

Office Property - For Lease



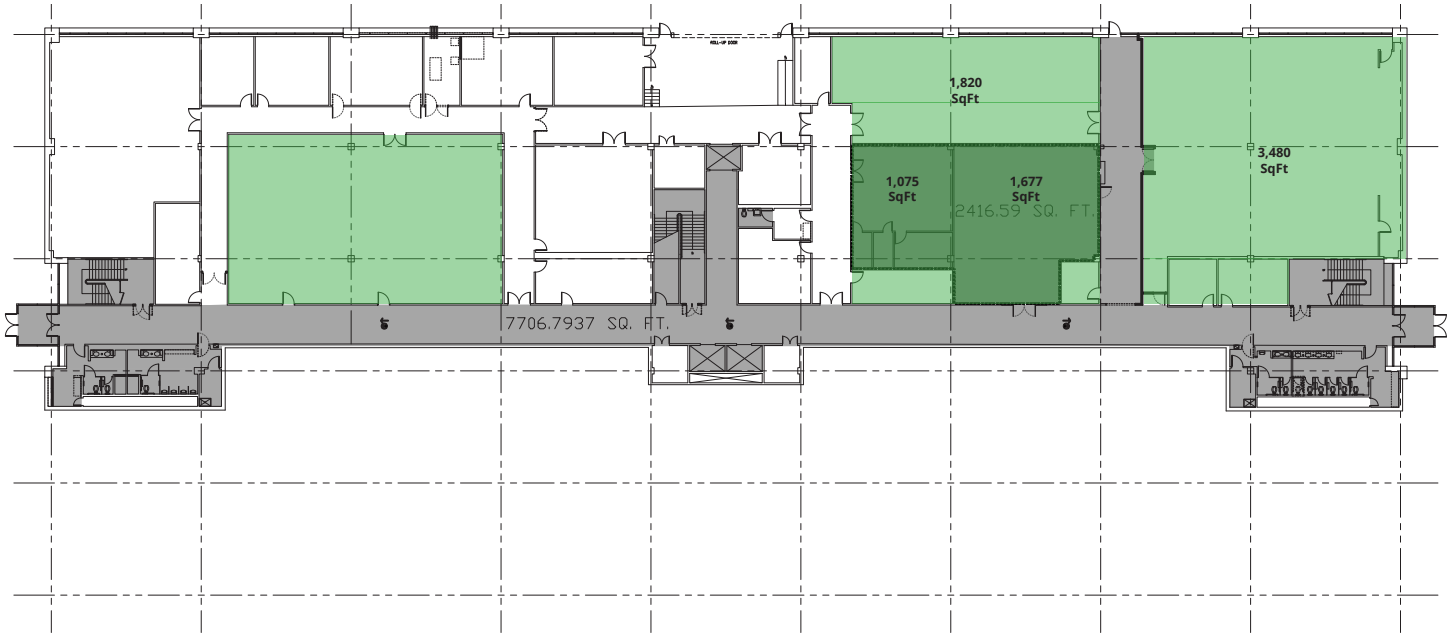
12902 E. 51st St.

Rental Rate: \$14.50 PSF
Service Type: Full Service
Parking Spaces: +/- 709
Parking: +/- 5.2 spaces/1,000 SF
Zoning: OM & OL
Total Land Area: +/- 34.29 Acres
Frontage: E. 51st St., S. 129th East Ave. & B.A. Expressway
Site Access: Accessible via multiple driveways located on the south portion of W. Omaha St.



