

# PRICE EDWARDS AND CO.

FOR  
LEASE

7700 E 38TH ST

TULSA, OK 74145



## JOSH LOVE

leasing and sales associate  
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O: 918.394.1000 C: 918.978.2428

## Lease Rate

\$6.00 SF/yr (NNN)



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## PROPERTY DESCRIPTION

Total Area: 38,896 SF  
Office/Lab Space: 19,289 SF  
Warehouse Space: 19,607 SF

Fully climate-controlled and sprinklered.

### Warehouse Features:

- 3 drive-in doors
- One 18' x 16'
- One 16' x 16'
- One 10' x 10'
- 1 UPS dock door
- 12' - 30' clear height
- Power: 4,000-amp heavy power available
- Compressed air

Office Features: Includes private offices, conference rooms, bullpen areas, lab/R&D areas, and shop offices.

Yard: Fenced yard for security and storage.

Location: Conveniently located in central Tulsa, OK, with easy access to major highways.

## OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Number of Units:	1
Available SF:	38,896 SF
Lot Size:	113,095 SF
Building Size:	38,896 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,962	40,337	110,169
Total Population	7,143	94,015	262,612
Average HH Income	\$65,766	\$71,544	\$81,932

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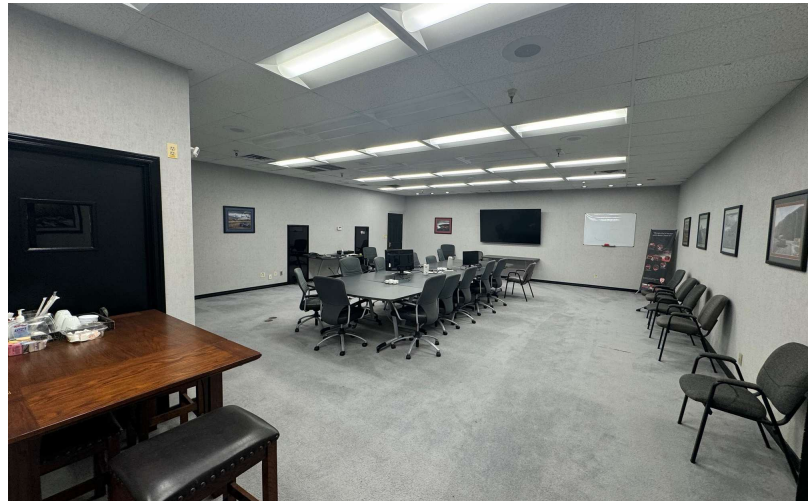
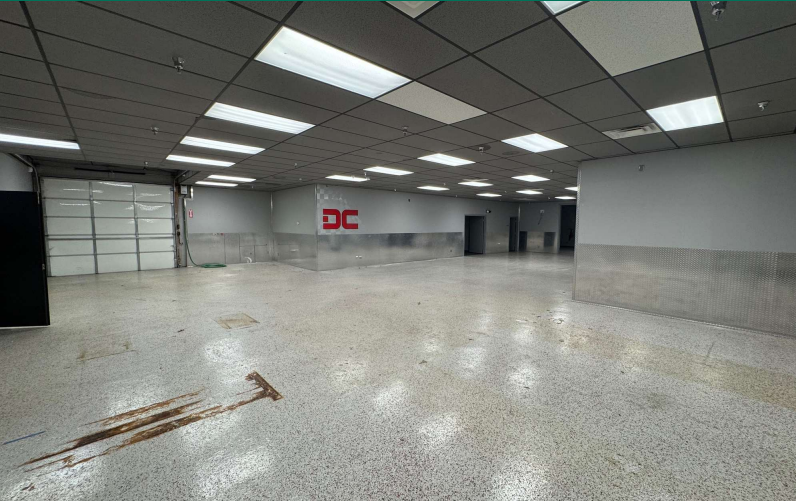
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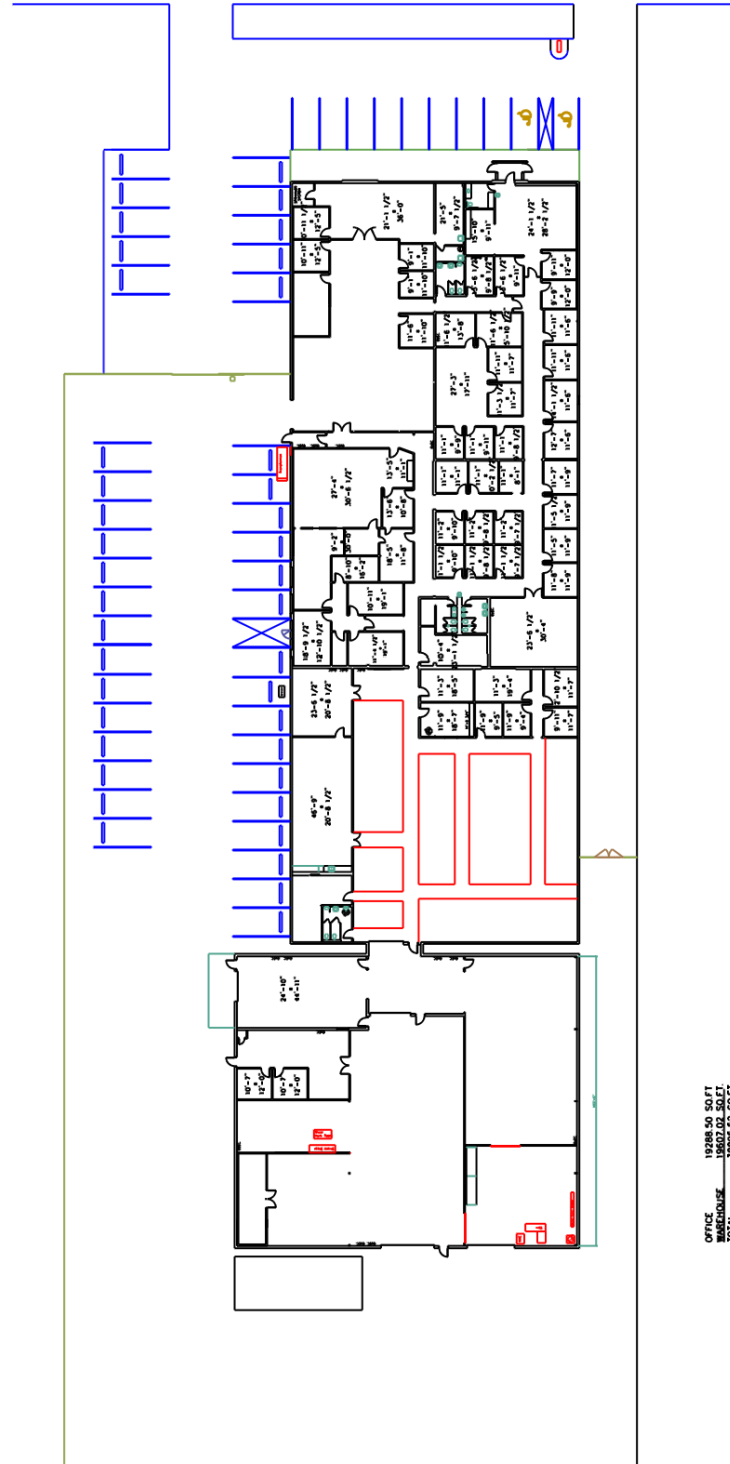
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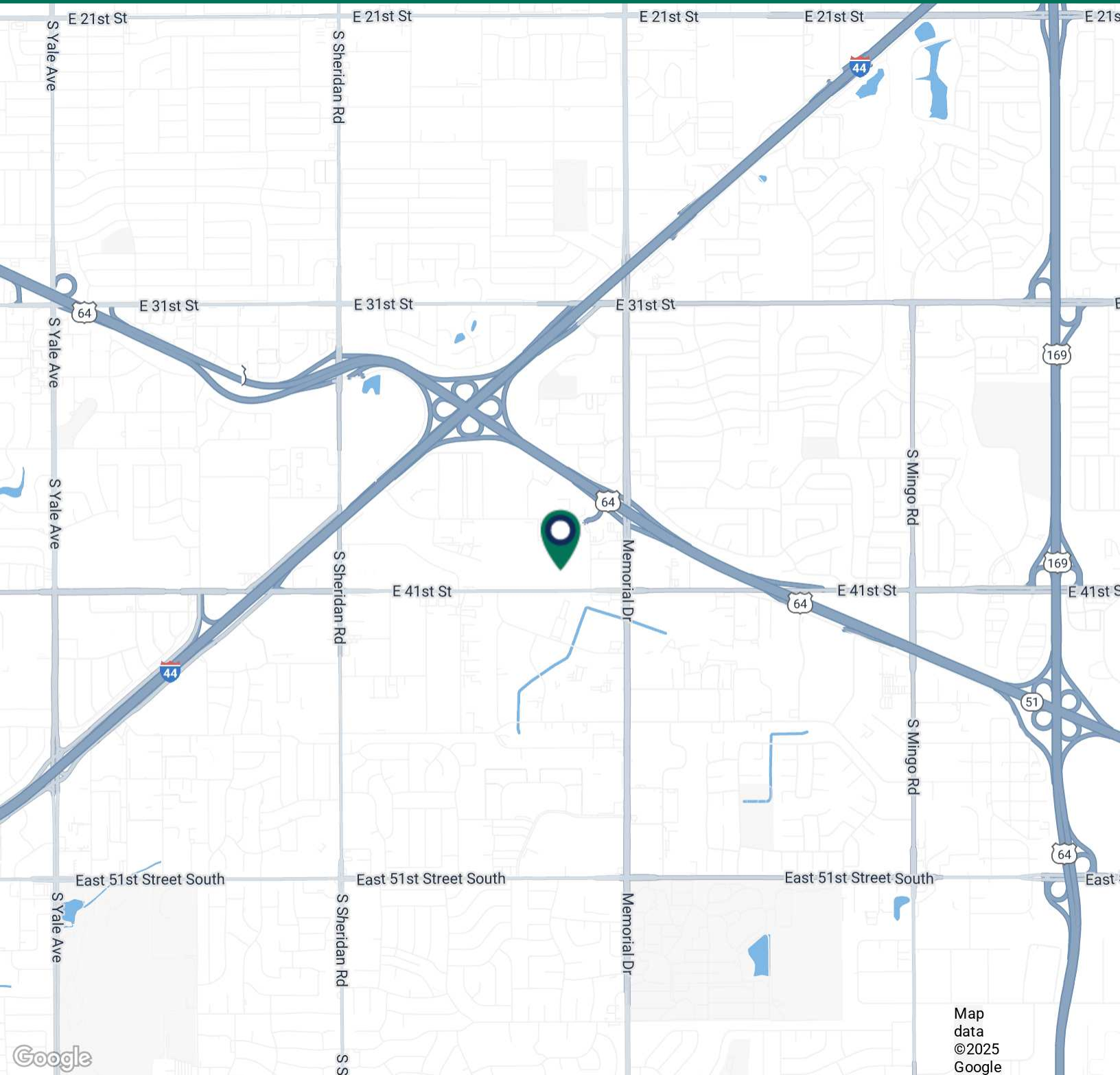


