

# Standalone Office Building For Lease

601 SW Jennings  
Bartlesville, OK 74003

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# Property Summary



## Property Description

Attractive single-story office building ideally positioned near the ConocoPhillips corporate offices in Bartlesville. The 2,470 SF space features a flexible layout with multiple private offices, conference areas, reception, and two restrooms — perfect for professional, administrative, or medical users seeking convenience and visibility.

## Property Highlights

- 2,470 SF single-tenant office building
- Prime location adjacent to ConocoPhillips offices
- Multiple private offices, conference space, and reception
- Two restrooms and an efficient layout
- 14 on-site surface parking spaces (5.49/1,000 SF)
- Highly walkable and visible location near downtown Bartlesville
- Surrounded by major employers, services, and retail amenities

## Location Description

Located just minutes from downtown, the property offers excellent walkability, ample parking (14 surface spaces), and exposure along key corridors.

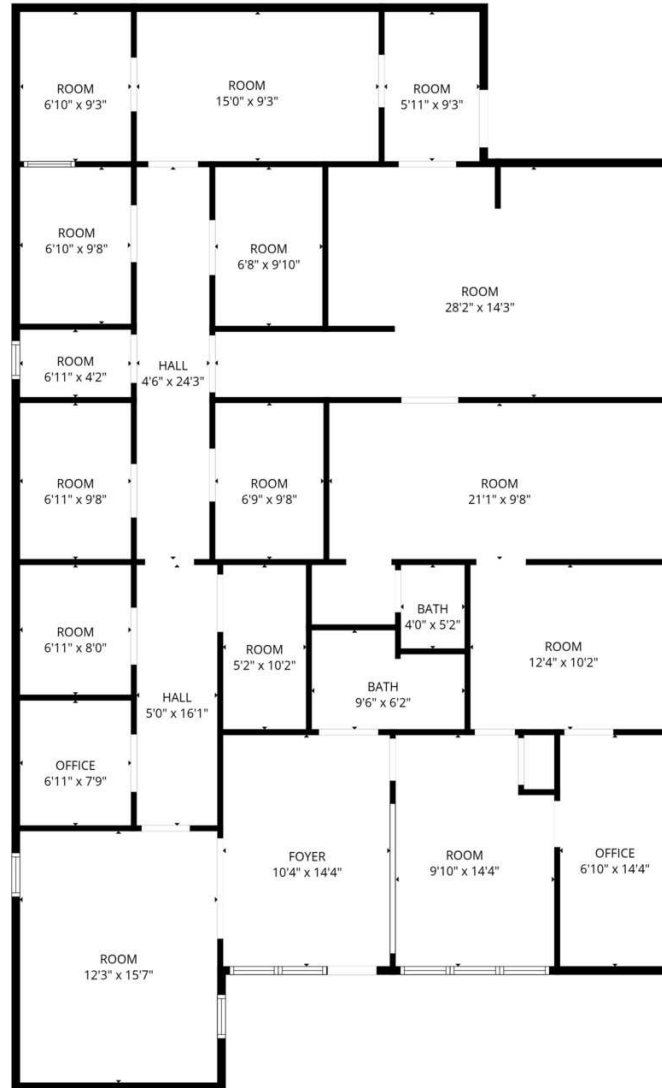
Offering Summary	
Lease Rate:	\$3,000.00 per month (NNN)
Lot Size:	0.12 Acres
Building Size:	2,470 SF



