

Tulsa Office For Lease

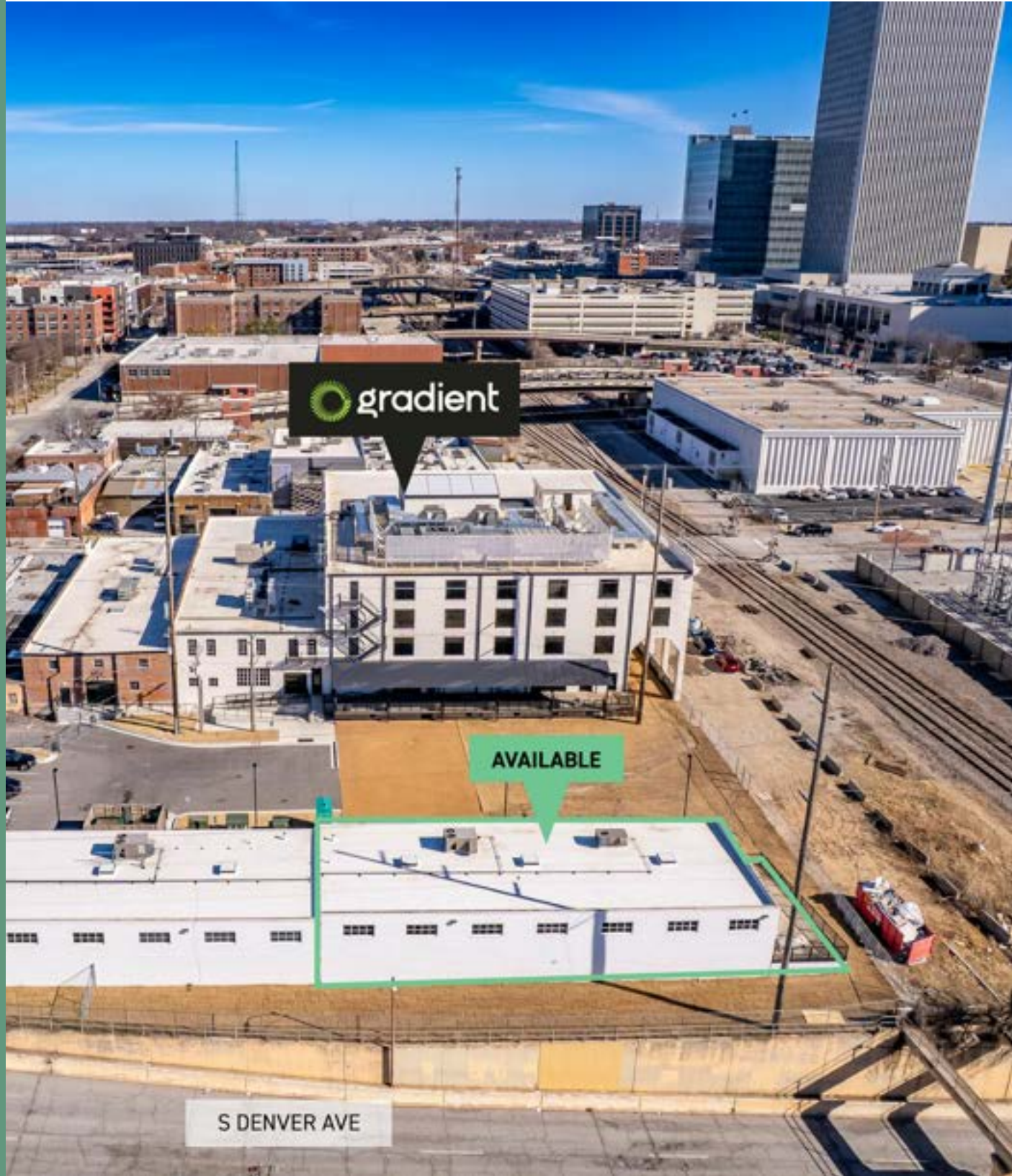
228 W Archer St,
Tulsa, OK 74103

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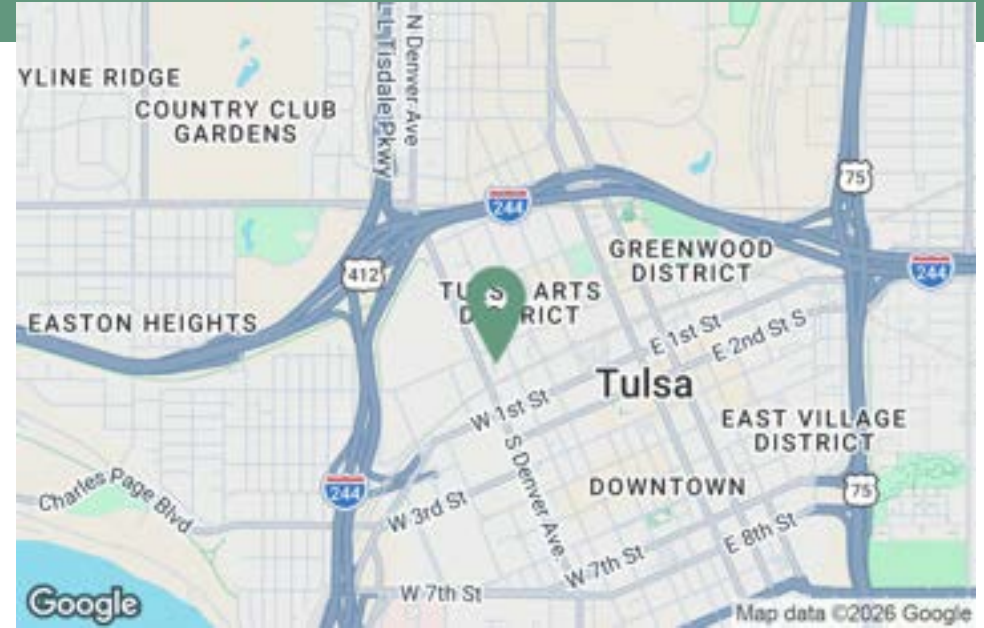
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Property Summary



Property Description

Located on the southern end of 228 W. Archer Street, this ±3,900 SF warehouse-style space offers a rare opportunity to secure an authentic, character-rich footprint immediately adjacent to Downtown Tulsa's core. The property is ideally suited for creative office, startup headquarters, light production, studio, or showroom-style users seeking proximity to the energy and amenities of the central business district.

The building features a flexible open layout with industrial character, lending itself well to adaptive reuse or a modern office conversion while maintaining the raw aesthetic increasingly sought after by entrepreneurial and creative users.

