

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.

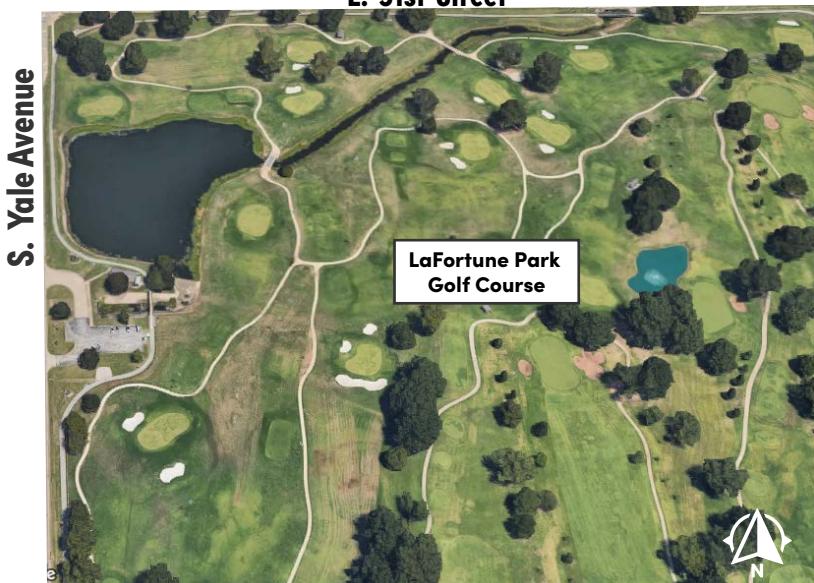
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www.bauertulsa.com

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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