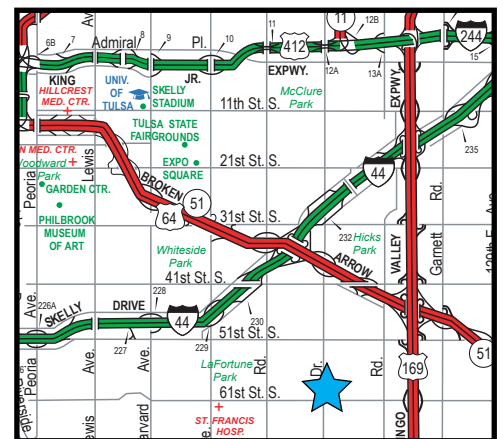


OFFICE/COMMERCIAL BUILDING FOR SALE



5840 S MEMORIAL DR,
TULSA, OK 74145

- Approximately 66,852 rentable square feet
- Shadow Mountain was originally constructed as an atrium mall with a restaurant/bar. The building was later converted for multi-tenant office use.
- Elevator lobby at main east entry
- Commercial (CS) Zoning allows a wide range of retail, service, commercial and office uses.
- 304 Total parking spaces
 - 63 Garage covered parking spaces
 - 241 Surface parking spaces
- The 3.29-Acre lot has 566' of frontage on South Memorial Dr.
- The property has public street access on three sides with six entry/exit points.



Area Map

Possible uses include retail sales, restaurants, offices, non-profit organizations, ministries, cosmetology school, trade schools, event centers, business incubators, food court and commercial service businesses.