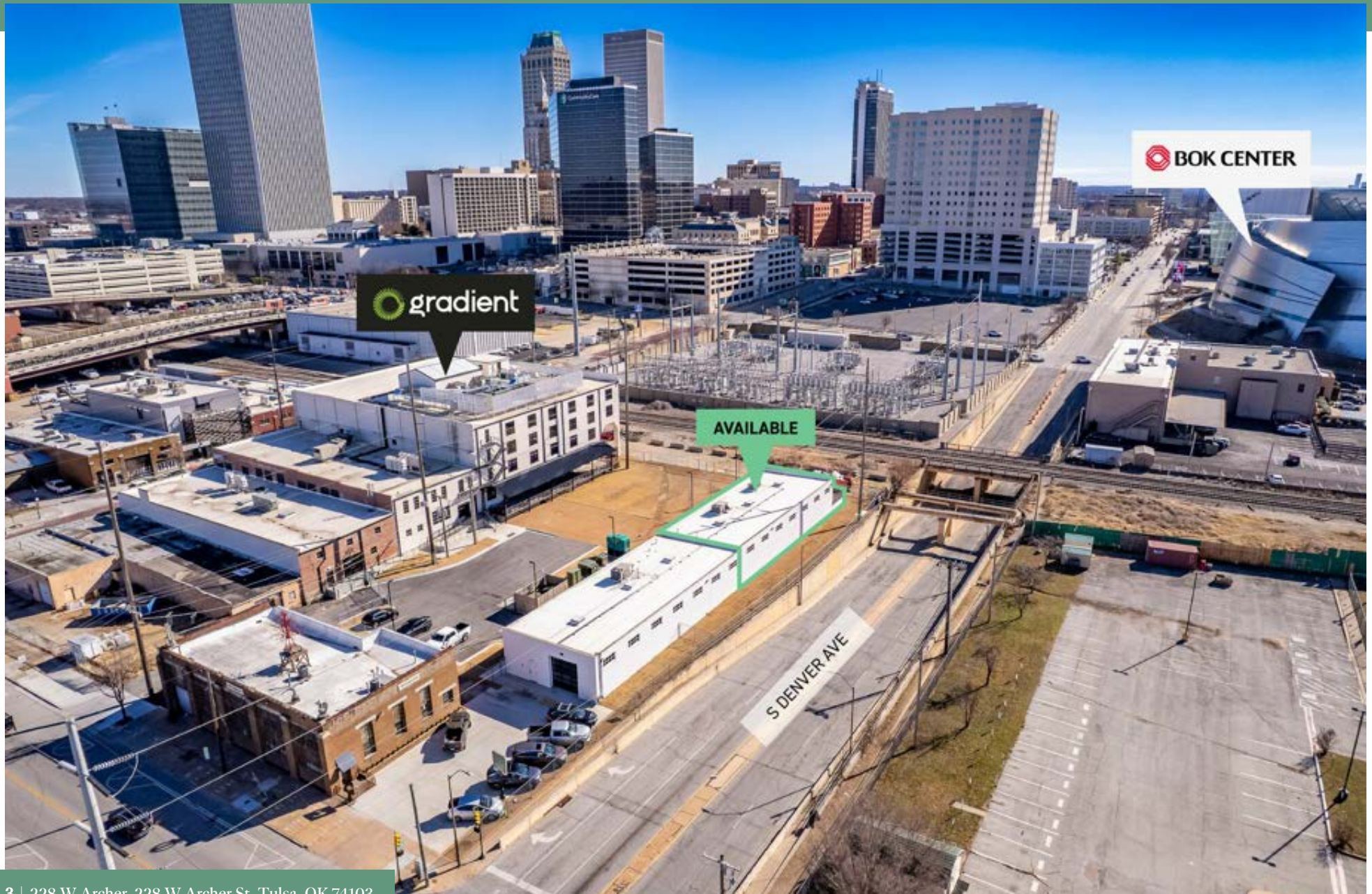
Property Highlights

- Concrete Foundation, Masonry Construction
- Recently renovated with updated windows & skylights, LED lighting, paint, etc.
- Fully climate controlled with two (2) RTU's
- 3Phase Power
- 11' Clear Height
- One (1) 8' roll up door
