

OFFICE SPACE FOR LEASE

1623 S.E. Washington Blvd. - Bartlesville, OK



PROPERTY HIGHLIGHTS

- AVAILABLE SPACE: 1,867 SF
- FLEXIBLE OPEN AREAS AND OFFICES
- SEVERAL SINKS IN PLACE FOR MEDICAL OR COSMETOLOGY USES
- WASHINGTON BOULEVARD FRONTAGE
- PLENTY OF GREEN SPACE AVAILABLE
- SITUATED AROUND PROFESSIONAL BUSINESSES & RESTAURANTS
- BASEMENT SPACE AVAILABLE FOR LEASE FOR AN ADDITIONAL CHARGE



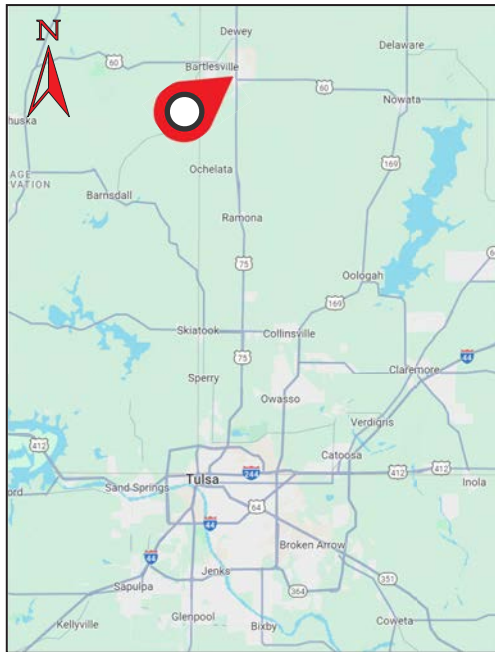
Traffic Count	ODOT 2023
21,900 Vehicles per day	S. E. Washington Blvd.
7,200 Vehicles per day	Nowata Rd.



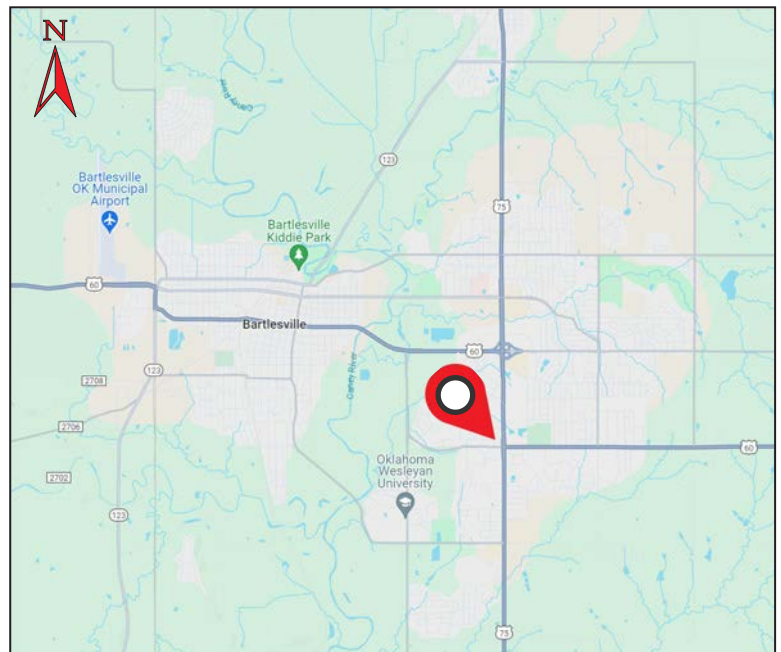
2024 Demographics	Source: ESRI		
	1 Mile	3 Miles	5 Miles
Population	7,159	33,684	42,567
Households	2,855	13,782	17,228
Average HH Income	\$130,595	\$107,954	\$101,805

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North East OK Area Map



Bartlesville Area Map

NEARBY BUSINESSES

Armstrong Bank

Sonic Drive-In

O'Reilly Auto Parts

Farmers Insurance

QuikTrip

Walgreens

BAUER & ASSOCIATES, REALTORS®

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Commercial - Industrial - Investment Property - Property Management

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

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