

1128 S ELGIN AVENUE

TULSA · OKLAHOMA · 74120

LEASE RATE

**\$16** / SF

NNN · 3 YEAR MINIMUM

BUILDING

**1,200** SF

+ 7,500 SF FENCED YARD

FOR LEASE · FLEX / CREATIVE · CBD

MAY 2026

# THE ARMORY DOWNTOWN TULSA

*1,200 SF · 12' Ceilings · Roll-Up Bay · Walk-In Safe · 7,500 SF Yard*

## LISTING BROKER

Thomas Carlson  
Carlson Group · RE# 180271

## TOURS

P: 918-517-6220  
C: 918-906-1601

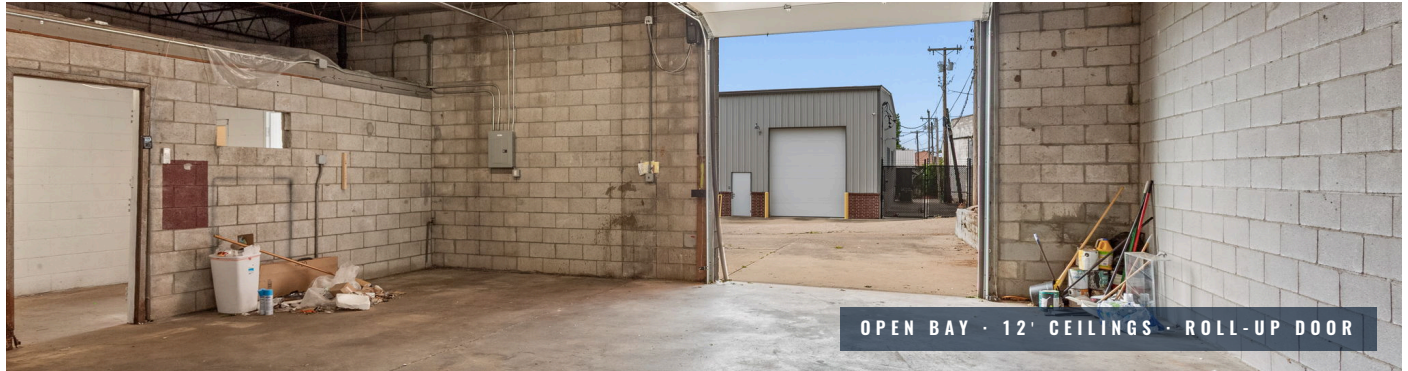
## BEST USE

Studio · Workshop  
Kitchen · Retail · Storage

## SECTION 01 — THE ARMORY

## A 1,200 SF VAULT, REBORN — DOWNTOWN TULSA

LEASE / SF	NNN / SF	BUILDING SF	YARD SF
\$16	\$3.27	1,200	7,500



## THE PROPERTY

The **Armory** is a stand-alone, painted-block 1,200 SF building constructed in 1960 as an armored-car depot — and named for the walk-in vault still bolted into its rear wall. A roll-up bay door, dedicated personnel entrance, and 12' clear ceilings make it equally well suited to a working studio, a workshop, a maker's bay, or a small back-of-house operation.

The building sits on a 7,500 SF fully fenced lot with a mature shade tree, addressed off a dedicated alley running between Detroit and Elgin one block north of E 12th Street. Roof was replaced in 2019; build-out and lease improvements are available for the right tenant.

Located in the heart of downtown Tulsa, immediately adjacent to **Gunboat Plaza** (Leadership Tulsa, Daman + Lechtenberger Architects, GoBrands, Updog Yoga, Bear Agency) and caddie-corner to **Route 66 Dog Park**. Minutes from the BA Expressway, the downtown core, 11th Street, Cherry Street, and Maple Ridge.

Zoned **CBD** — a permissive downtown classification accommodating kitchen, bar, retail, studio, and creative-class operations alongside flex and storage. Offered for lease at **\$16/SF NNN** with a 3-year minimum term.

## SPECIFICATIONS

ADDRESS	1128 S Elgin Ave, Tulsa, OK 74120
BUILDING SIZE	~1,200 SF
YARD	~7,500 SF · Fenced
YEAR BUILT	1960 · Armored Car Depot
ROOF	Replaced 2019
USE	Flex · Creative · Storage
ZONING	CBD · Kitchen / Bar / Retail Permitted
LEASE RATE	\$16 / SF NNN
EST. NNN	\$3.27 / SF
MIN. TERM	3 Years
CEILINGS	12' Clear
BAY DOOR	Roll-Up · Personnel Door
RESTROOM	Single · Currently Out of Service
FEATURE	Walk-In Safe (the namesake)
PARKING	3 Dedicated Spaces
ACCESS	Dedicated Alley · Detroit ↔ Elgin

SECTION 02 — EXTERIOR

# BAY, YARD & ACCESS

*Painted block · roll-up door · dedicated alley · 7,500 SF fenced yard*



REAR ELEVATION · ROLL-UP BAY & PERSONNEL DOOR



FENCED YARD · SHADE TREE · EAST VIEW



ALLEY · DETROIT ↔ ELGIN ACCESS



YARD FROM ELGIN · STONE RETAINING WALL



ROLL-UP DOOR OPEN · BAY DAYLIGHT

### YARD

**7,500 SF**

Fully fenced lot with a mature shade tree, paved drive apron, and direct alley access.