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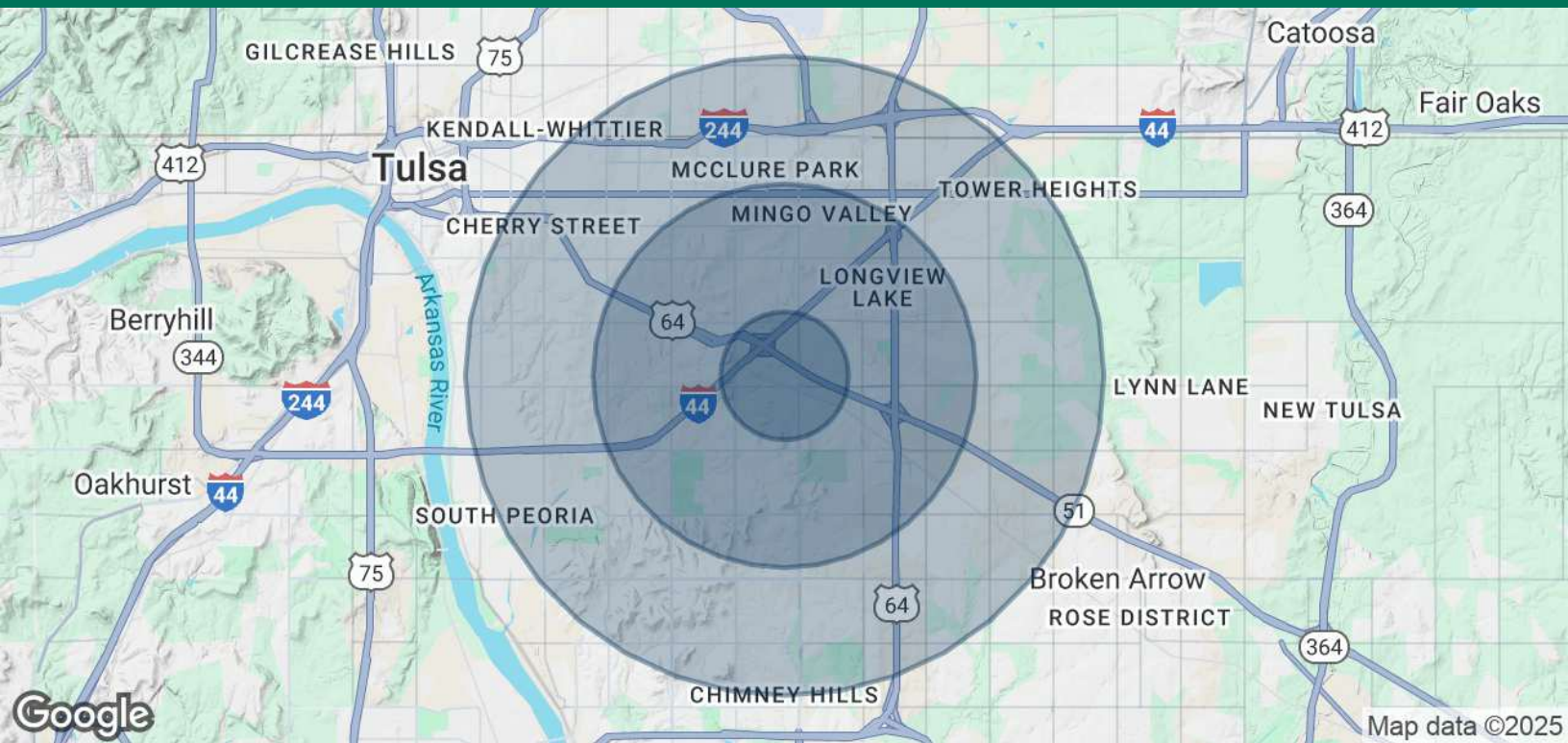
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,143	94,015	262,612
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,962	40,337	110,169
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$65,766	\$71,544	\$81,932
Average House Value	\$188,601	\$204,610	\$243,458

Demographics data derived from AlphaMap

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