- Two (2) ADA Restrooms and Water Fountain

Offering Summary

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	3,900 SF
Lot Size:	0.39 Acres

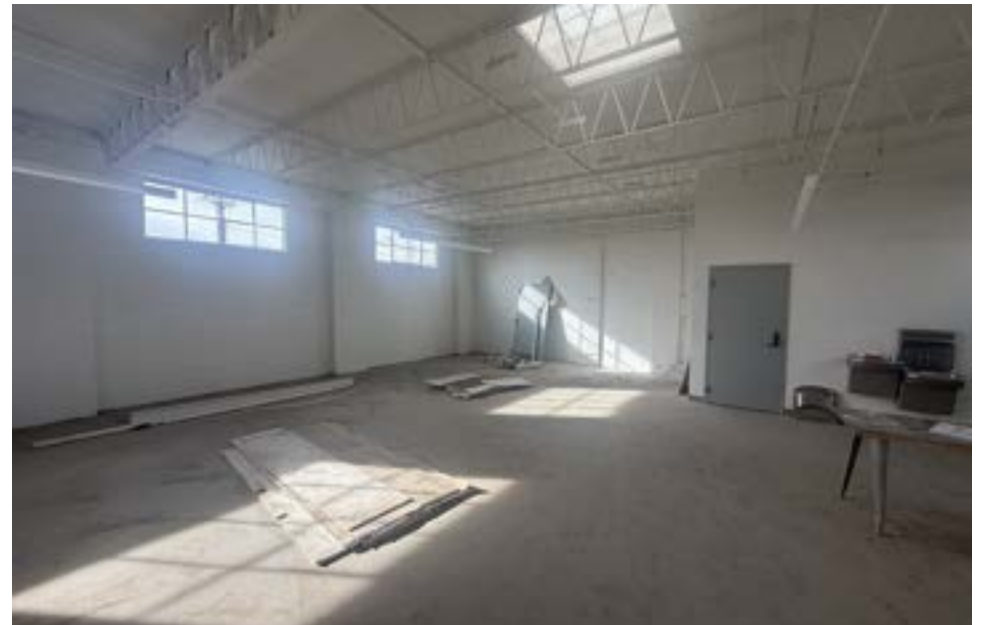
Additional Photos



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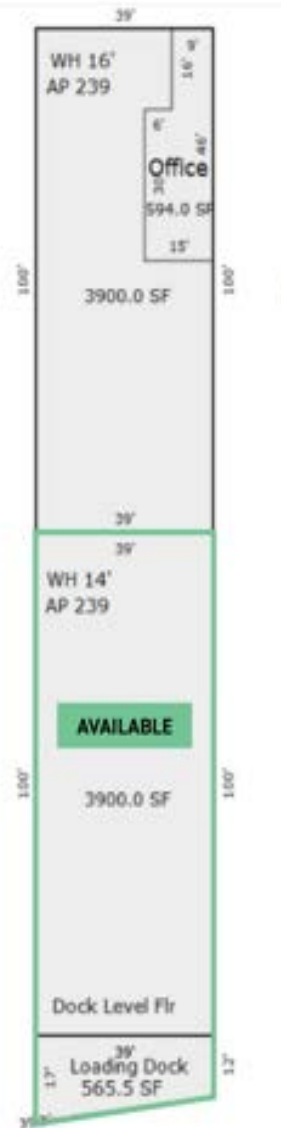
Additional Photos