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

Contacts: **Marco Placencia, CCIM, SIOR**

Cell (918) 629-5091

E-mail Marco@EquitasRealty.com

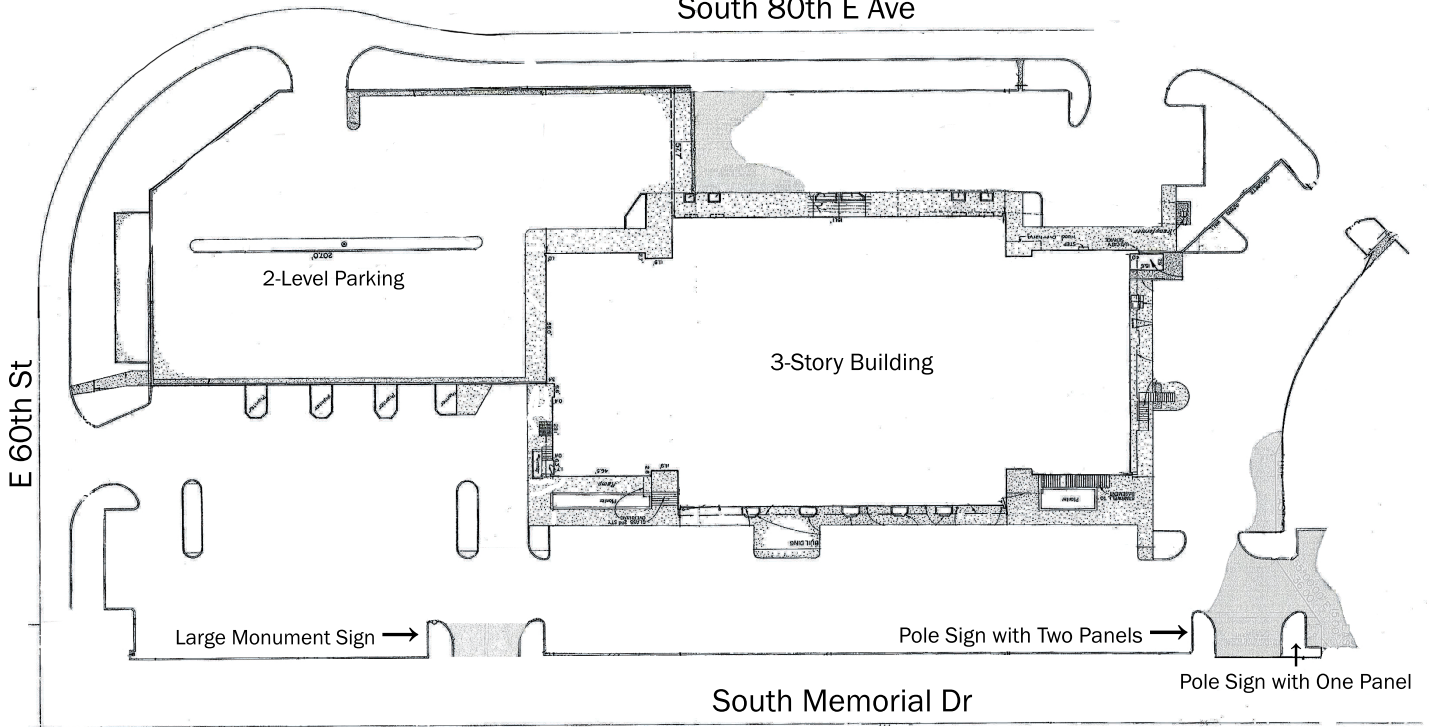
Garrett Dunn, CCIM

Cell (918) 764-5865

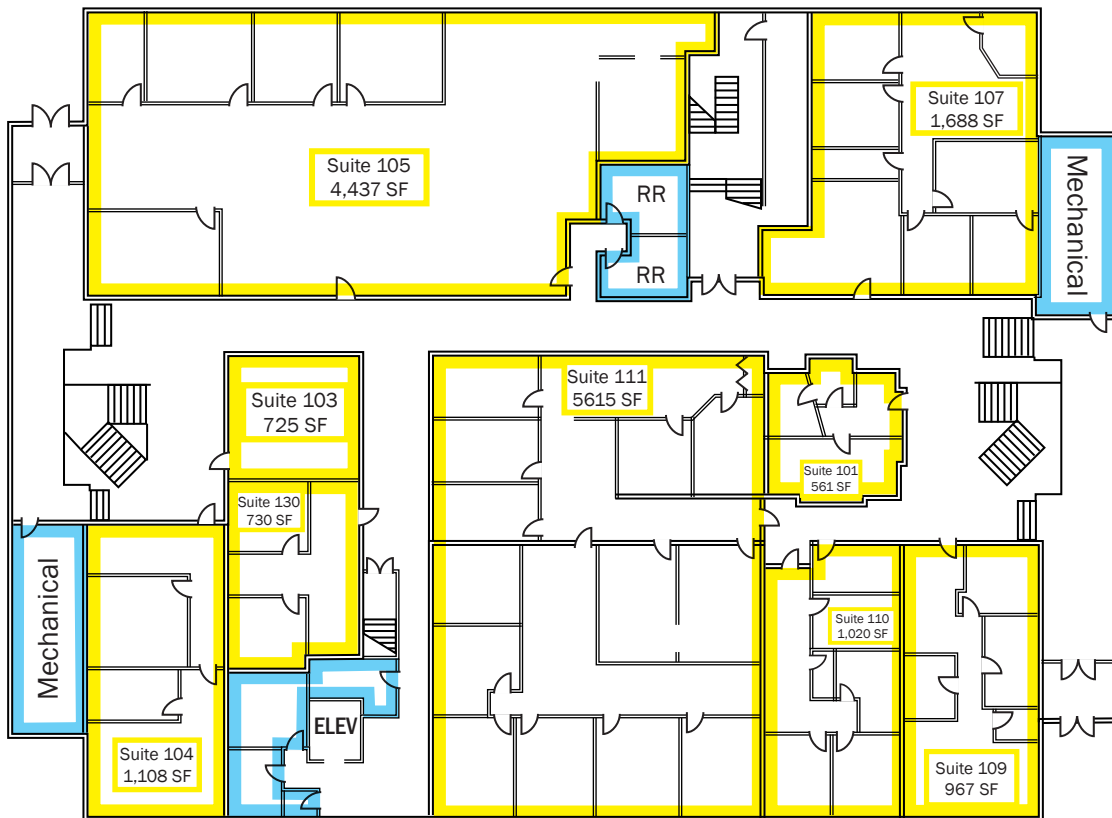
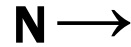
E-mail Garrett@EquitasRealty.com

SITE PLAN

South 80th E Ave



FLOOR ONE (LOWER LEVEL)



