

# Tulsa Office For Sale

Parker Building  
8 E 3rd Street,  
Tulsa, OK 74103

Dilon Argo, CCIM,  
SIOR

Vice President  
918.706.2946  
dargo@mcgrawcp.com

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES



# Property Summary



## Property Description

The building has shared access on every floor with the adjacent 8-story Holarud Building. The Parker building is currently in shell condition. Holarud is also for sale for \$2,500,000.

### Floor Plates

Basement: 5,028 SF

1st Floor: 4,860 SF

2nd Floor: 5,621 SF

3rd - 10th Floor: 4,901 SF

Total: 54,717 SF

## Location Description

The Parker Building is a 10-story Art Deco on the corner of 3rd Street and Main Street in downtown Tulsa.

## Offering Summary

Sale Price:	\$2,800,000
Lot Size:	0.15 Acres
Building Size:	54,717 SF

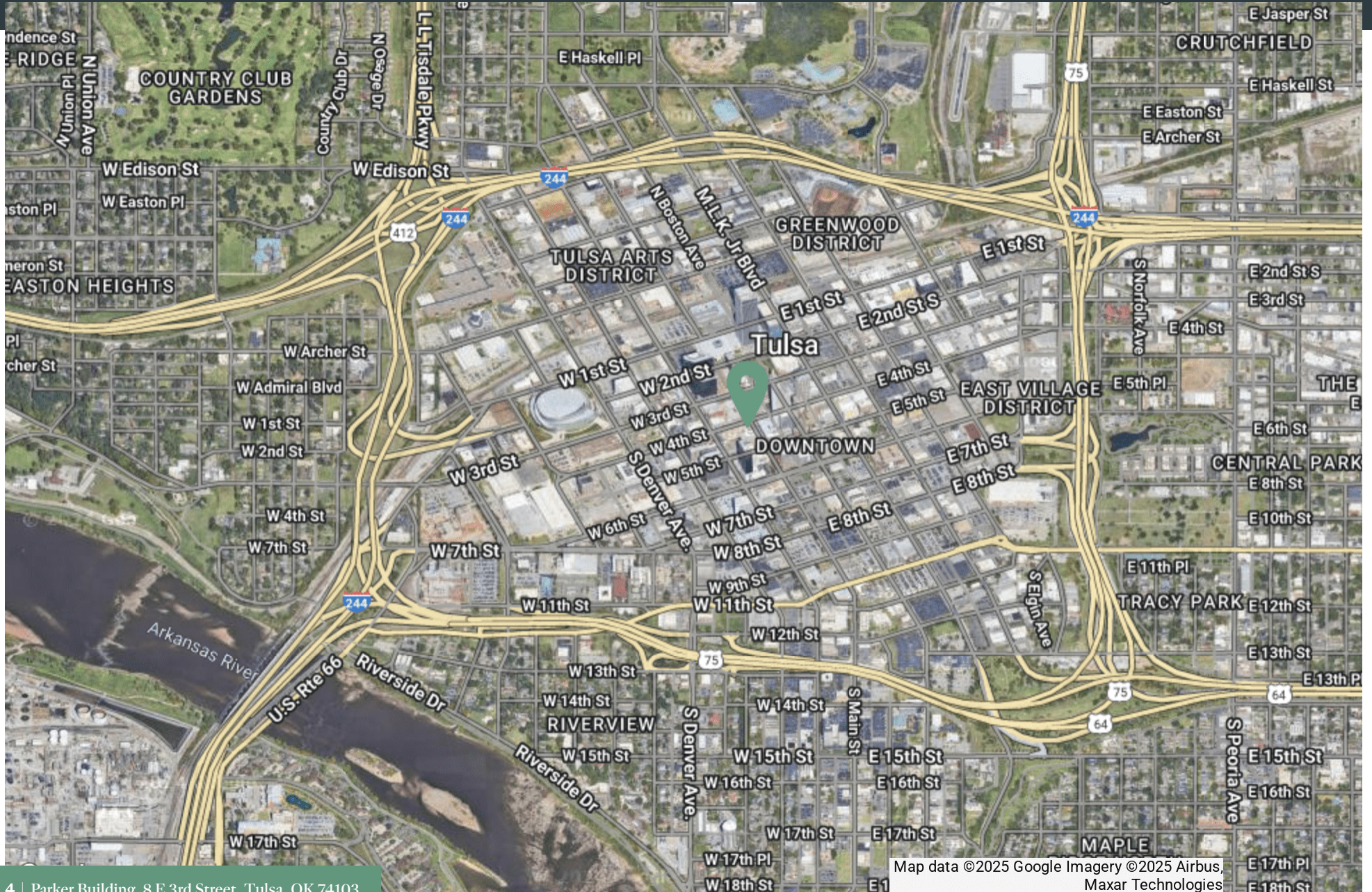


# Additional Photos





# Location Map





# Stacking Plan

## Building Specs

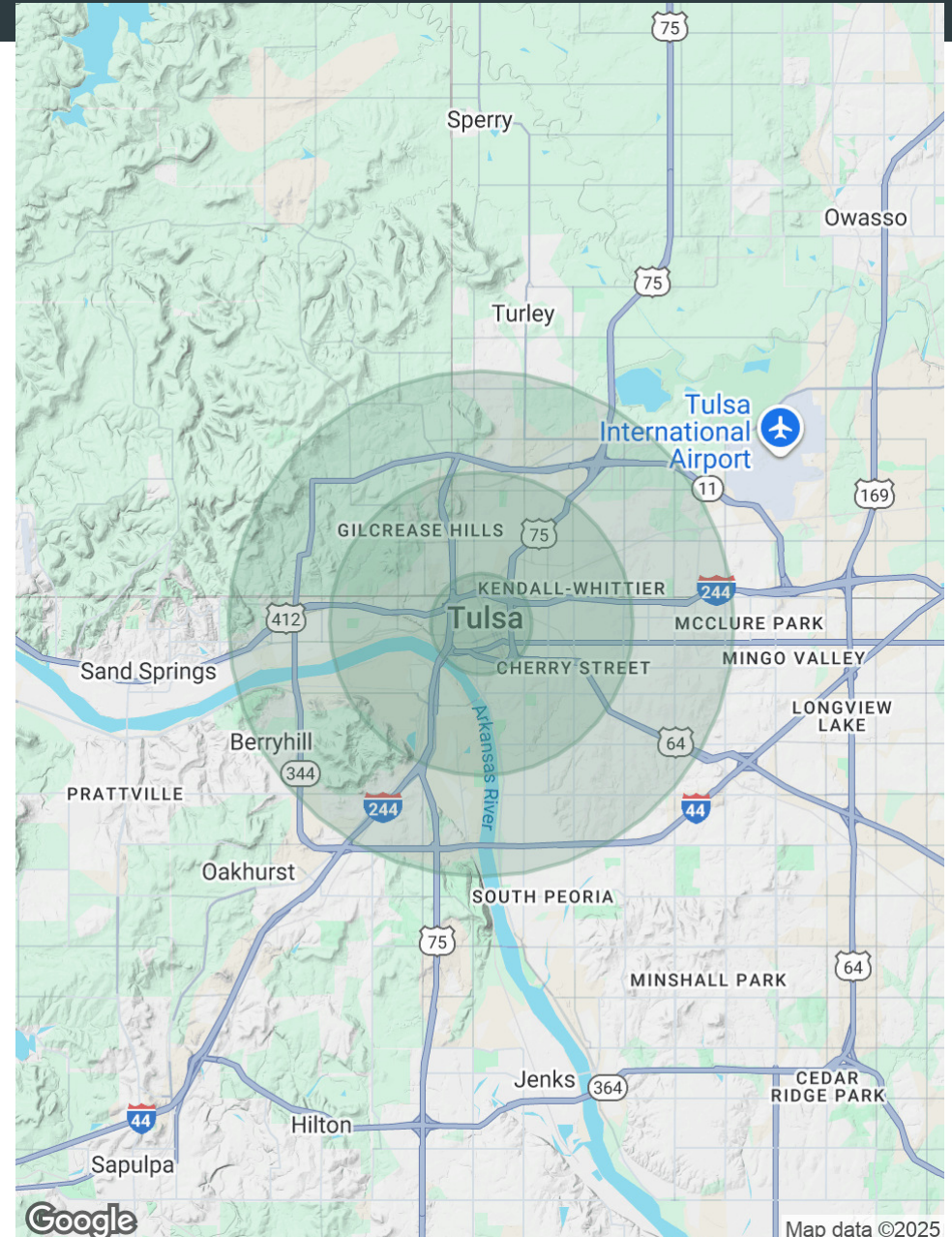
<b>Building Name:</b>	<b>Holarud</b>		<b>Parker</b>	
<b>Address:</b>	<b>10 E 3rd Street Tulsa, OK</b>		<b>8 E 3rd Street Tulsa, OK</b>	
<b>Basement</b>	6190		5028	
<b>1</b>	5926	Gutted	4860	Gutted
<b>2</b>	5690	Gutted	5621	Gutted
<b>3</b>	5690	Partially Gutted	4901	Gutted
<b>4</b>	5690	Office Buildout	4901	Gutted
