

Tulsa Office For Sale

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

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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.

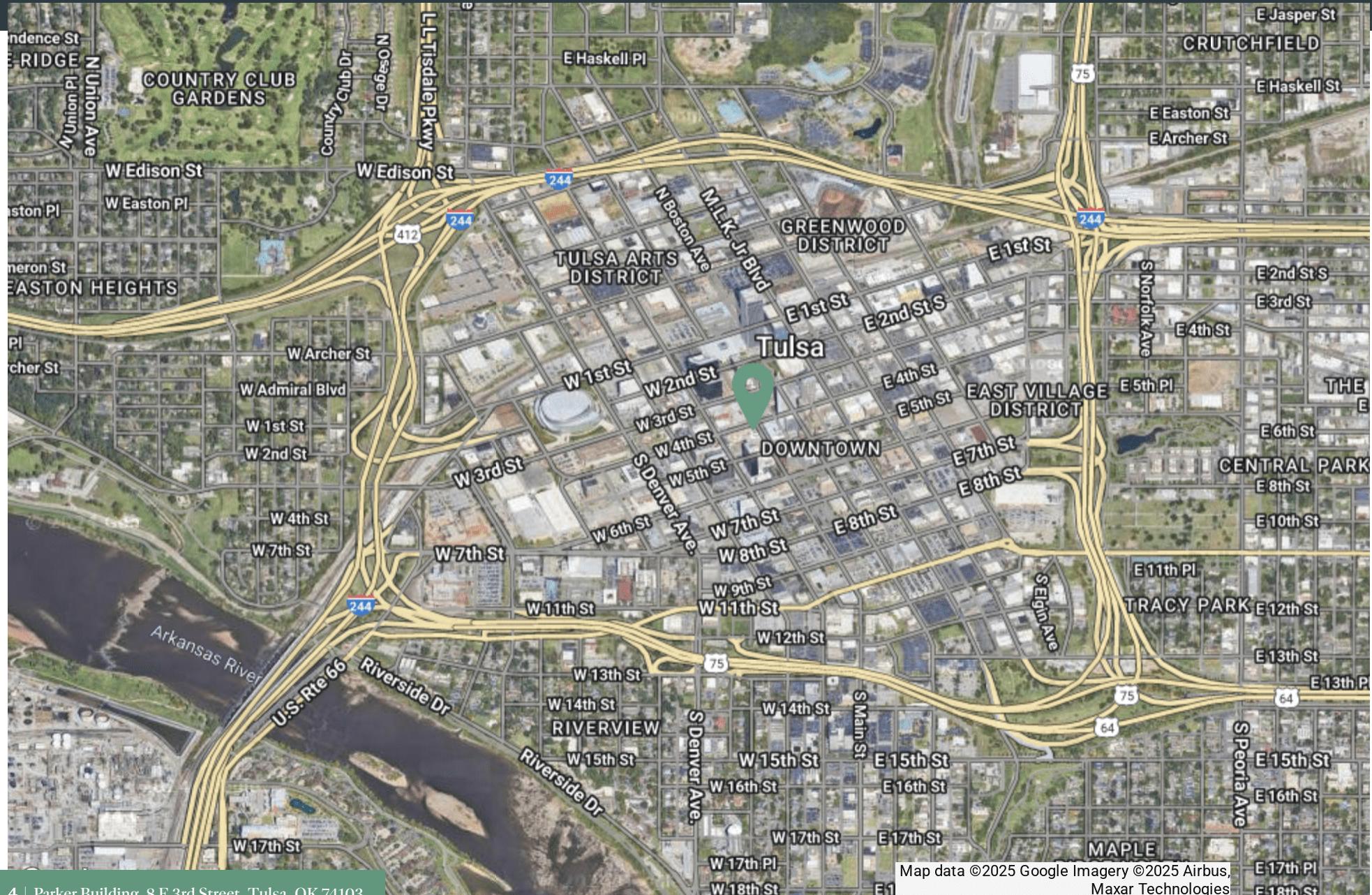
Offering Summary

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

Additional Photos



Location Map



Stacking Plan

Building Specs