# Additional Photos



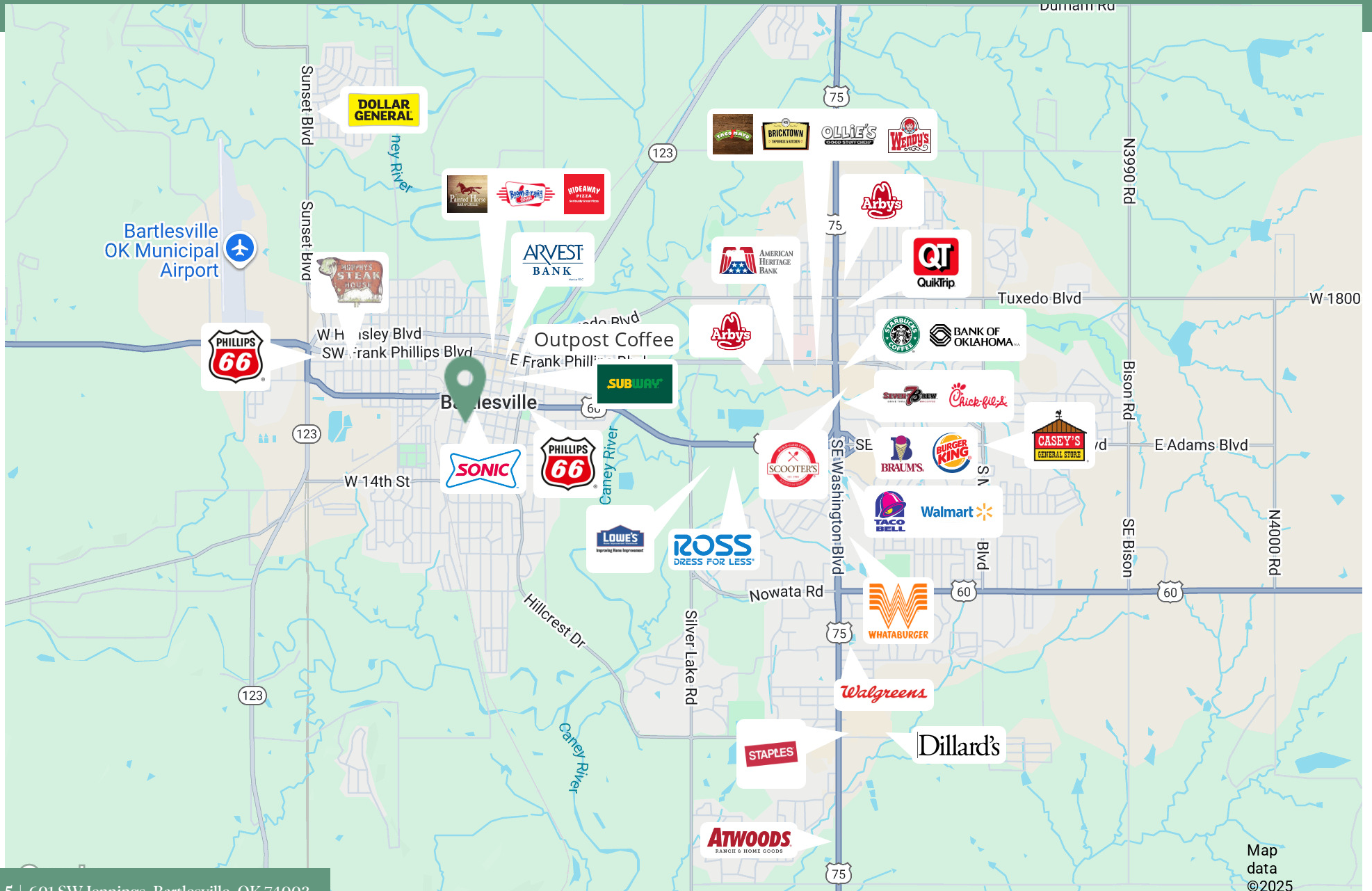
# Floor Plan



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



# Location Map

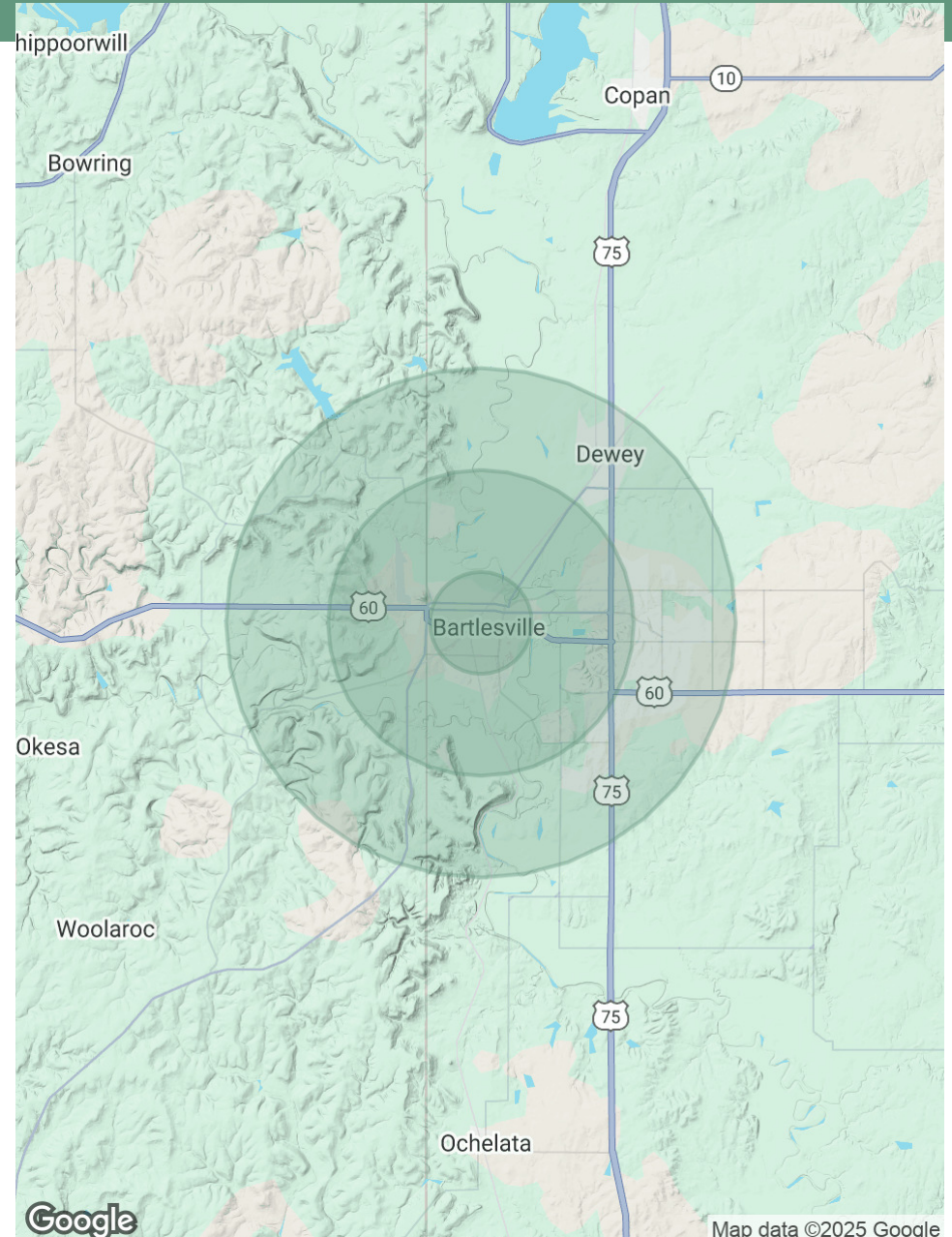


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,988	20,303	43,263
Average Age	38	40	41
Average Age (Male)	37	38	39
Average Age (Female)	39	41	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,909	8,174	17,470
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$51,620	\$76,737	\$89,689
Average House Value	\$117,119	\$159,111	\$186,065

Demographics data derived from AlphaMap





# Contact

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