

## SOUTH SHERIDAN SERVICE CENTER FOR LEASE



### 5401 SOUTH SHERIDAN, TULSA, OK **BRANIFF MART**

#### **SIZES**

- 1,200 SF Office and flex spaces available
- Newly remodeled paint and vinyl plank flooring  
(See floor plans)

#### **FEATURES**

- Flexible space for office, showroom and warehouse needs
- All warehouses/storage full HVAC climate, 10'x12' OH doors
- Newer roof, parking lot and exterior repainting
- Drive up front parking/additional back area parking
- Building tenant signage facing Sheridan
- Central Tulsa location
- New local ownership offers simple mod gross leases
- Automatic door openers for OH doors



North Entry

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

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### Aerial



### Photos



Interior Lobby (201)

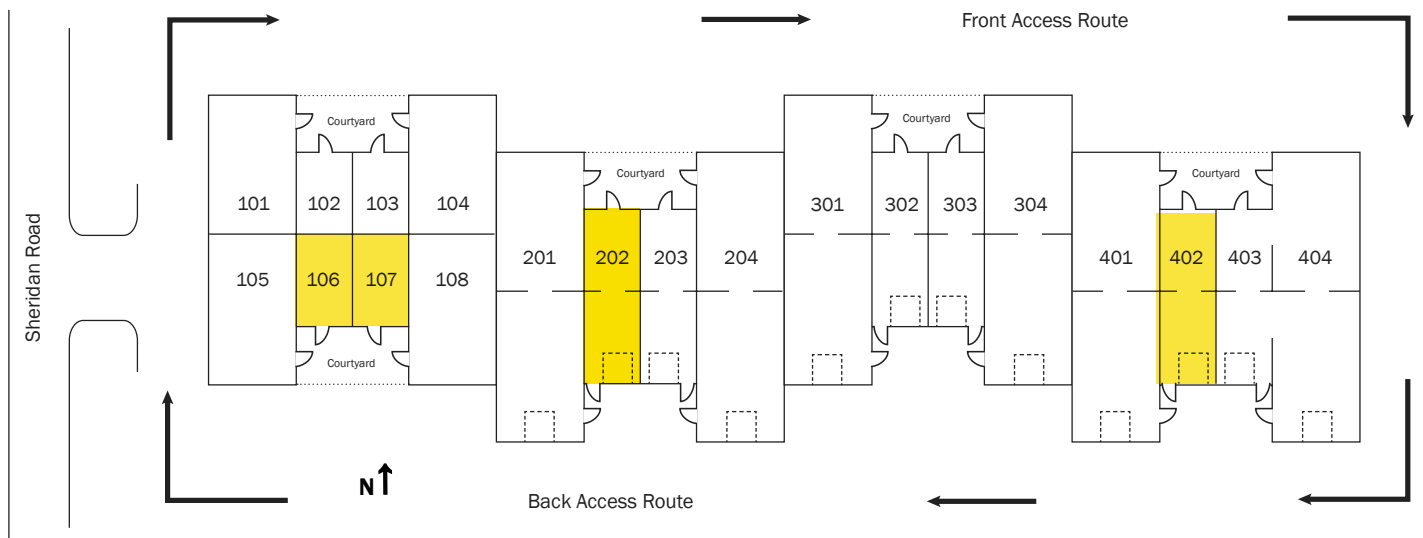


Front Parking

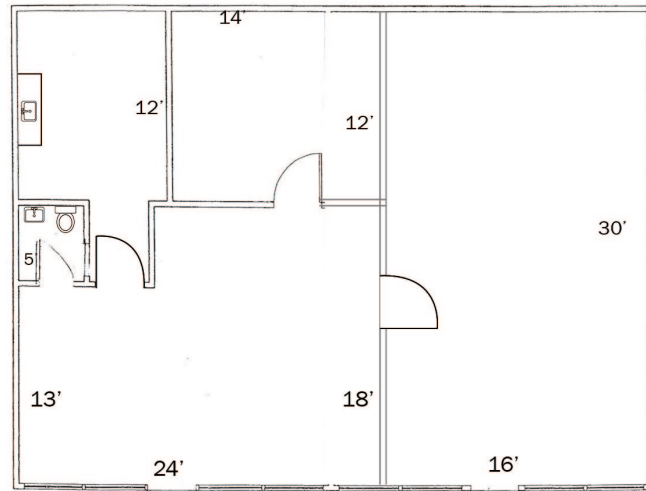


Back Section/OH Door Access

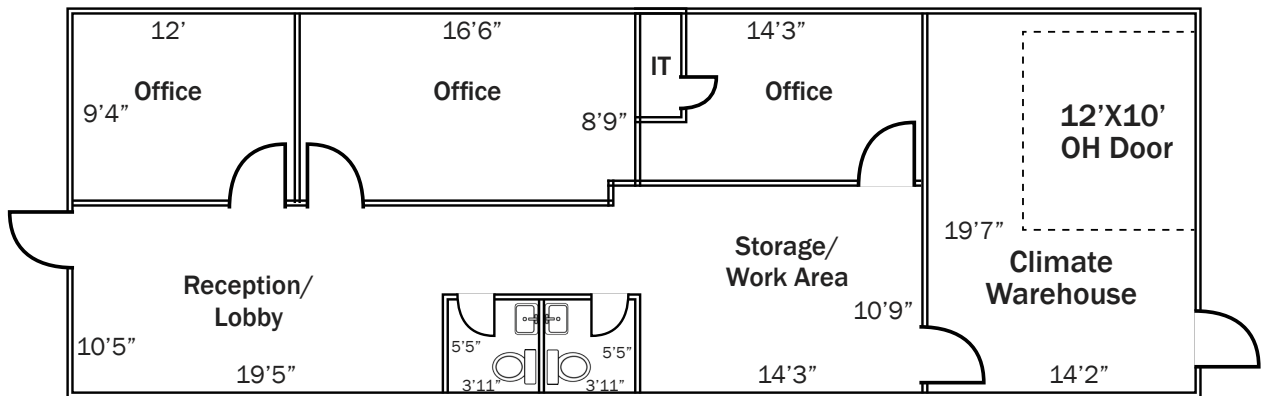
### Site Plan



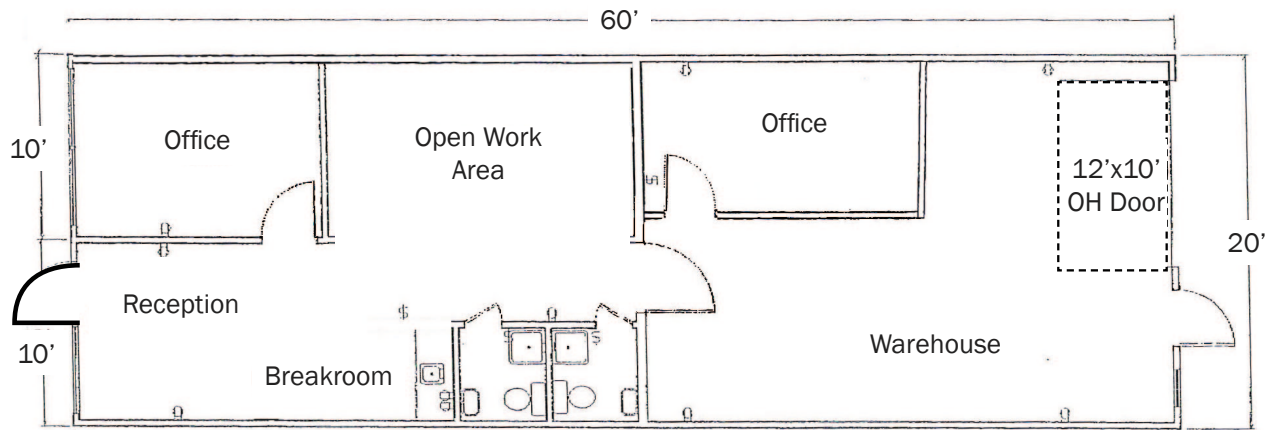
## Floor Plans



Suites 106-107 - 1,200 SF  
Newly remodeled offices



**Suite 202 - 1,200 SF**  
Newly remodeled.  
Fully conditioned 280 SF± warehouse



**Suite 402 - 1,200 SF**  
Newly remodeled. Fully conditioned 600 SF warehouse  
(warehouse office can be removed).

## Photos



106/107 Entry/Lobby



106/107 Large Open Room



202 Reception and Offices



202 Climate Warehouse



402 Reception with Kitchenette