



## Shops at Southern Woods Park

4785 E 91st St, Tulsa, OK 74137

OIL CAPITAL REAL ESTATE |  
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# Shops at Southern Woods Park

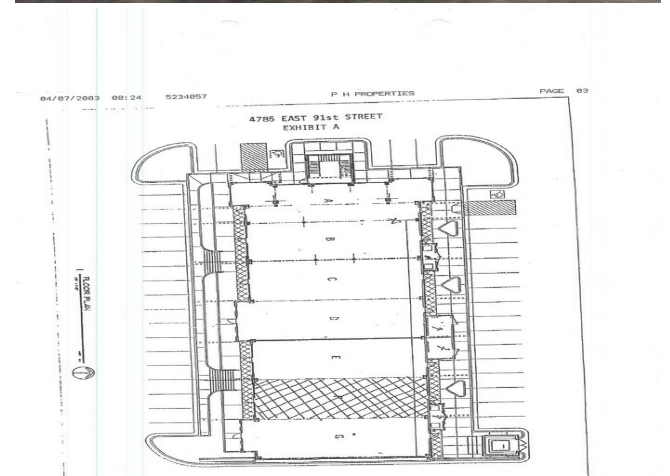
\$24.00 /SF/YR

This upscale boutique shopping center that serves one (1) of the regions finest residential areas. Conveniently located in the heart of South Tulsa, this property sits at the intersection of 91st & Yale. This area of town boasts one (1) of the highest average household income levels in the State of Oklahoma. The retailers in this property enjoy excellent exposure and visibility to 91st Street. The current tenant roster includes...

- Great visibility & exposure to the 91st & Yale intersection.
- Boutique shopping center with quality tenants and great tenant mix.
- Located in exceptional zip code with excellent demographics.
- Close proximity to shopping, banking, casual and fine dining, lodging.
- Easy access to the Creek Turnpike and Riverside Drive.
- Local ownership and property management.



Rental Rate:	\$24.00 /SF/YR
Total Space Available:	4,819 SF
Max. Contiguous:	3,186 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	6
Center Properties:	1
Frontage:	200' on 91st St
Gross Leasable Area:	15,777 SF
Walk Score ®:	63 (Somewhat Walkable)
Rental Rate Mo:	\$2.00 /SF/MO



## 1st Floor Ste A

Space Available	1,633 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

This suite is located on the west endcap of the property and consists of approximately 1,633 SF. This suite is vacant and available for quick occupancy.

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## 2nd Floor Ste 200

Space Available	3,186 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Great office space suitable for attorneys, engineering firm, architects, insurance company or other professional office users. Current floor plan includes reception, conference room, five (5) large private offices, two (2) bathrooms, kitchen, work room and IT closet. This suite has exclusive use to an elevator. Vacant and ready for quick occupancy.

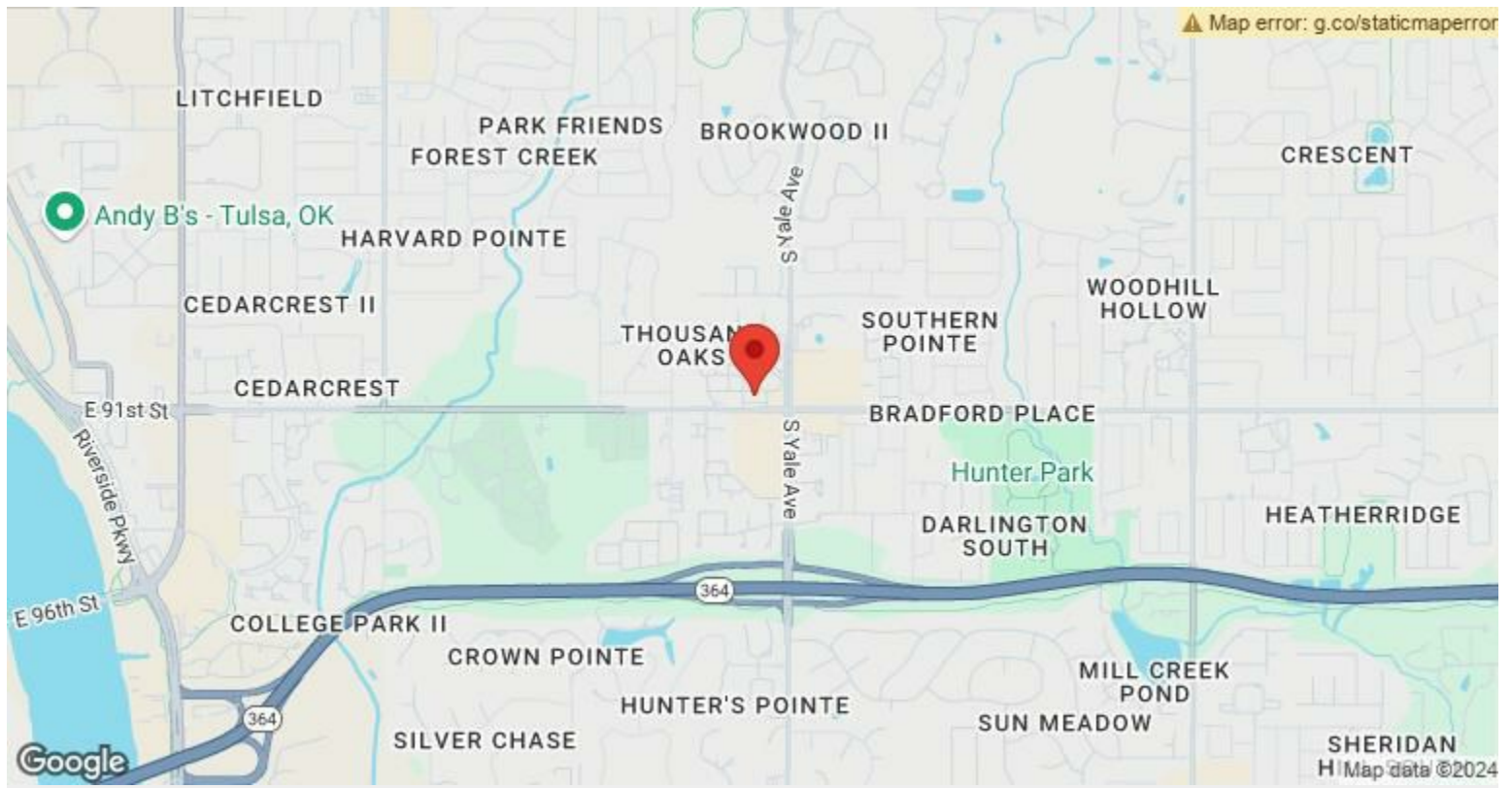
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Jersey Mike's Subs	-	
Kimiko Medical Aesthetics	-	
Palm Beach Tan	-	
R3 Stretch	-	



## 4785 E 91st St, Tulsa, OK 74137

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