

INTERNATIONAL TOWER

OFFICE SPACE FOR LEASE



5200 S. Yale Ave. - Tulsa, OK 74135

PROPERTY HIGHLIGHTS

- TOTAL BUILDING SQ. FT.: 39,849 SF
- CONVENIENTLY LOCATED NEAR EXPRESSWAYS, SHOPPING CENTERS & RESIDENTIAL NEIGHBORHOODS
- FULL SERVICE OFFICE LEASE
- PROFESSIONALLY MANAGED
- BEAUTIFULLY MANICURED GROUNDS
- OUTDOOR EATING SPACE
- VIEWS OVERLOOKING LAFORTUNE PARK GOLF COURSE



DOUG BAUER, CCIM
Office: 918-665-1210



38,267 Vehicles per day - S. Yale Avenue
17,825 Vehicles per day - E. 51st Street

TRAFFIC COUNT - SOURCE INCOG 2024



	1 MILE	3 MILES	5 MILES
POPULATION	10,557	97,199	248,205
HOUSEHOLDS	5,178	44,061	110,302
AVERAGE HH INCOME	\$94,404	\$104,887	\$99,981

DEMOGRAPHICS - SOURCE ESRI 2025

BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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www.bauertulsa.com

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BAUER
& ASSOCIATES
REALTORS®



E. 51st Street



E. 51st Street

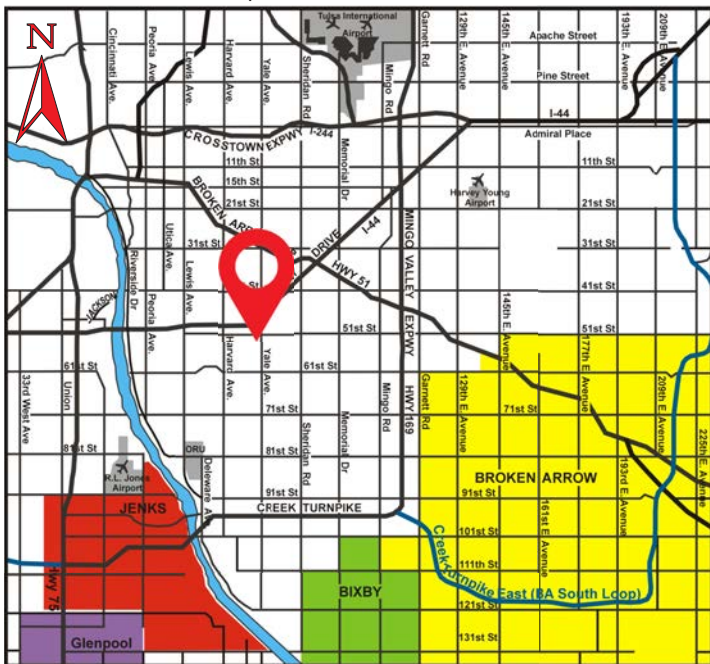


S. Yale Avenue



LaFortune Park
Golf Course

Greater Tulsa Area Map



NEARBY

QUIKTRIP

COMMERCE BANK

DUTCH BROS COFFEE

ARBY'S

RED LOBSTER

BIG WHISKEY'S AMERICAN RESTAURANT

PEDISTAT-PEDIATRIC URGENT CARE

LAFORTUNE PARK GOLF COURSE

TANDY FAMILY YMCA

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