

FOR LEASE: ROUTE 66 Retail/Restaurant

416 E 11th St, Tulsa, OK 74120

Rate: \$20/ sqft NNN with \$100/sqft in Improvement dollars available



OVERVIEW: Downtown Build-to-Suit

The former “Super Stop” is the perfect home to your new restaurant/ retail concept. Located in the Southeast corner of downtown Tulsa and along the Historic Route 66 Highway (11th St) this 2560 sqft building serves as the Northern anchor of the Gunboat Park Neighborhood. Featuring 12’ ceilings, a 9’ curtain window wall, fenced dumpster enclosure, and eight dedicated parking spaces. We are offering over \$250K or \$100/sqft in custom Tenant Improvement dollars to help transform the space to meet your needs.

The area is anchored to the North by Home Depot and to the South by over \$5MM in private investment in a neighborhood that has over 25 businesses, 65 apartments, and 12 single family homes. Area parking includes over 40+ spaces within 200’ of the building. Tulsa’s third-ever off-leash-dog-park is adjacent. Traffic counts along 11th approach 17K at the traffic circle.

HIGHLIGHTS

- 2560 Sqft ready for transformation
- Over \$100/sqft in available improvement dollars (\$250K)
- 17,000 daily traffic counts and the entrance to downtown.
- Eight parking spaces, with 40 area spaces.
- Route 66 Frontage

Lease Rate

\$20/sqft NNN

Building Size

2560 Sqft

Location

Route 66—11th & Elgin

Downtown Restaurant/Retail for Lease

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Call: Thomas Carlson | 918-517-6220

