

South Tulsa Office Building **FOR SALE**



6804 S. Canton Avenue - Tulsa, OK

- **Building:** 15,209 SF (per Architect Floorplans)
15,283 SF (per Tulsa County Assessor)
- **Site:** +/- 74,000 SF - 1.6988 Acres (SUBJECT TO SURVEY)
This is approximate SF based on proposed south property line which will need to be approved by INCOG/TMAPC. A mutual access easement and cross parking agreement will be recorded with the property owner immediately south of the Subject Property.
- **Great Opportunity for Owner/Occupant**
- **Superb South Tulsa Location**
- **Landscaped Courtyard Area**
- **Zoning:** Medium Density Office District (OM)

Contact:
Doug Bauer, CCIM
918-665-1210



Courtyard

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4821 South Sheridan, Suite 201, Tulsa, Oklahoma 74145

Phone (918) 665-1210 Fax (918) 665-6462 www.bauertulsa.com



6804 S. Canton Avenue
Proposed Site Layout

(Dimensions are approximate and subject to survey.
102 parking spaces - subject to cross parking
agreement and mutual access easement.)

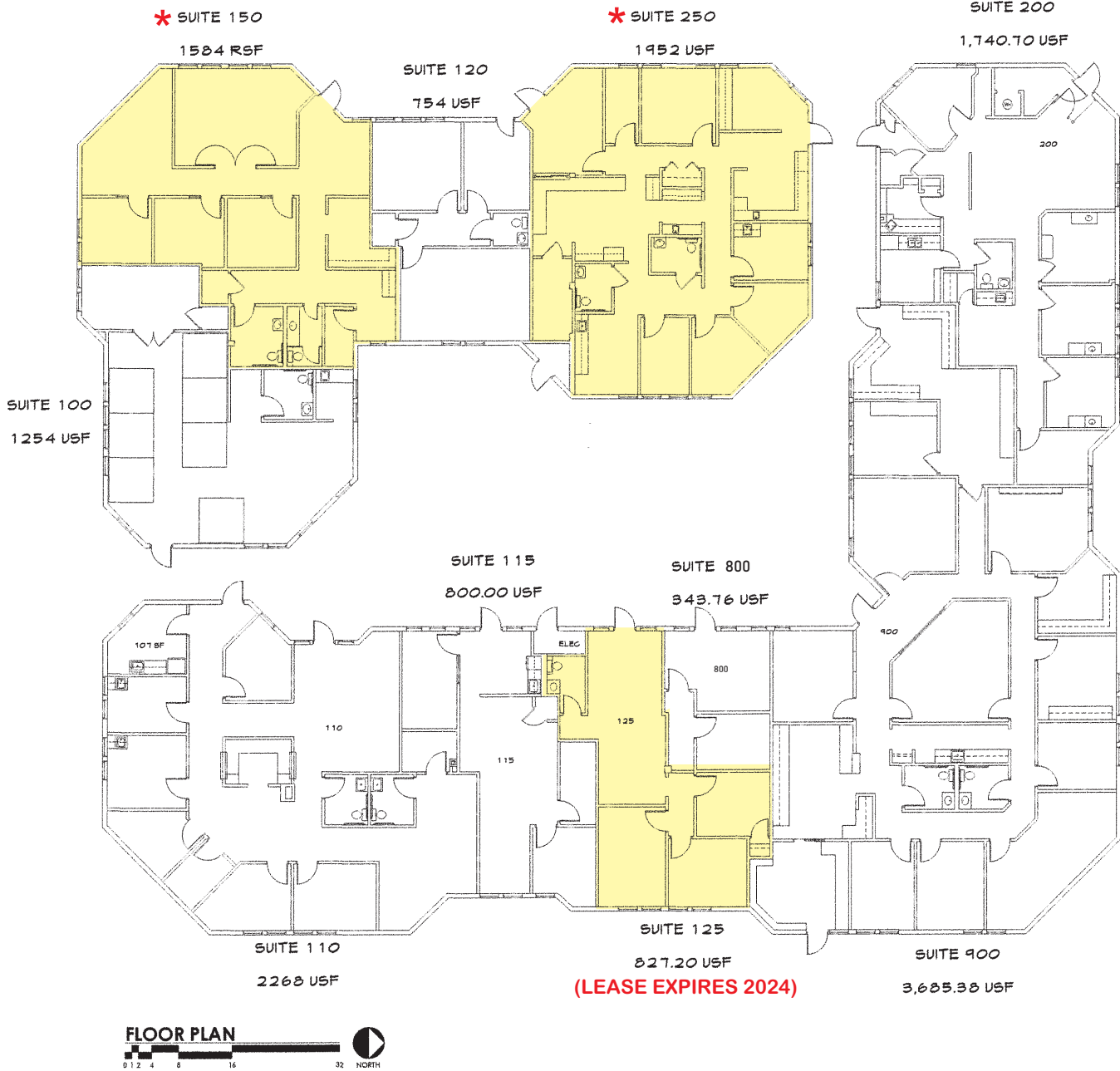


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6804 S. Canton Avenue Floorplan

