

Office or Light Medical For Sale or Lease

8913 S Yale

Tulsa, OK 74137

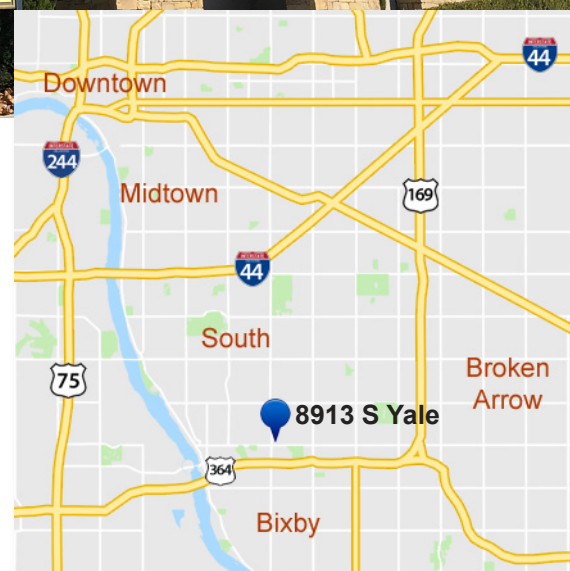
WIGGIN
PROPERTIES, LLC



Office for Sale or Lease

South Tulsa

Building Size:	7,083 SF	SF for Lease:	1,781 SF
Sale Price:	\$1,295,000	Lease Rate:	\$22 - \$23/SF FSG
Lot Size:	15,665 SF	Ceiling Height:	10'
Year Built:	2013	Elevator:	Yes
Zoned:	CS (commercial)	ADA Restrooms:	Yes



Highlights:

- East side of 1st floor available; 2nd floor fully leased.
- Multiple access points through park to 91st St or Yale Ave.
- Office park features Tuscan villa architecture design with fully-landscaped courtyards.
- Concrete tile roofs, natural stone and stucco adorn the park's wood frame structures.
- Walkable location features local restaurants, coffee shops, banks and fitness studios.

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

gstewart@wigginprop.com | vpatterson@wigginprop.com | wigginprop.com

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First Floor: Partial For Lease

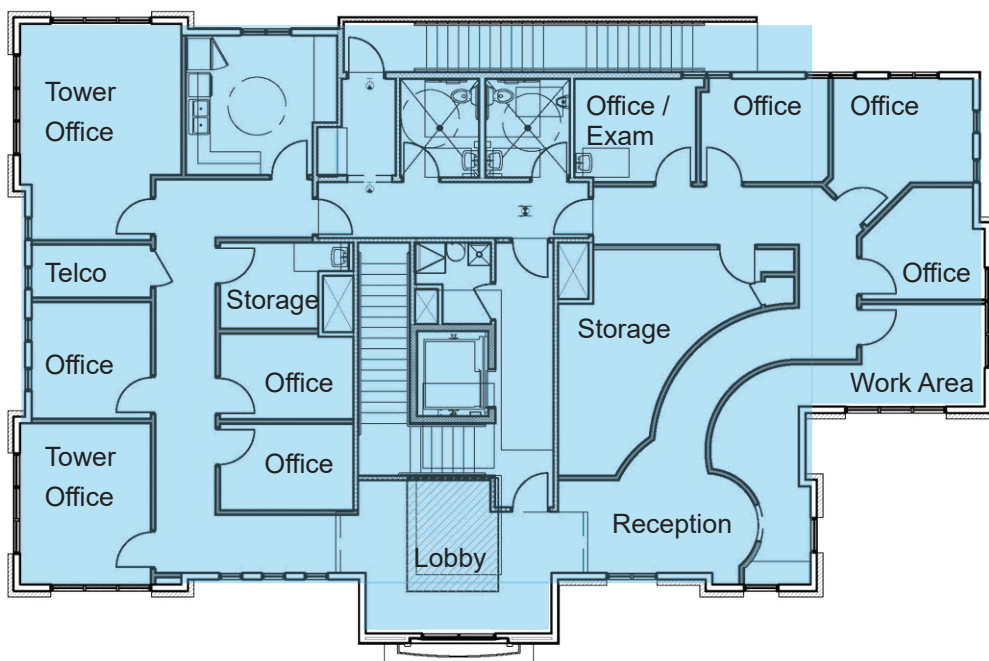
- 1,781 SF Available
- Reception
- Conference Room
- 4 Private Offices
- Storage
- Breakroom



Leased Space

Second Floor Floorplan - Leased

- 3,521 SF
- Elevator/stairway access
- 2 Tower offices with 15' ceilings



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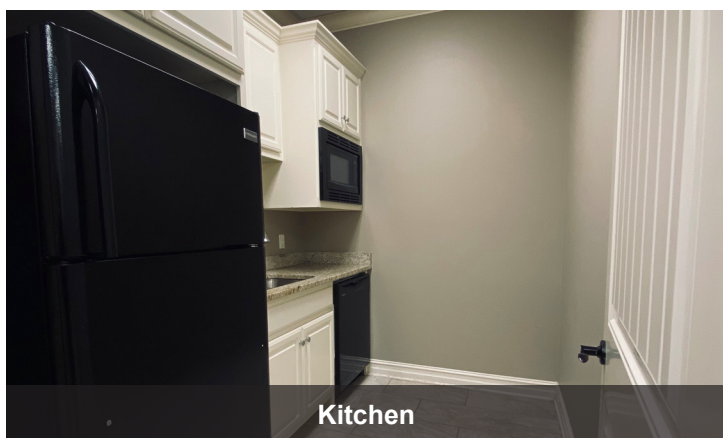
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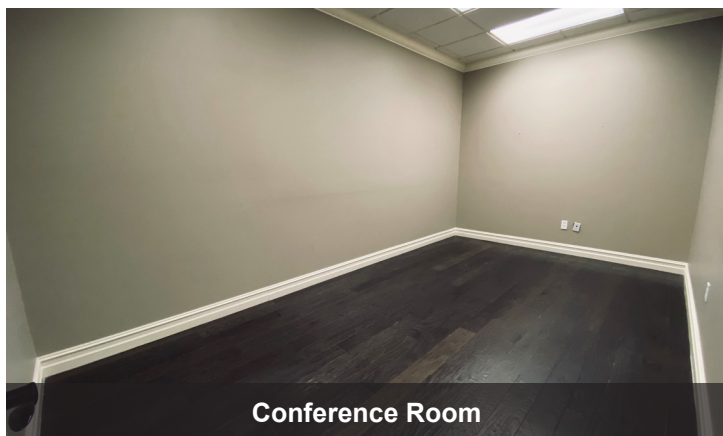
1st Floor Corridor



Kitchen



1st Floor Reception



Conference Room



1st Floor Reception

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