

Tulsa Office Industrial For Lease

807 S Xanthus Pl,
Tulsa, OK 74104

Neil Dailey, SIOR
Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Kalvin Burghoff
Vice President
832.689.7095
kburghoff@mcgrawcp.com

Dakota Brasher
Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



Property Description

This property consists of three individual buildings, each with a unique layout. It is conveniently located near Mother Road Market, NOMA Apartments, St. John's Hospital, Cherry Street, and Utica Square. With easy access to the BA Expressway and I-244, you can reach any part of Tulsa in a reasonable amount of time. The entire property is fenced in to provide secure storage. All three buildings are currently undergoing upgrades. The property can be leased as a whole, or you can lease individual spaces as needed.

Offering Summary

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	16,660 SF
Lot Size:	0.382 Acres
Total SF:	16,660 SF

North Warehouse:

- 5,900 sf
- Two 12' loading doors
- One 10' loading door
- 15.5' Clear Height

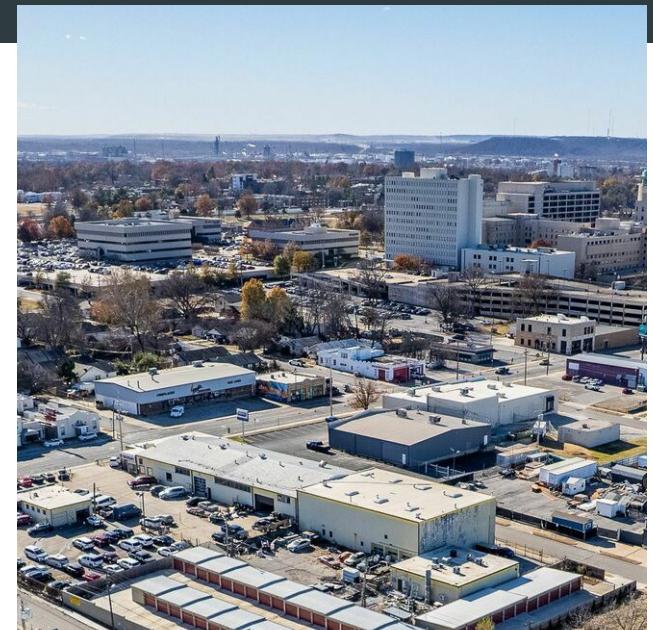
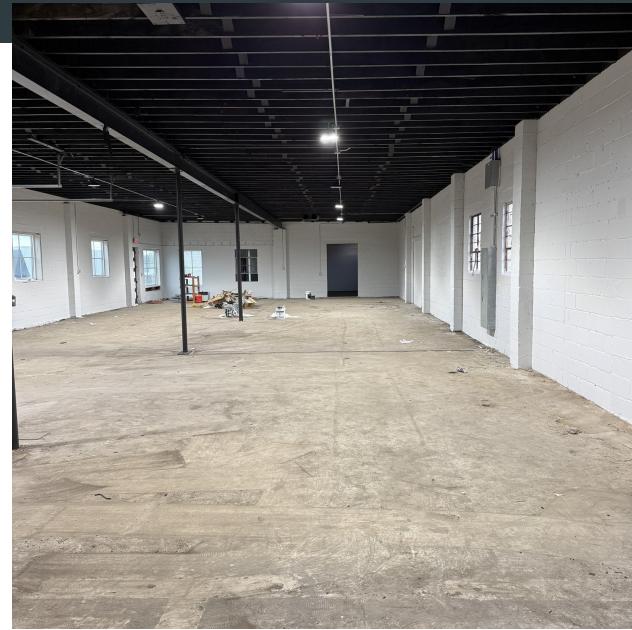
South Warehouse:

- 5,020 SF
- 12' Clear Height
- 1 office with a restroom
- One 8' loading door
- One 10' loading door