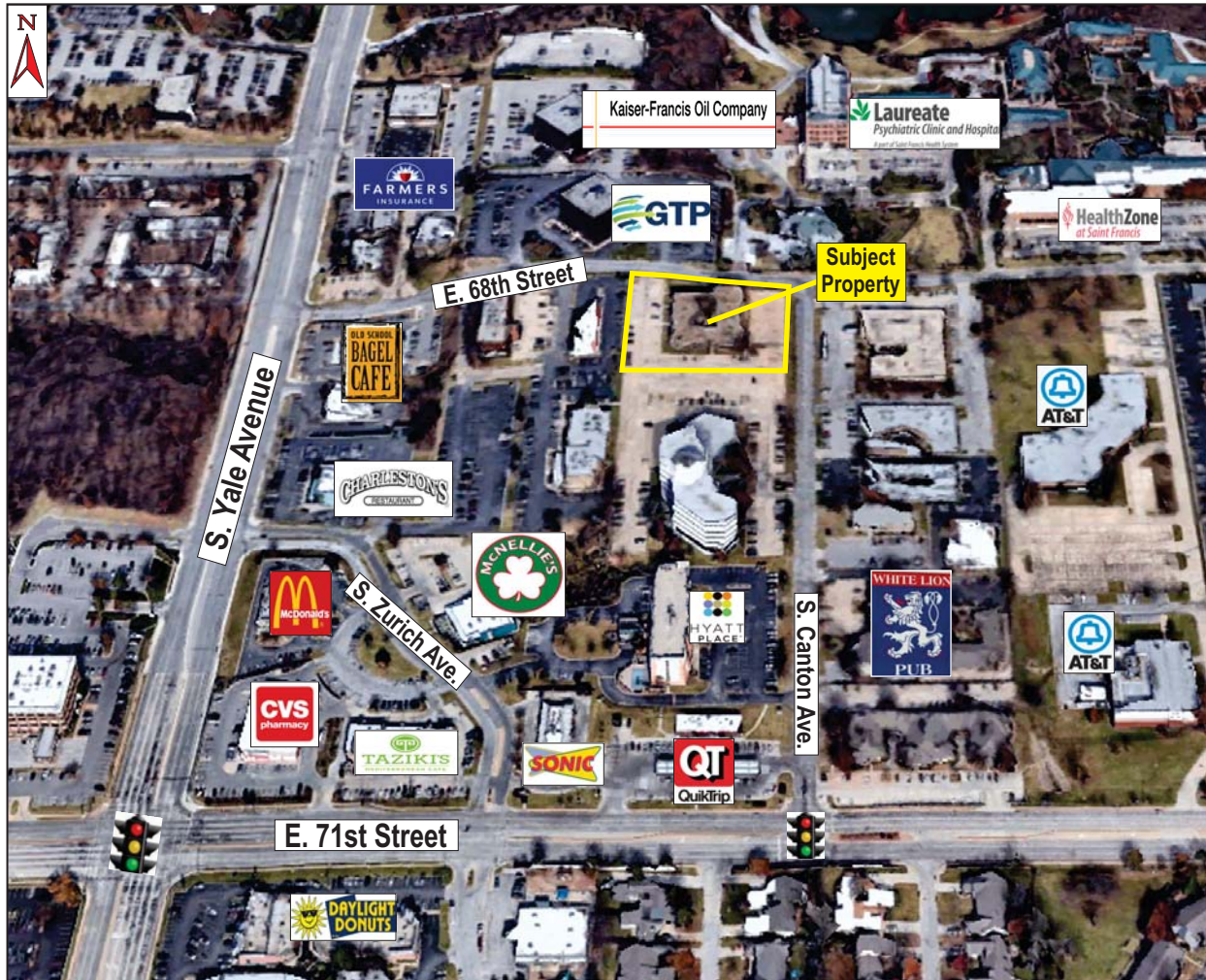
Space is vacant unless noted.
Month-to-month Tenants marked as *



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6804 S. Canton Avenue Tulsa, OK 74136

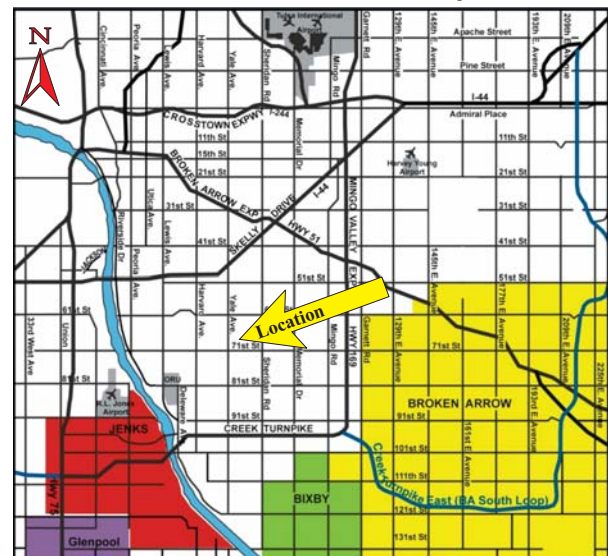


Demographics:

2019	1 Mile	3 Miles	5 Miles
Population	10,313	102,974	222,763
Households	5,141	46,318	95,797
Avg. HH Income	\$85,192	\$80,755	\$85,768

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Greater Tulsa Area Map



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