

For Sale
100% Occupied Investment

13,808 SF

New Class A Midtown Office Property



2700 Center

2761 E Skelly Drive | Tulsa, OK

Sale price: \$1,964,852 | 6.25 CAP

For more information:

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Location

- North side of I-44 between Harvard and Lewis
- Easy access to I-44, Riverside Drive, BA Expressway and Highway 75
- Convenient to restaurants and shopping
- Building signage visible from I-44

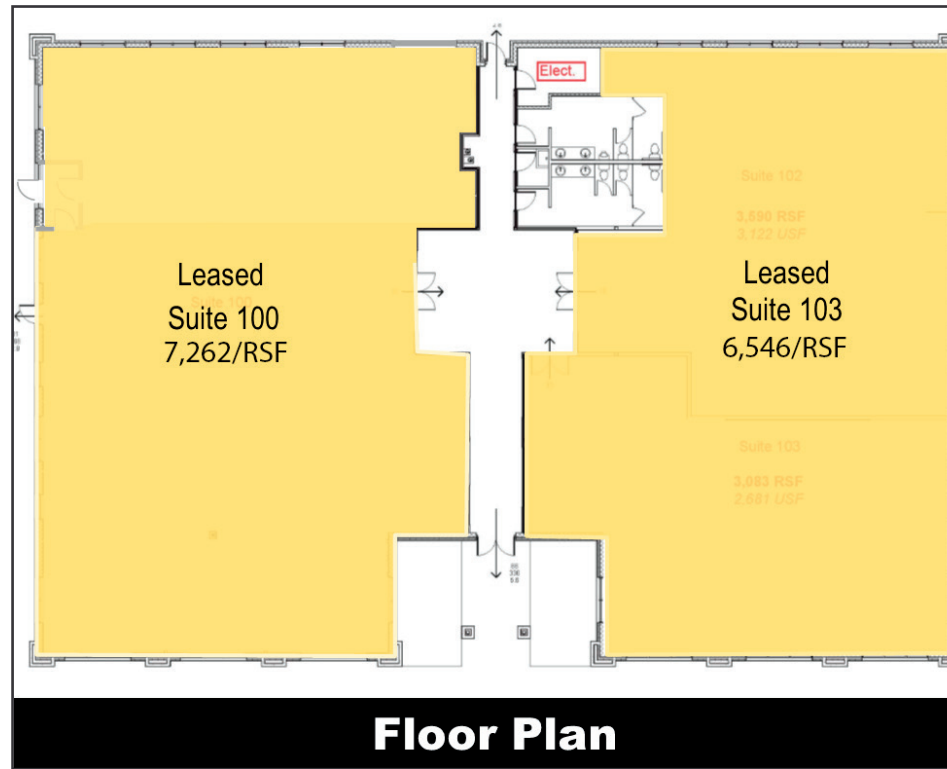
Property Features

- Building was demised to studs in 2013 and has new roof, HVAC, electrical, wiring, ADA restrooms, alarm system and upscale common areas

- 54 parking spaces with new paving and striping
- 100% occupied by strong credit tenants with long-term leases
- Contemporary, upscale interior finishes throughout building
- Elegant tenant spaces built to Tenant requirements
- Two new buildings to be constructed adjacent to building
- Professionally landscaped
- Excellent signage opportunity
- 44,928 SF land – Building is built on leased land with leases expiring in 2017 (aprox. 59 years)

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	Annual	Per SF
Rent	229,826	16.65
Expenses	107,023	7.75
NOI	122,803	8.89
Price	1,964,852	142.30



**NAIRUPE
 HELMER**

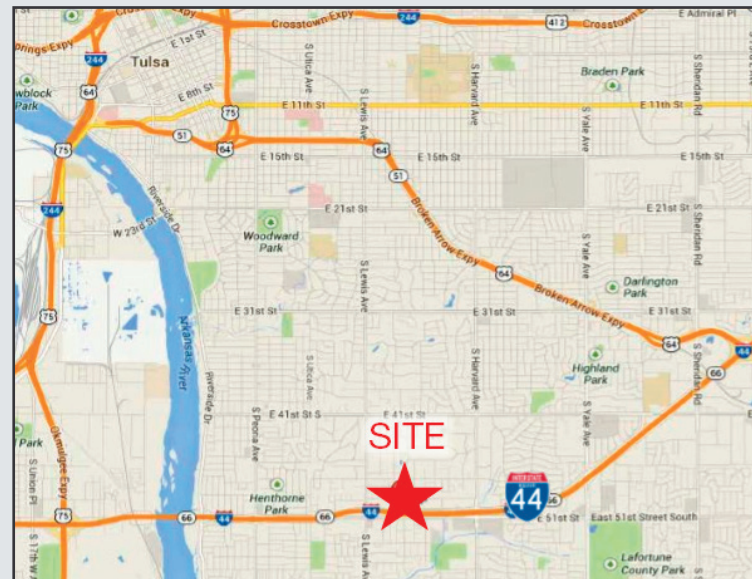
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