Location Map



Floor Plan

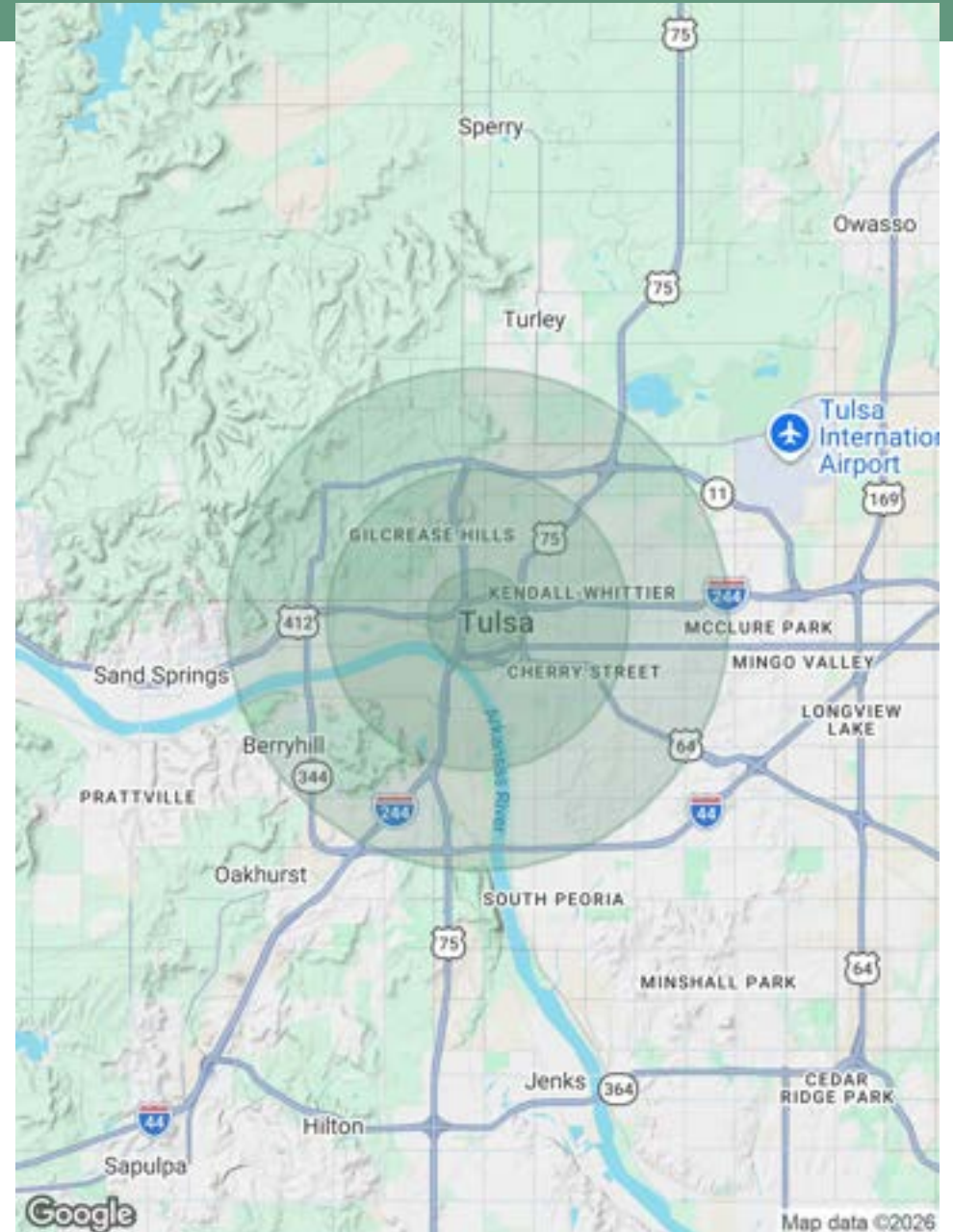


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,460	62,979	150,224
Average Age	40	39	39
Average Age (Male)	40	38	38
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,031	27,208	64,914
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,688	\$76,830	\$76,194
Average House Value	\$279,891	\$273,507	\$257,129

Demographics data derived from AlphaMap



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