

FOR LEASE: ~4,480 sq ft East Village Office

1201 E 3rd St Tulsa, OK 74120

\$14/sq ft, \$3.19/sq ft NNN



OVERVIEW: Modern downtown office

~4,480 sq ft open concept office building with flexible floorplan, exposed brick, polished concrete floors, and exposed ceilings.

Renovated in 2017, the space features a large glass conference room, a smaller conference room or private office, open office area, full kitchen, two bathrooms, and a garage space with overhead door.

Conveniently located downtown in the East Village adjacent to shops and restaurants, with easy access to 244 and highway 75.

Please call for tours— 918-906-1601.

HIGHLIGHTS

- \$14/sq ft NNN
- \$3.19/sq ft Estimated NNN
- Furnished, Alarm System, Full kitchen
- Downtown location with easy access to 244
- Open concept space with flexible floorplan

Lease Rate

\$14/sq ft

Building/Lot Size

~4480sq ft/4620 sq ft

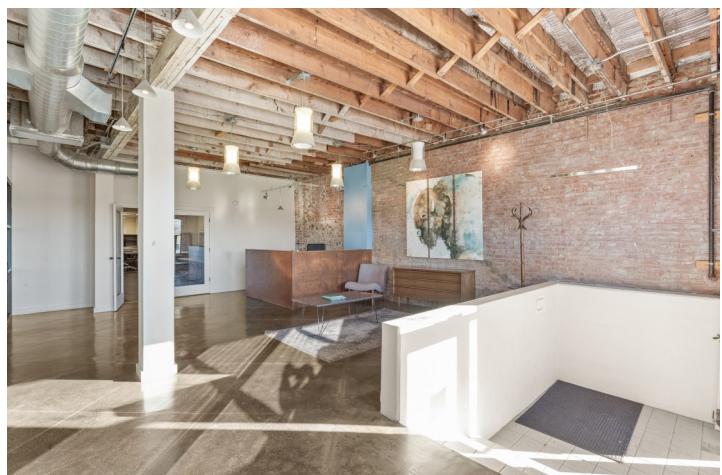
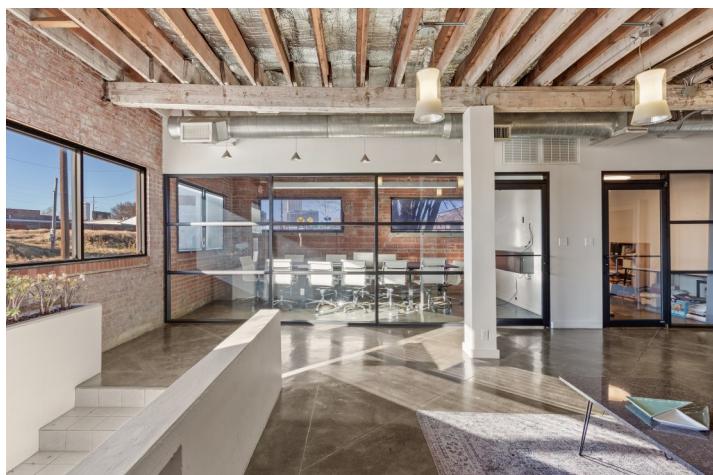
Location