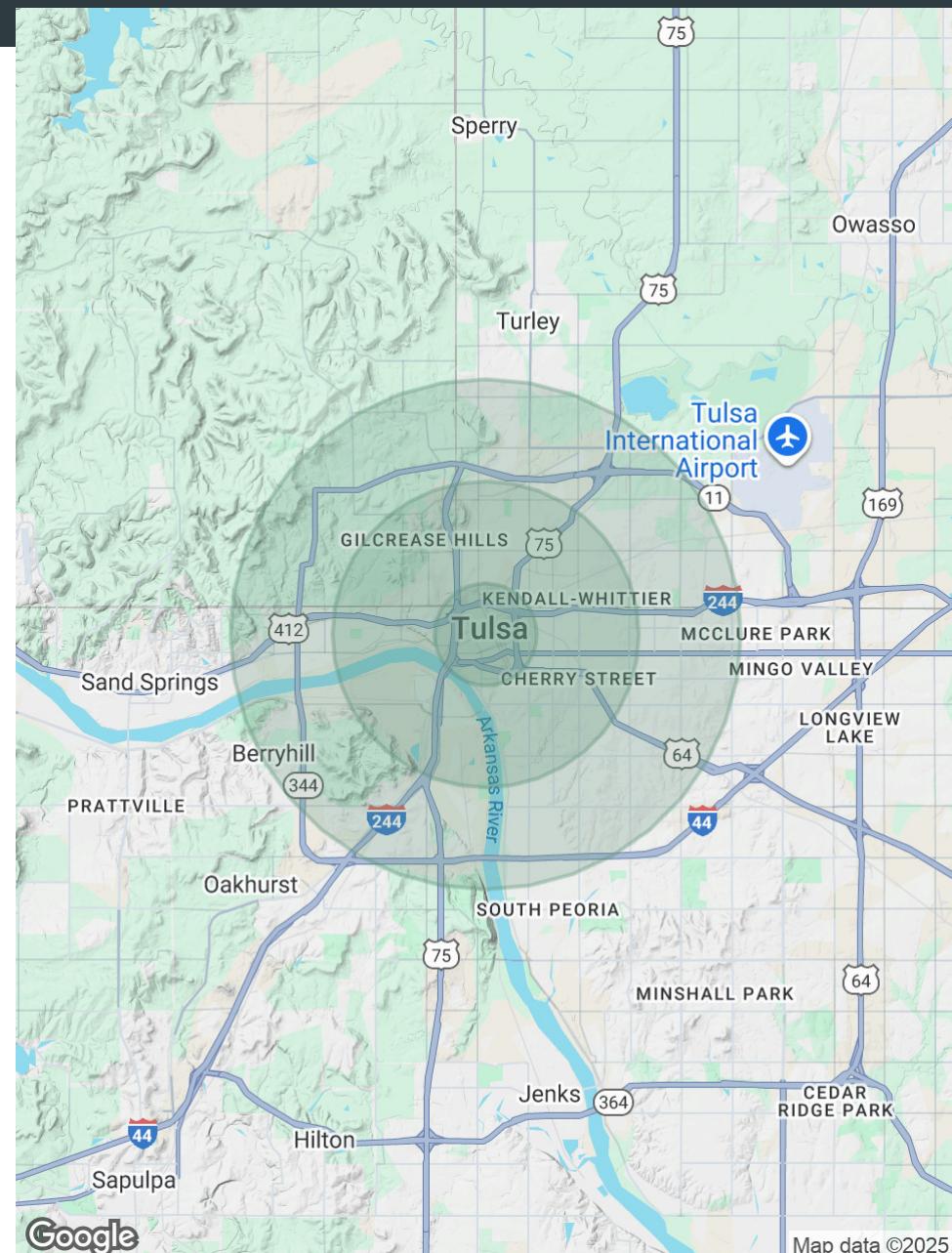
| Building Name: | Holarud | | Parker | |
|----------------------------|----------------------------------|------------------|---------------------------------|--------|
| Address: | 10 E 3rd Street Tulsa, OK | | 8 E 3rd Street Tulsa, OK | |
| Basement | 6190 | | 5028 | |
| 1 | 5926 | Gutted | 4860 |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

