

## Historic Tulsa Building Office Space Available

- Available SF for Lease: 18,485 RSF
- Lease Rate: Negotiable
- Access: Within miles from I-244 and Broken Arrow Expressway
- Parking: 63 spaces in front and back
- Built/Renovated: Built in 1920s; Renovated in 2013

### Highlights:

- Located just east of the Pearl District, this property is an adaptive reuse of the former Tulsa Ice Company.
- The building is designed with several conference rooms, large open flex spaces, outdoor covered seating area, large break room, and has abundant parking.



Photo courtesy of The Beryl Ford Collection/Rotary Club of Tulsa.

### Demographics

2020	1 Mile	3 Miles	5 Miles
Population	13,141	91,245	182,547
Average HH Income	\$53,743	\$74,129	\$69,323
Owner Occupied Units	1,728	19,570	40,328
Renter Occupied Units	3,929	20,076	38,300

**Call Grant Stewart or Vicki Patterson at 918.935.2010**

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Office For Sublease

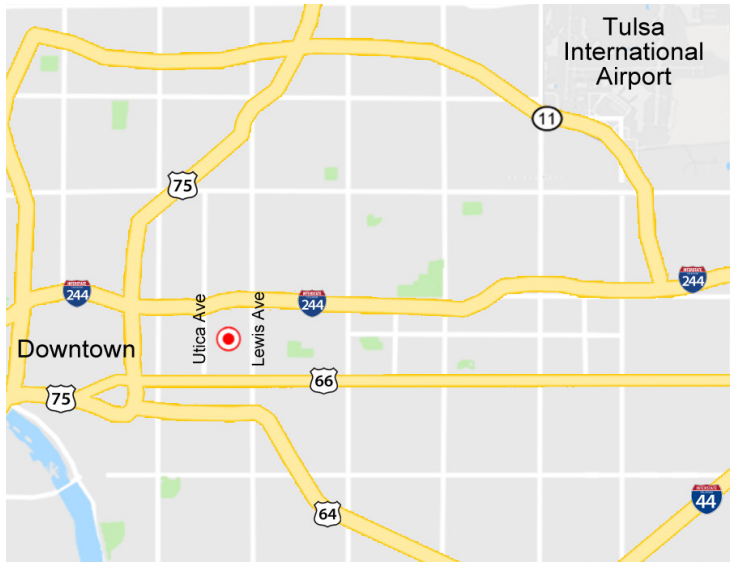
# 2002 E 6th St

Tulsa, OK 74104

# WIGGIN

PROPERTIES, LLC

40 YEARS STRONG



### Traffic Counts

S Utica Ave: 17,881 cpd ('19)

S Lewis Ave: 11,800 cpd ('19)

Broken Arrow Expressway: 72,077 cpd ('19)

Hwy 412/I-244: 65,100 cpd ('19)

