

8141 E 74TH PL
TULSA, OK 74133

FOR LEASE

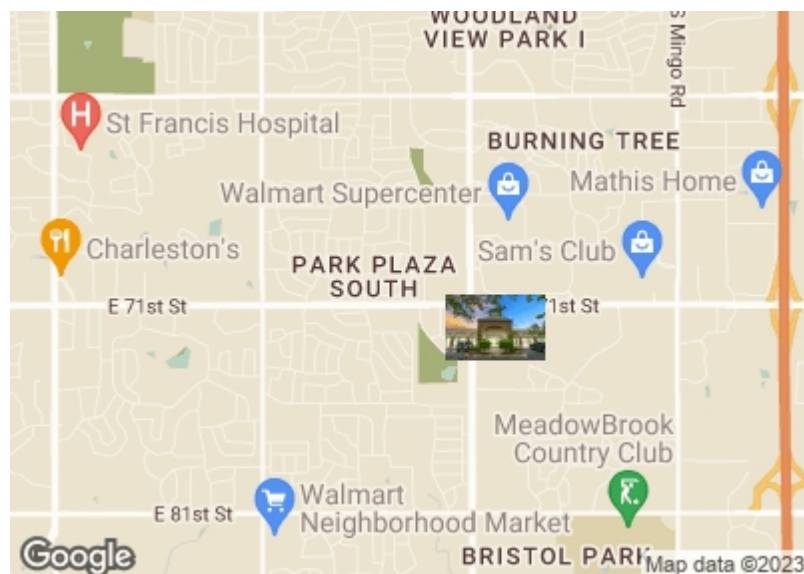


PROPERTY SUMMARY

Welcome to this premium commercial property! This spacious office building, constructed in 2000, offers an impressive 6,800 square feet of versatile space, making it an ideal investment opportunity for a variety of business needs. There is 1,000 - 4,000 Sf available to easily divisible for your specific needs. Situated on a generous .76-acre lot, this multi-tenant property boasts ample parking with 28 designated spaces, ensuring convenient access for both employees and visitors.

- The office building is designed for maximum functionality, with flexible spaces that can accommodate a variety of businesses.
- This building provides a turn key solution.
- Easily Divisible 1000-4000 SF For your needs
- The 71st and Memorial Corridor in Tulsa is considered a thriving business and economic hub, with a variety of industries and companies in the vicinity.

Building SqFt	6,800 SqFt
Year Built	2000
Lot Size (SF)	32,975.00 SqFt
Parcel ID	76645-83-12-63400
Zoning Type	Commercial
County	Tulsa
Coordinates	36.057067,-95.884317
Lot Size (acres)	0.76



BRANDICE AITKEN

Real Estate Specialist

Mobile: 918.237.3323

Brandicetulsa@gmail.com

License #: 160940

Fox Associates Realty

1345 E. 15th St.
Tulsa, OK 74120

Office: 918.576.7300



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#8141	Office	\$ 18.50 SF/Yr	NNN	1,000 - 4,000 SF	3 - 5 Yrs