Available Spaces

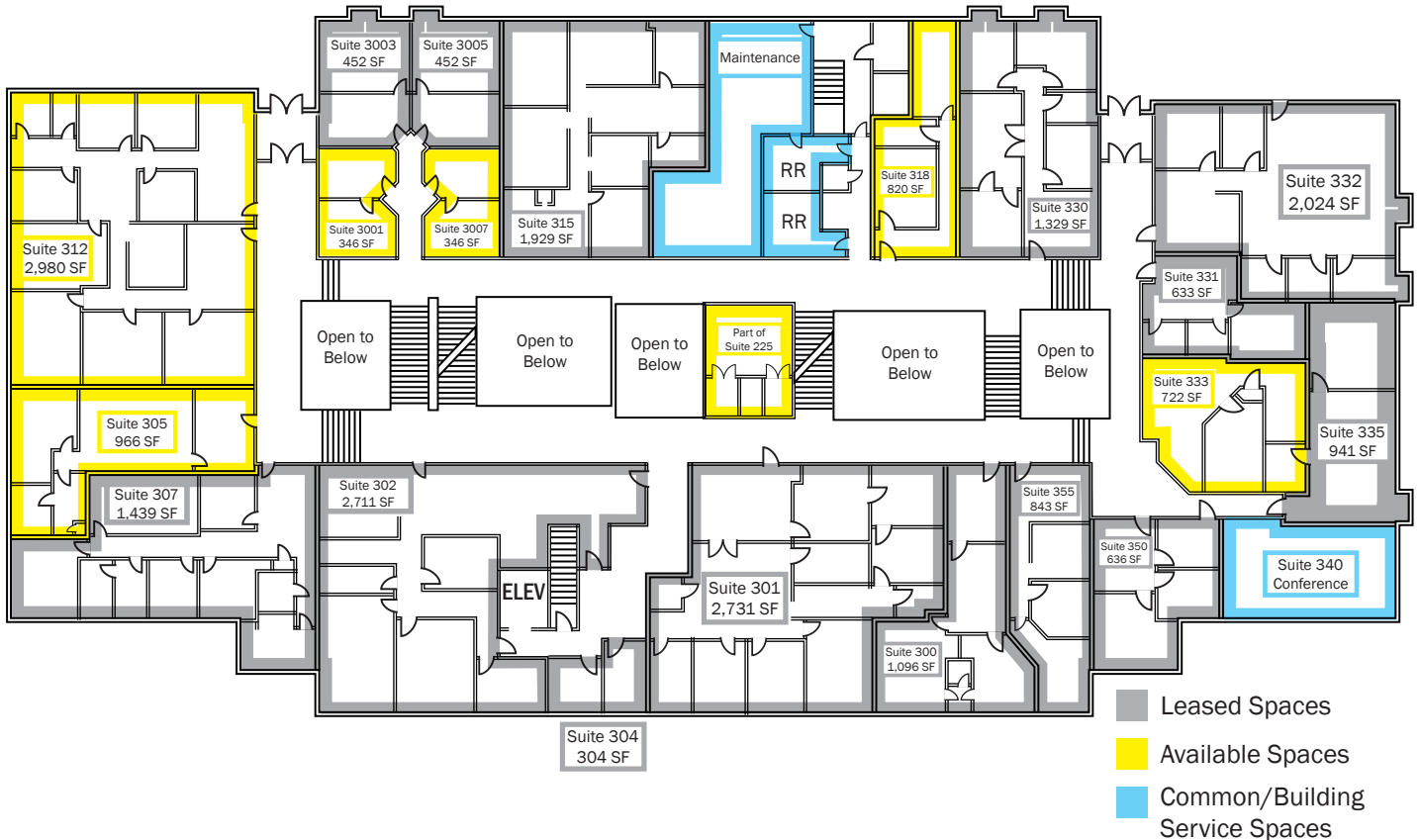
Common/Building Service Spaces

Floorplans are not to scale and may not represent the latest configuration within suites. The plans are an approximate representation of the building and suites.

FLOOR TWO



FLOOR THREE



Floorplans are not to scale and may not represent the latest configuration within suites. The plans are an approximate representation of the building and suites.

COMMON AREA PHOTOS



FLOOR TWO PLANTER/COMMON AREA



FLOOR THREE ATRIUM/COMMON AREA

COMMON AREA PHOTOS



FLOOR THREE COMMON AREA WALKWAY



OVERALL COMMON AREA IMAGE

ELEVATOR & TYPICAL OFFICE PHOTOS



ELEVATOR



OFFICE



OFFICE LOBBY



OFFICE WET BAR



OFFICE HALLWAY



OFFICE

PHOTOS OF EXISTING SIGNS



2 PANEL SIGN



MONUMENT SIGN



1 PANEL SIGN