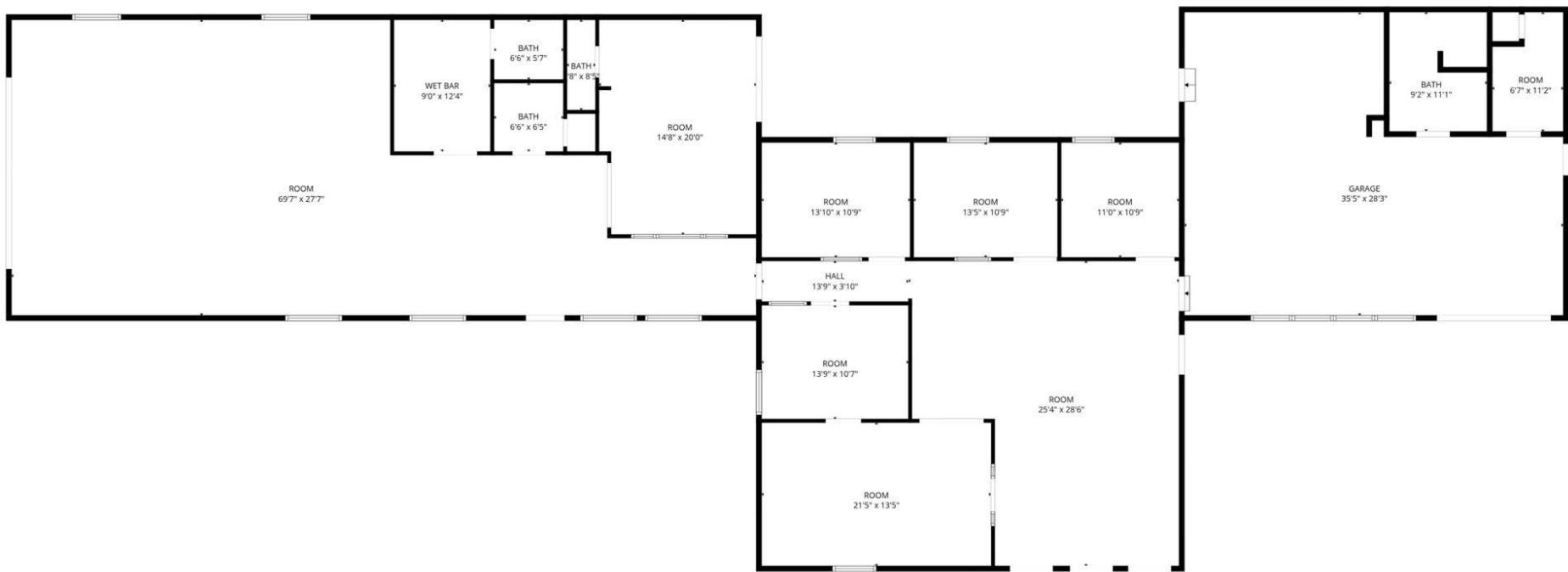
West Office:

- 5,740 SF
- Large individual offices for collaboration
- Built out as a showroom
- 4 restrooms

Additional Photos



West Office Floor Plan



North Warehouse Floor Plan



TOTAL: 0 sq. ft
1st floor: 0 sq. ft
EXCLUDED AREAS: GARAGE: 5743 sq. ft, WALLS: 170 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