### ALLEY ACCESS

**Detroit ↔ Elgin**

A dedicated alley/road runs between Detroit and Elgin one block north of E 12th Street.

### ROOF & ENVELOPE

**Replaced 2019**

Painted CMU walls and a 2019-replaced roof keep envelope risk low for the term. Lease



## SECTION 03 — INTERIOR

## INSIDE THE VAULT

*Open bay · 12' ceilings · partitioned back room · walk-in safe*



OPEN BAY · ROLL-UP DOOR RAISED · DAYLIGHT THROUGH



WALK-IN SAFE · DECORATIVE STEEL DOOR  
· THE NAMESAKE



PARTITIONED BACK ROOM · TWO DOORS ·  
PERSONNEL EXIT



BAY · ROLL-UP CLOSED · EAST  
WALL



BAY · OPEN TRUSS CEILING ·  
GARAGE DOOR



HALLWAY TO VAULT · PAINTED  
BLOCK

## WHAT'S THERE

An open work bay with 12' clear ceilings opens directly to a roll-up garage door. A small partitioned back room contains a single restroom (currently out of service) and a vintage walk-in safe — solid steel, intact, and the building's signature.

## WHAT'S POSSIBLE

CBD zoning permits kitchen, bar, retail, studio, and creative use. The owner will entertain build-out concessions for the right tenant — restroom restoration, kitchen rough-in, HVAC, or partition work.

SECTION 04 — FLOOR PLAN & SITE

# FLOOR PLAN & SITE

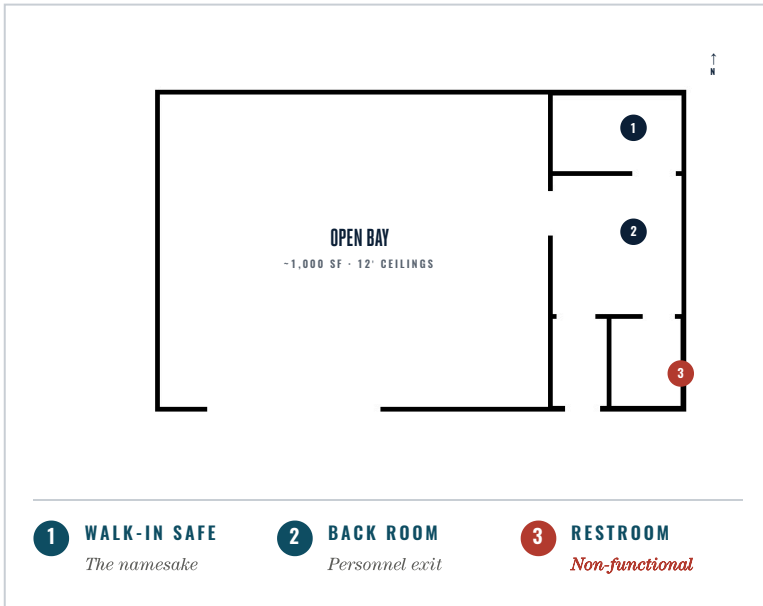
~1,200 SF building · ~7,500 SF fenced yard · 3 dedicated parking spaces · concept diagram

## SITE AERIAL · ~1,200 SF BUILDING · ~7,500 SF YARD



AERIAL · APPROXIMATE · DIMENSIONS TO BE VERIFIED ON SITE

## BUILDING · CONCEPT PLAN



## AREAS

<b>Open Bay</b> 12' ceilings · roll-up door · personnel door	~1,000 SF
<b>Back Partition</b> Restroom (OOS) + walk-in safe	~200 SF
<b>Walk-In Safe</b> Solid steel · the namesake	Intact
<b>Restroom</b> Currently out of service	Single

## SITE & PARKING

<b>LOT</b> ~7,500 SF Fenced · shade tree	<b>PARKING</b> 3 spaces Dedicated · on-site
<b>ACCESS</b> Alley Detroit ↔ Elgin	<b>ZONING</b> CBD Kitchen · Bar · Retail

**IMPORTANT · CONDITION NOTE**  
 The on-site restroom is currently **non-functional**.  
 Restoration of plumbing and fixtures will be required prior to occupancy and is part of the build-out scope to be coordinated with Landlord.

