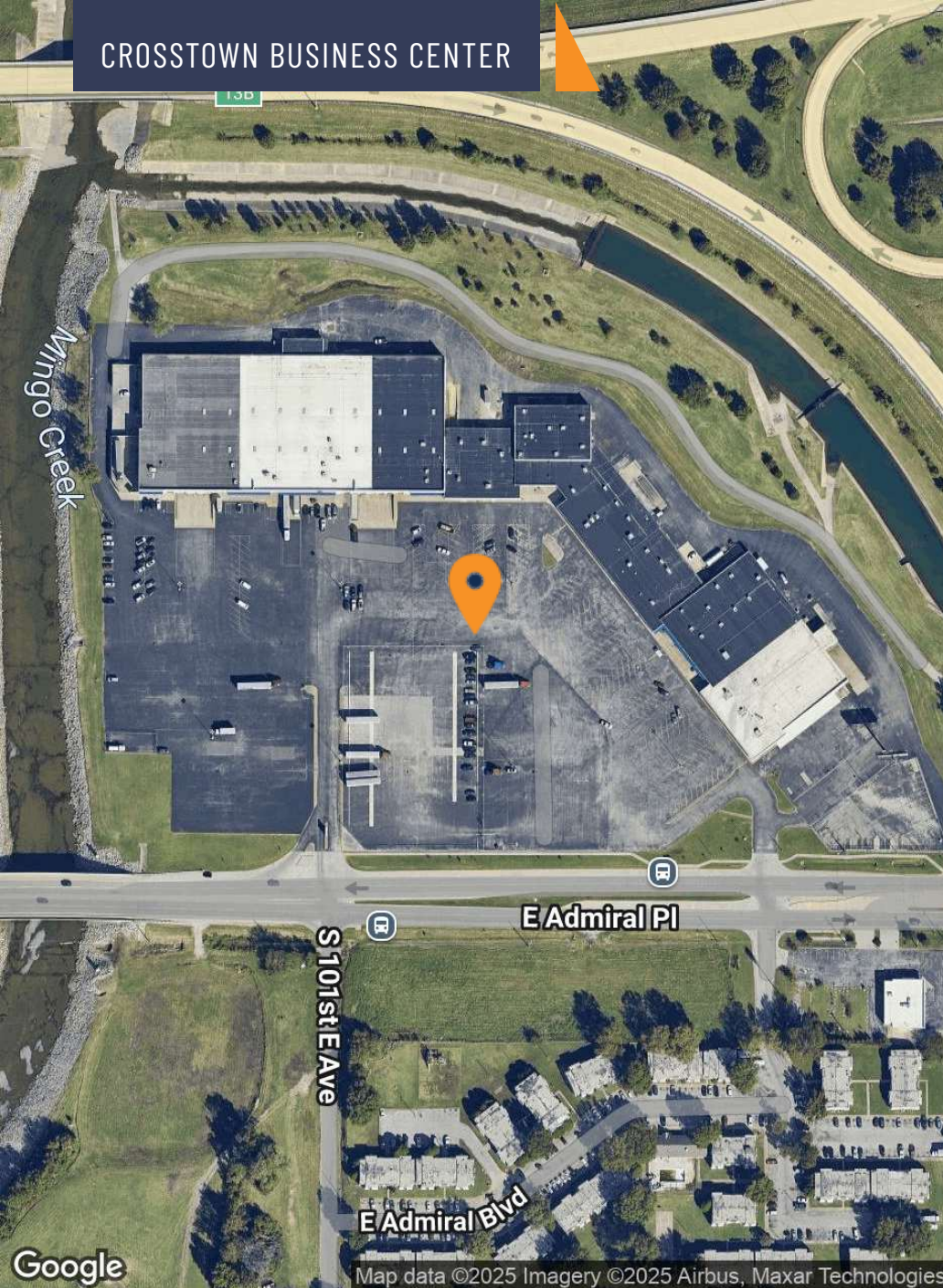
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