South Warehouse Floor Plan



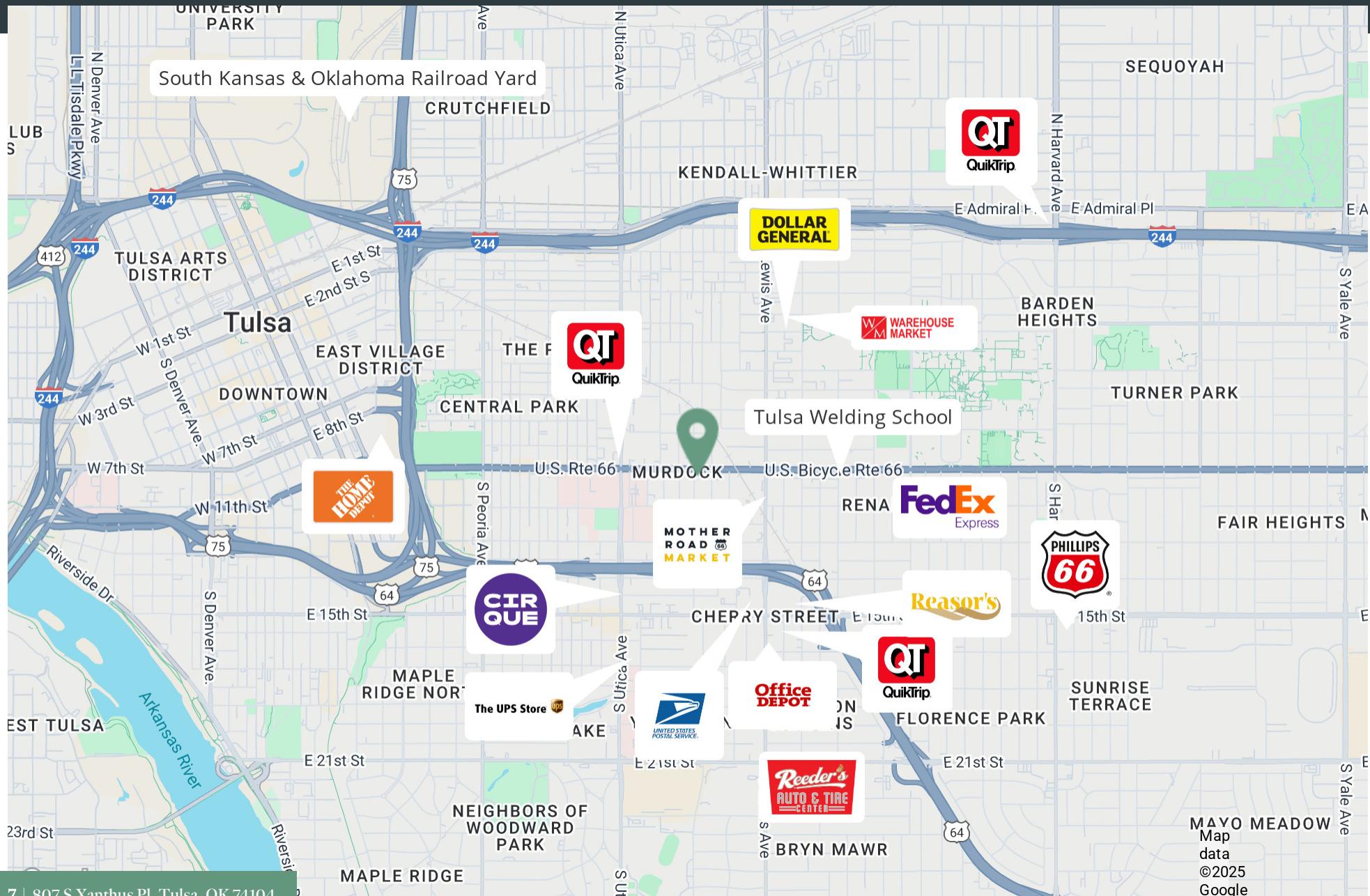
TOTAL: 0 sq. ft

1st floor: 0 sq. ft

EXCLUDED AREAS: ROOM: 4229 sq. ft, GARAGE: 872 sq. ft, HALF BATH: 34 sq. ft,
WALLS: 203 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Location Map