<b>5</b>	5690	Office Buildout	4901	Gutted
<b>6</b>	5690	Office Buildout	4901	Gutted
<b>7</b>	5690	Office Buildout	4901	Gutted
<b>8</b>	5690	Attic	4901	Gutted
<b>9</b>	n/a		4901	Gutted
<b>10</b>	n/a		4901	Gutted
<b>Total:</b>	<b>51946</b>		<b>54717</b>	
<b>Usable w/ Basement</b>	<b>46256</b>		<b>54717</b>	
<b>Usable w/o Basement</b>	<b>40066</b>		<b>49689</b>	
<b>Construction:</b>	Concrete		Concrete	
<b>Rooftop Access:</b>	Yes, stairs		Yes, stairs	
<b>Elevator Shafts:</b>	2		2	
<b>Historical:</b>	Yes		No	
<b>Parking:</b>	No		No	
<b>Vacancy:</b>	100%		100.0%	
<b>Asking Price:</b>	<b>\$ 2,500,000</b>		<b>\$ 2,800,000</b>	

# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,016	69,317	159,151
Average Age	41	39	39
Average Age (Male)	41	38	38
Average Age (Female)	40	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,119	29,404	68,906
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$84,476	\$79,735	\$77,097
Average House Value	\$320,040	\$281,796	\$259,556

Demographics data derived from AlphaMap



# Contact

Dilon Argo, CCIM, SIOR

Vice President

918.706.2946

[dargo@mcgrawcp.com](mailto:dargo@mcgrawcp.com)

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

[mcgrawcp.com](http://mcgrawcp.com)

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.