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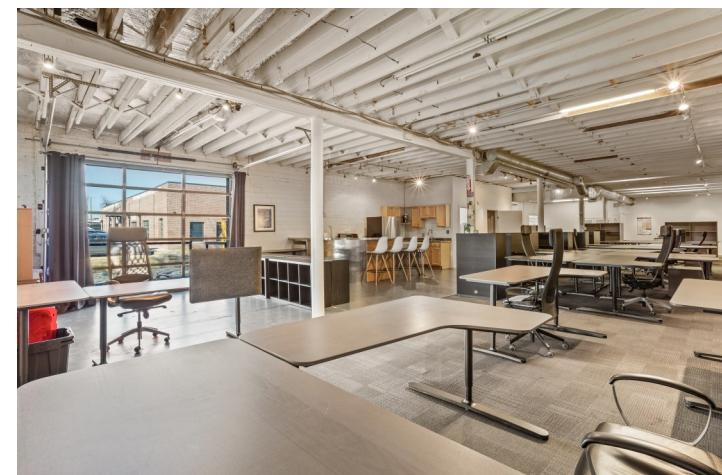
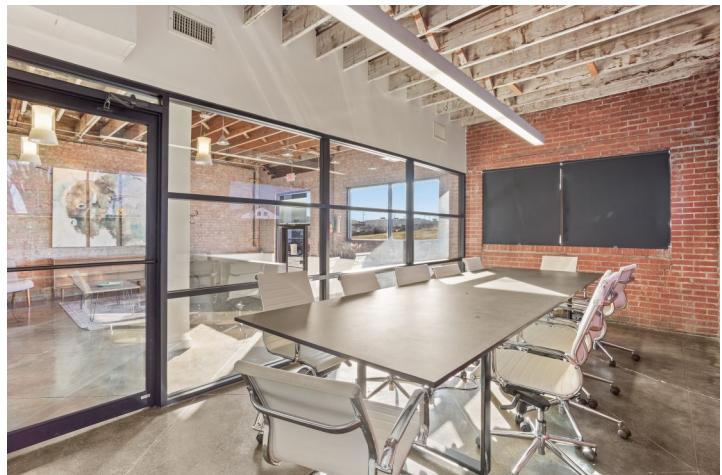
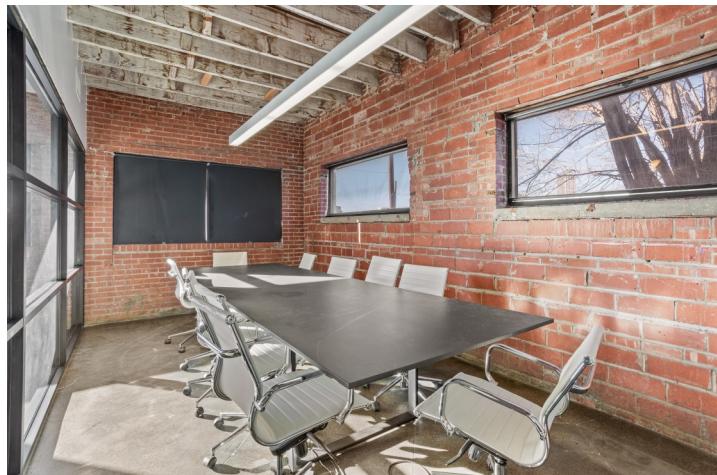
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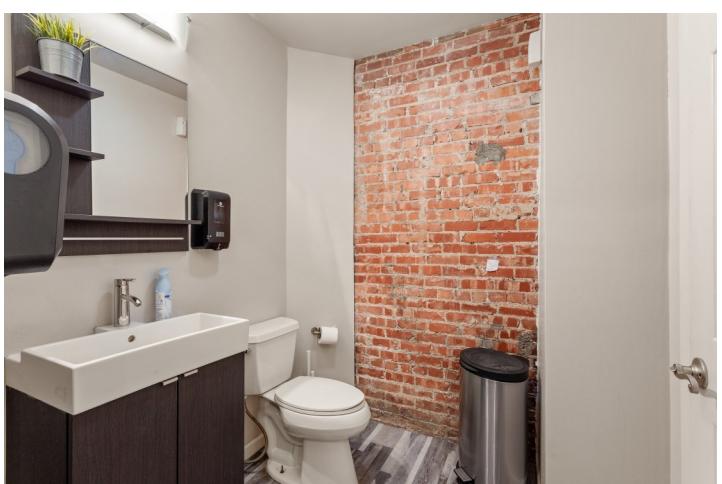
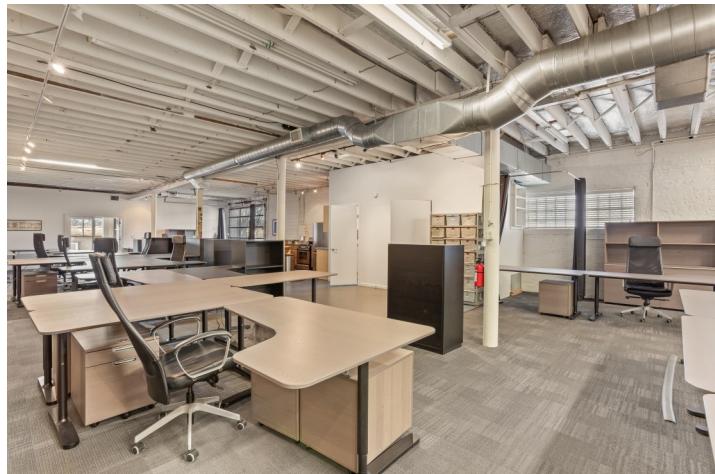
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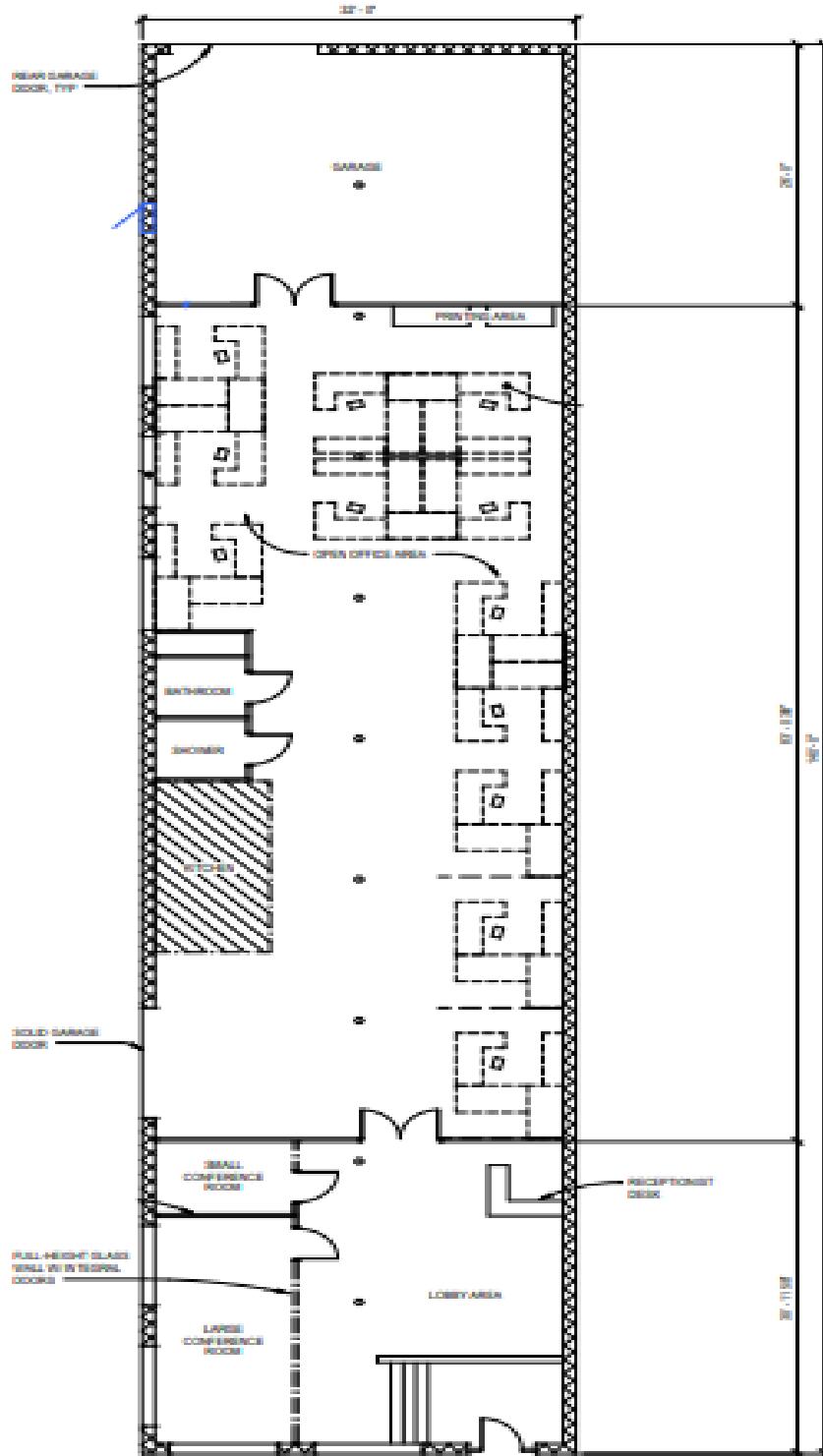
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~20 Public street parking spaces adjacent to the property. There is a ~1' high loading dock on the North side of the property. This can be modified to turn the North end of the property into a drive-in garage.



*Boundaries are approximate, prospective buyers should confirm property lines via survey prior to purchase.

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