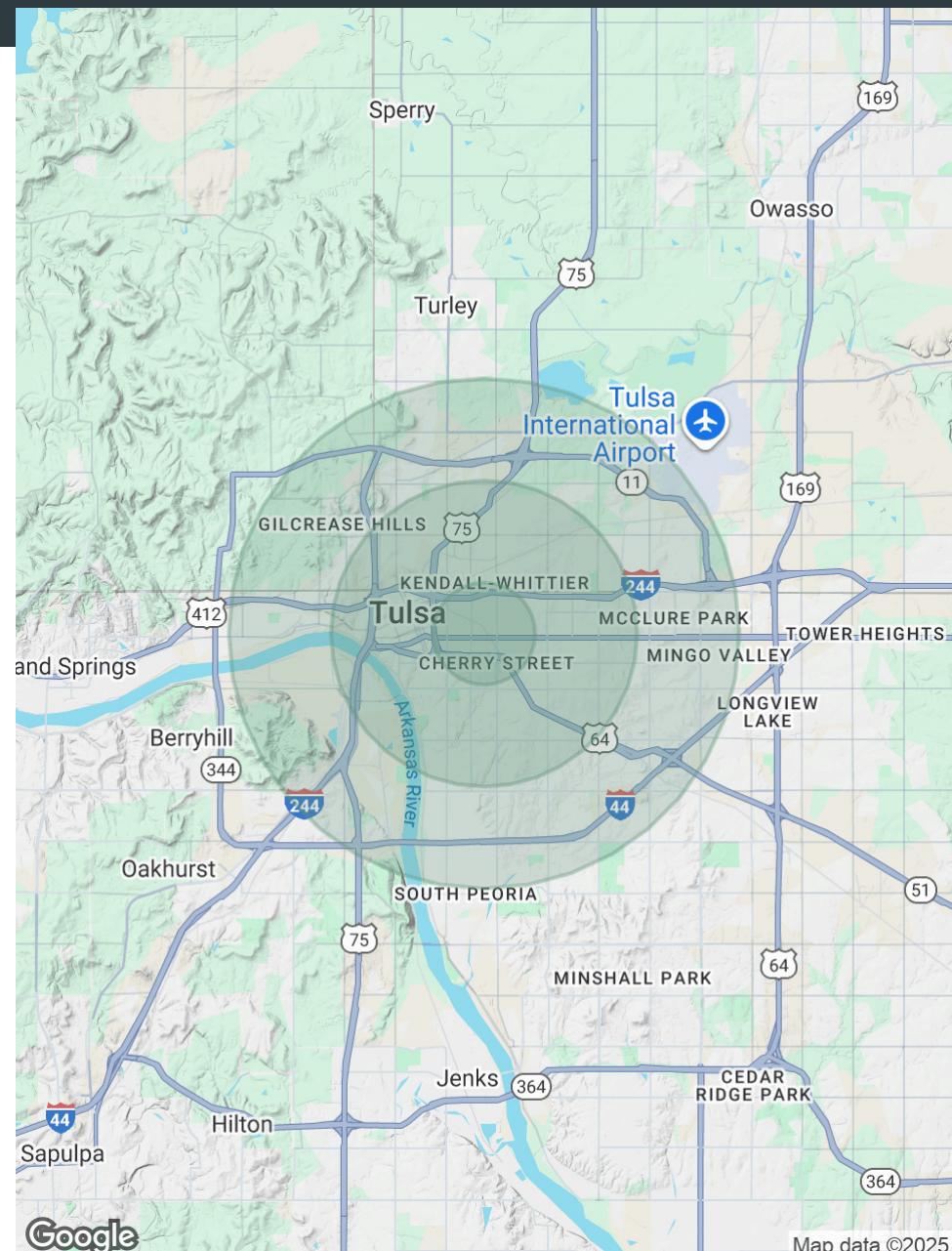


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	11,882	92,597	179,648
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	37	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,060	40,316	77,376
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$64,157	\$84,128	\$74,707
Average House Value	\$283,590	\$288,283	\$247,751

Demographics data derived from AlphaMap



Contact

Neil Dailey, SIOR

Executive Vice President

918.853.7337

ndaley@mcgrawcp.com

Kalvin Burghoff

Vice President

832.689.7095

kburghoff@mcgrawcp.com

Dakota Brasher

Senior Associate

918.948.5778

dbrasher@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com



DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.