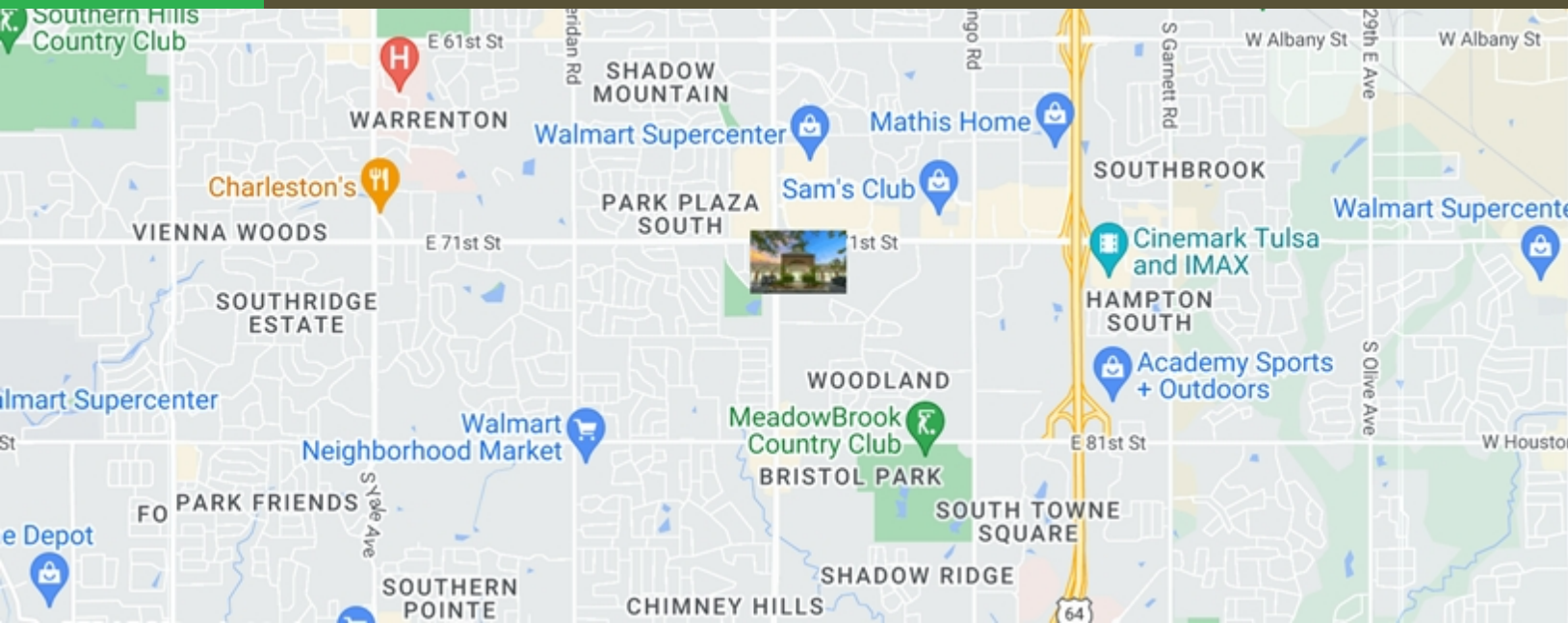
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,166	80,889	208,531
2010 Population	13,473	84,925	223,018
2023 Population	14,689	93,199	246,456
2028 Population	14,658	94,136	250,957
2023-2028 Growth Rate	-0.04 %	0.2 %	0.36 %
2023 Daytime Population	16,120	121,841	287,971

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	727	3,594	10,514
\$15000-24999	462	2,611	7,148
\$25000-34999	673	3,532	9,054
\$35000-49999	945	5,189	12,505
\$50000-74999	1,245	6,904	17,851
\$75000-99999	876	5,028	12,314
\$100000-149999	965	6,382	16,187
\$150000-199999	535	3,471	7,858
\$200000 or greater	331	3,217	8,519
Median HH Income	\$ 59,129	\$ 66,312	\$ 64,280
Average HH Income	\$ 84,764	\$ 97,404	\$ 97,261

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,650	34,014	86,308
2010 Total Households	6,360	36,510	92,496
2023 Total Households	6,758	39,929	101,951
2028 Total Households	6,754	40,411	104,101
2023 Average Household Size	2.14	2.31	2.38
2023 Owner Occupied Housing	2,904	21,506	57,300
2028 Owner Occupied Housing	2,932	21,973	58,898
2023 Renter Occupied Housing	3,854	18,423	44,651
2028 Renter Occupied Housing	3,822	18,438	45,204
2023 Vacant Housing	573	3,602	8,957
2023 Total Housing	7,331	43,531	110,908

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CITY OF TULSA

COUNTY TULSA

AREA

POPULATION

POPULATION	413,066
RANK	47
DENSITY	2,088.67 SQ MI
URBAN	722,810



ABOUT TULSA

Tulsa, Oklahoma, is a vibrant city located in the northeastern part of the state. It is known for its diverse economy, rich history, and thriving arts and culture scene.

Tulsa's economy is diverse and includes sectors such as energy, aerospace, manufacturing, healthcare, finance, and technology. It is home to several Fortune 500 companies, including ONEOK, Williams Companies, and QuikTrip. The city has a pro-business environment with various incentives and resources for companies.

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