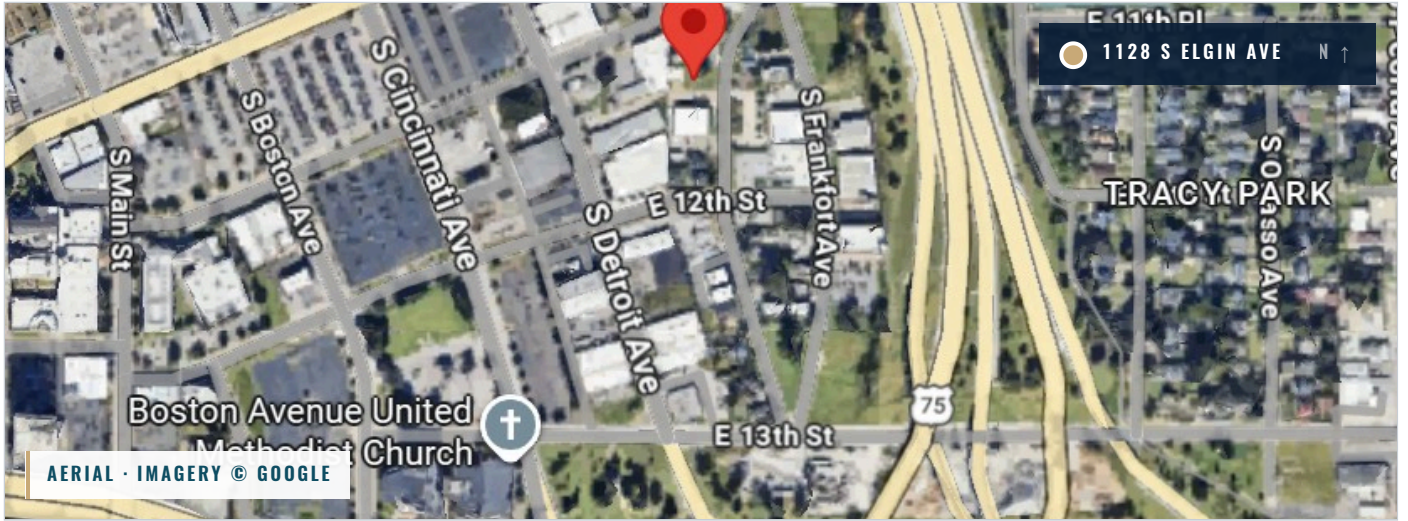
**TENANT IMPROVEMENT ALLOWANCE**  
**LANDLORD HAS TI DOLLARS.**

Square footages and dimensions are approximate; diagram is conceptual. Prospective tenants should verify on site prior to commitment.

SECTION 05 — LOCATION

# THE PERFECT LIVE-WORK BALANCE

Adjacent Gunboat Plaza · Caddie-corner Route 66 Dog Park · ~45 businesses, 9 homes, 60 apartments



<p><b>~45</b></p> <p><b>BUSINESSES</b></p> <p>Studios · Shops · F&amp;B · Services</p>	<p><b>9</b></p> <p><b>SINGLE-FAMILY HOMES</b></p> <p>Owner-occupied · Walkable</p>	<p><b>60</b></p> <p><b>APARTMENTS</b></p> <p>Built-in customer base</p>
--	--	---

## AREA BUSINESSES

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▮ Tonsorial Barber Shop</li> <li>▮ June's Donuts</li> <li>▮ Route 66 Dog Park</li> <li>▮ Koda CrossFit</li> <li>▮ Carlson Group</li> </ul> | <ul style="list-style-type: none"> <li>▮ Greaser's Burger Bar</li> <li>▮ Palomino Cigar Lounge</li> <li>▮ Leadership Tulsa</li> <li>▮ Engine Room Boxing</li> <li>▮ Gunboat Plaza tenants</li> </ul> |
|---|--|

...and a growing roster of design studios, makers, and F&B operators within a five-minute walk.

## ACCESS & PROXIMITY

<b>HIGHWAYS</b>	I-244 · BA (US-75/64/51) · Route 66
<b>DOWNTOWN</b>	0.7 mi · 3 min
<b>CHERRY STREET</b>	1.6 mi · 5 min
<b>11TH STREET</b>	0.5 mi · 2 min
<b>TULSA INT'L (TUL)</b>	7.3 mi · 14 min

**PERFECT LIVE-WORK BALANCE.**

*A working block of independent businesses with rooftops next door — daily foot traffic from residents and adjacent studios, and direct on/off access to every major artery.*

## SECTION 06 — CONTACT

# SCHEDULE A TOUR

1128 S Elgin Ave · Tulsa, OK 74120 · For lease at \$16/SF NNN · 3-year minimum



## LISTING BROKER

### THOMAS CARLSON

Principal · Carlson Group

**OFFICE** 918-517-6220

**CELL** 918-906-1601

**EMAIL** tcarlson@groupcarlson.com

**LICENSE** OK RE# 180271

## CARLSON GROUP

Tulsa-based commercial real estate firm specializing in office, retail, and mixed-use leasing and acquisitions across Northeastern Oklahoma. Established 2015.

## QUICK FACTS

<b>LEASE RATE</b> \$16 / SF	<b>NNN</b> \$3.27 / SF
<b>BUILDING</b> 1,200 SF	<b>YARD</b> 7,500 SF
<b>MIN. TERM</b> 3 Years	<b>PARKING</b> 3 Dedicated

## SHOWINGS

Tours by appointment. Please contact Thomas Carlson directly. The space shows best during daylight; build-out conversations welcome on the same visit.

## DISCLAIMER

Information has been obtained from sources deemed reliable; however, Carlson Group makes no guarantee, warranty, or representation about it. Square footages, dimensions, and zoning permissions are approximate and should be independently verified by tenant.