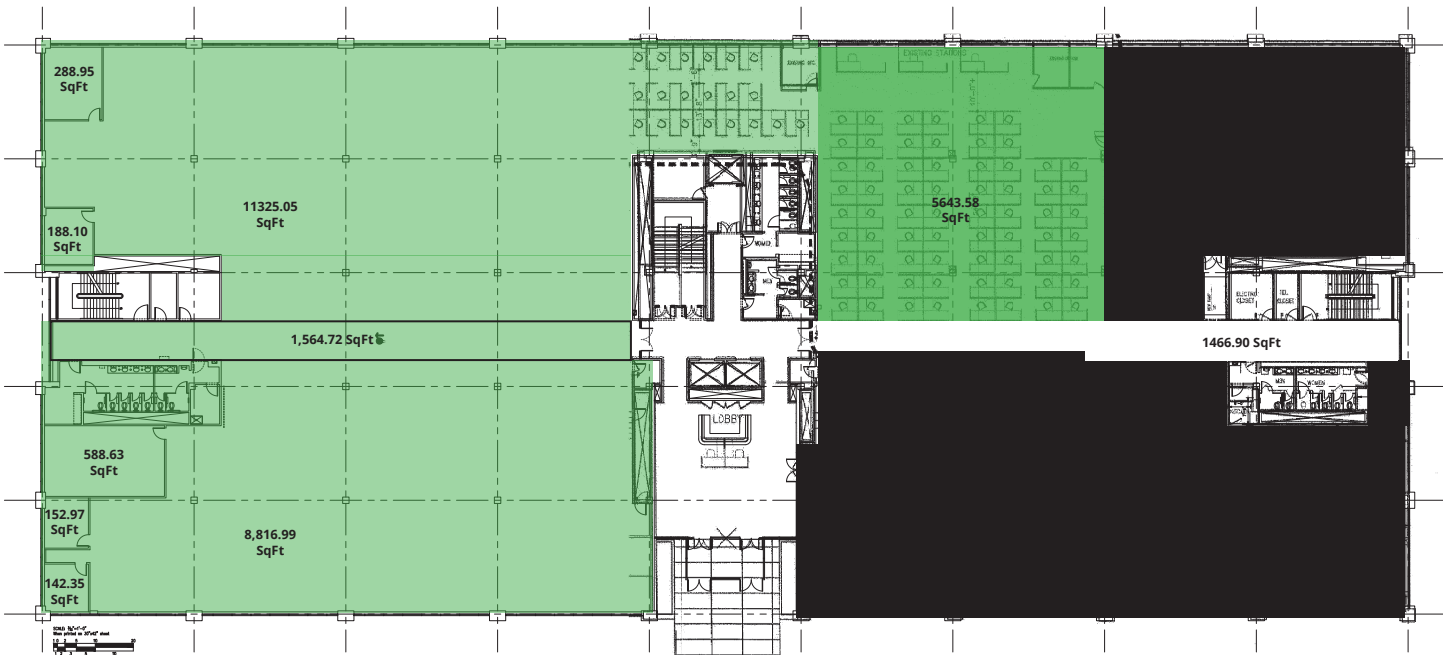
FIRST FLOOR

Usable - 8,052 SF | Rentable - 9,259.8 SF



SECOND FLOOR

Usable - 28,711.34 SF | Rentable - 33,108.04 SF





12902 E 51st St., Tulsa, OK

This campus is situated on a highly desirable site well located along Broken Arrow Expressway in Tulsa. The site has significant frontage & visibility along the expressway. The second and third floor of this property are now available. Purchased in 2017, the current ownership is completing renovations to the property which include a whole building generator, upgraded UBS system, fiber ring, upgraded finishes, common area, signage, and landscaping.