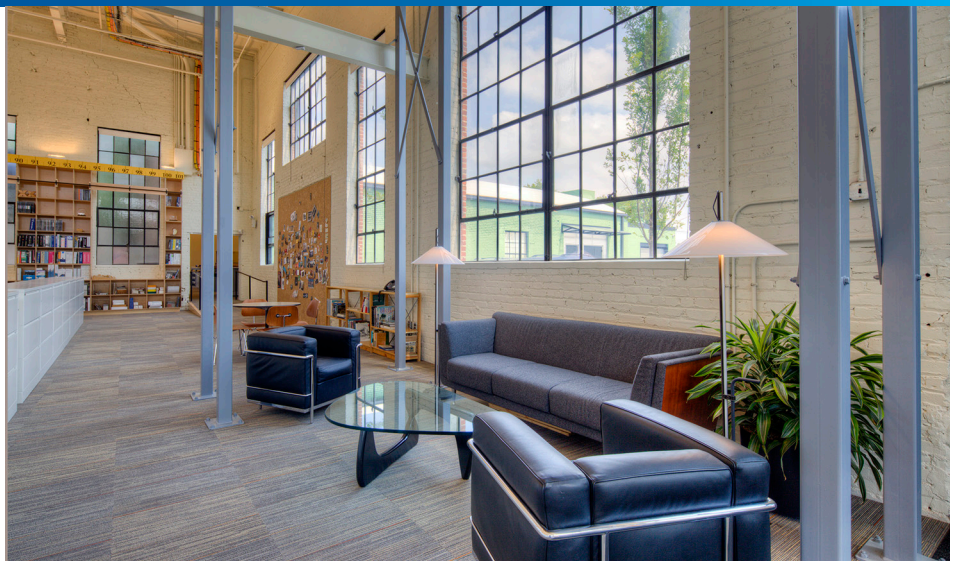
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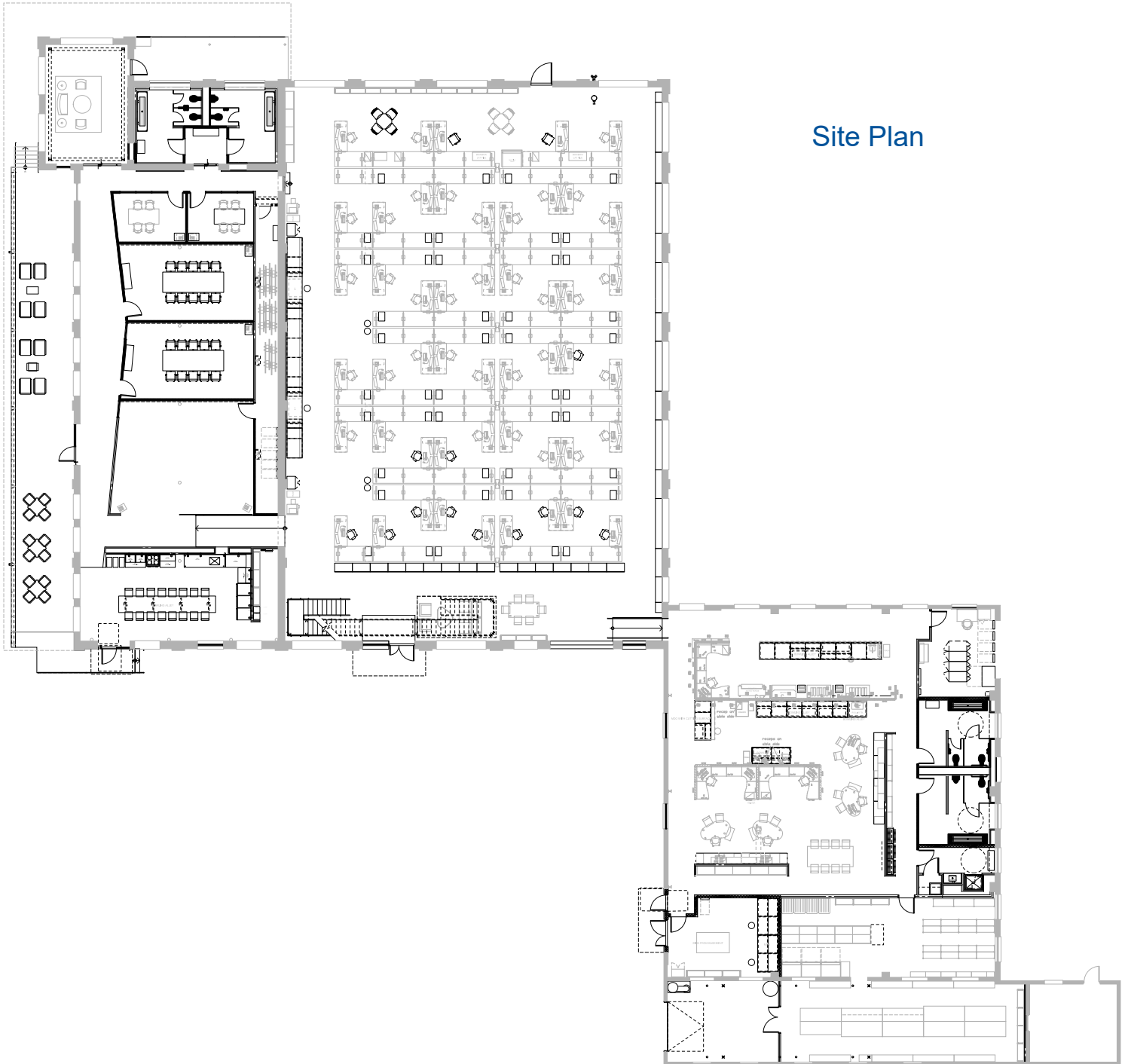
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Site Plan

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