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

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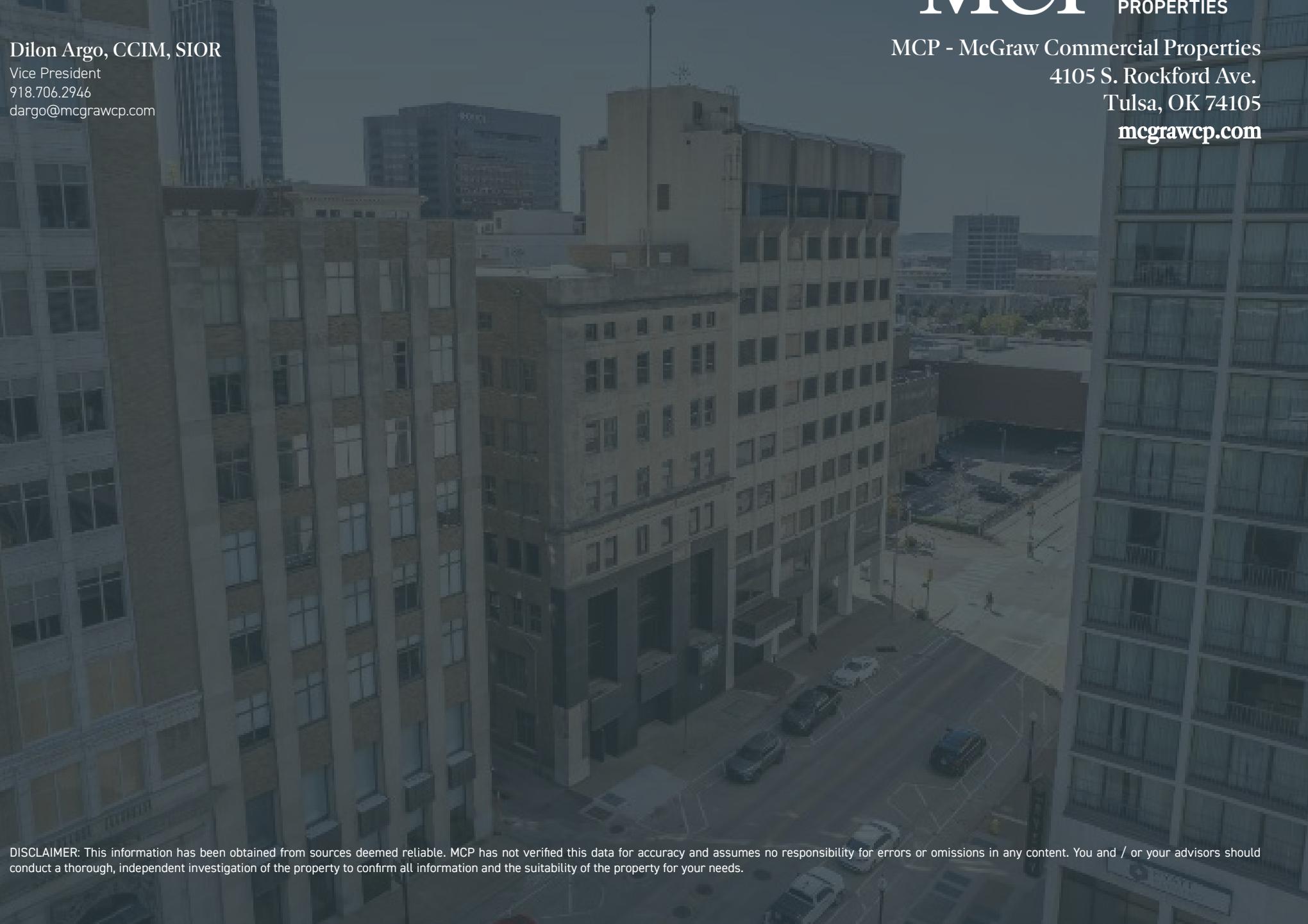
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MCP - McGraw Commercial Properties

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Tulsa, OK 74105

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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.