Regional Overview - Tulsa, OK

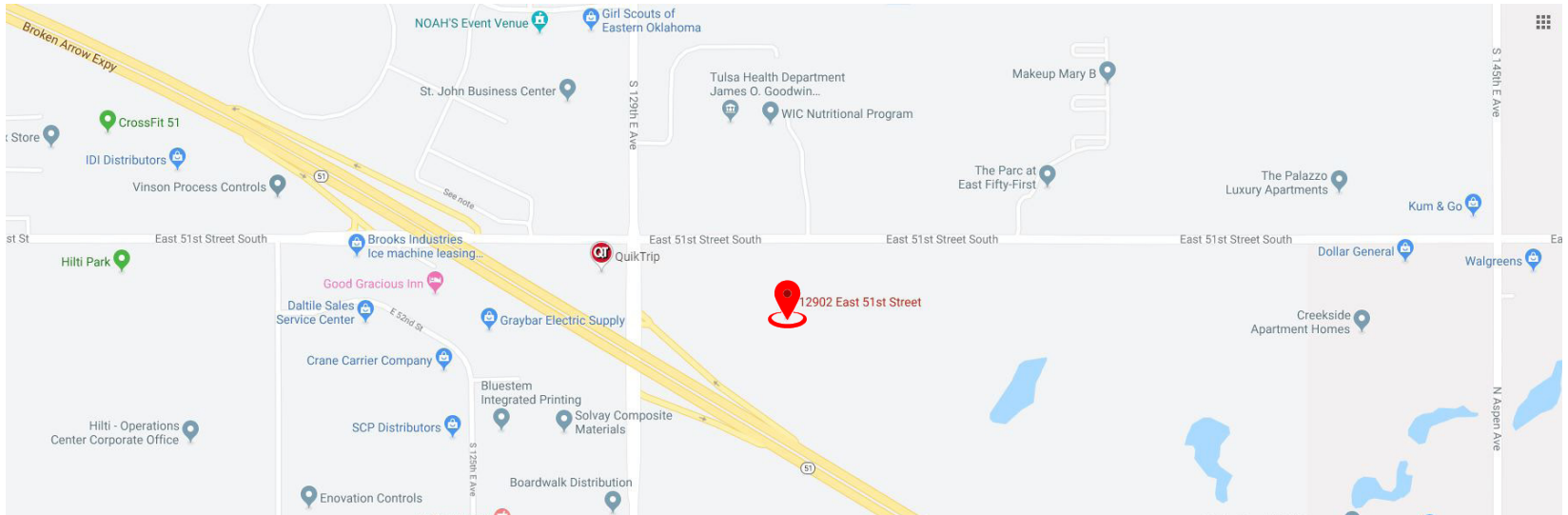
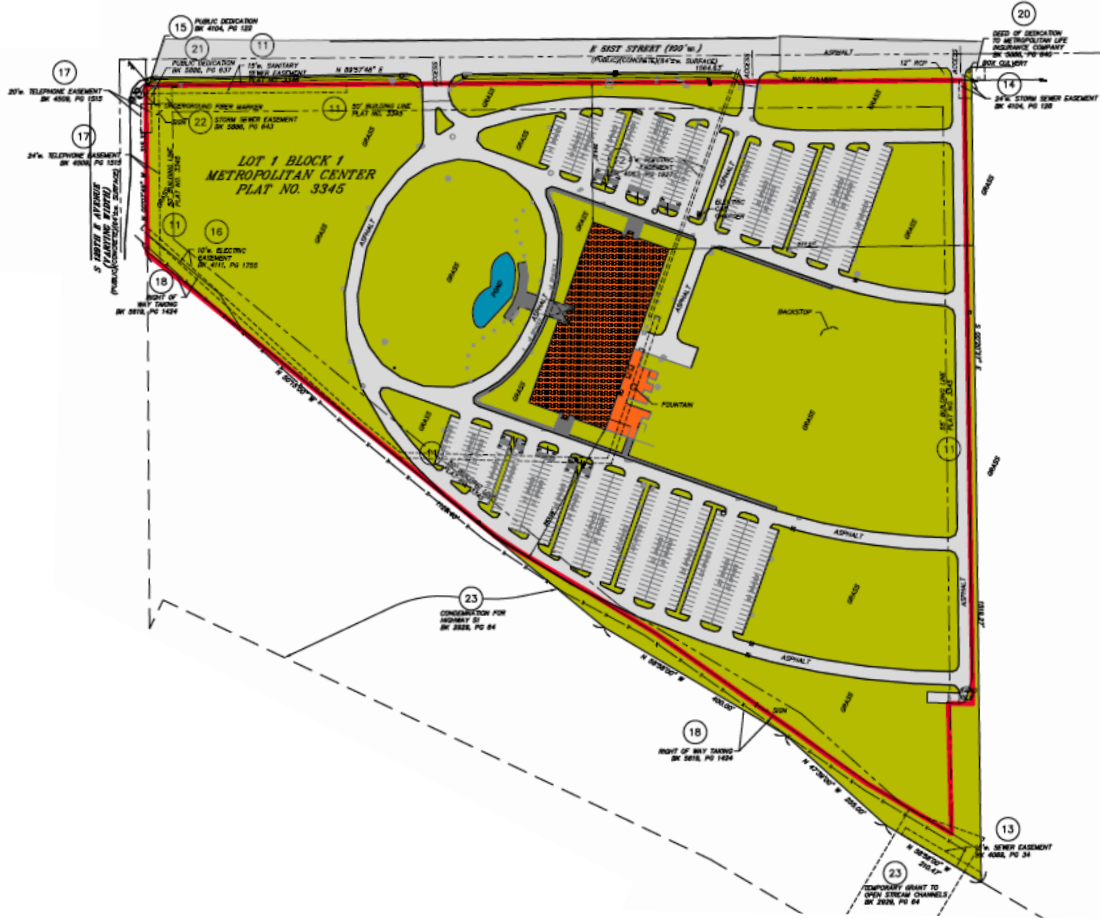
Tulsa is nestled in the northeastern quadrant of Oklahoma, right in the heart of "Green Country." The rolling hills and wooden terrain of the city lies at an elevation of 700 feet above sea level and offers a temperate climate. The Tulsa Metropolitan Statistical area (MSA) is comprised of seven counties with an aggregate population estimated at 905,755 or 25.1% of the population in Oklahoma. The city is a dynamic place offering the fifth-lowest cost for doing business in the U.S. in turn, Tulsa's workers benefit from the second best commute time in the nation, and the cost of living is almost nine percent below the national average. The city boasts a widely diversified business base, including aerospace, telecommunications, manufacturing, construction, high technology, healthcare, education, transportation and energy all of which help strengthen and stabilize the regional economy.

Investment Highlights

EXCELLENT LOCATION WITH HIGH VISIBILITY / GOOD ACCESS

- Well-located site along Broken Arrow Expressway that is candidate for re-development
- Site offers extensive frontage & visibility along Highway 51
- Off-ramp from Broken Arrow Expressway immediately adjacent to property
- Convenient location with good access to the greater metro Tulsa area
- Situated just +/-12 miles Southeast from CBD Tulsa
- +/-9 miles from Tulsa International Airport & the University of Tulsa

Property Site Plan



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