

OFFICE FOR SALE & LEASE

BRIDGEPORT I & II

6400 S. Lewis, Tulsa, OK 74136



OFFERING SUMMARY

SALE PRICE:	\$1,840,000
AVAILABLE SF:	3,500 - 13,777 SF
LEASE RATE:	\$12.00 SF/yr (Full Service)
LOT SIZE:	2.49 Acres
BUILDING SIZE:	27,439 SF
ZONING:	CS
PRICE / SF:	\$67.06

PROPERTY OVERVIEW

- ▶ Historically an office building but zoned CS (Commercial Shopping)
- ▶ CS Zoning allows restaurants and retail
- ▶ Frontage on Lewis looking out onto pond with fountain feature and the famous Southern Hills Country Club across the street.
- ▶ Southern Hills Country Club is Host to the US Open and PGA Tournament
- ▶ 9,052 sq ft on the first floor and 4,725 sq ft on the second floor

TULSA, OK
918.496.3636
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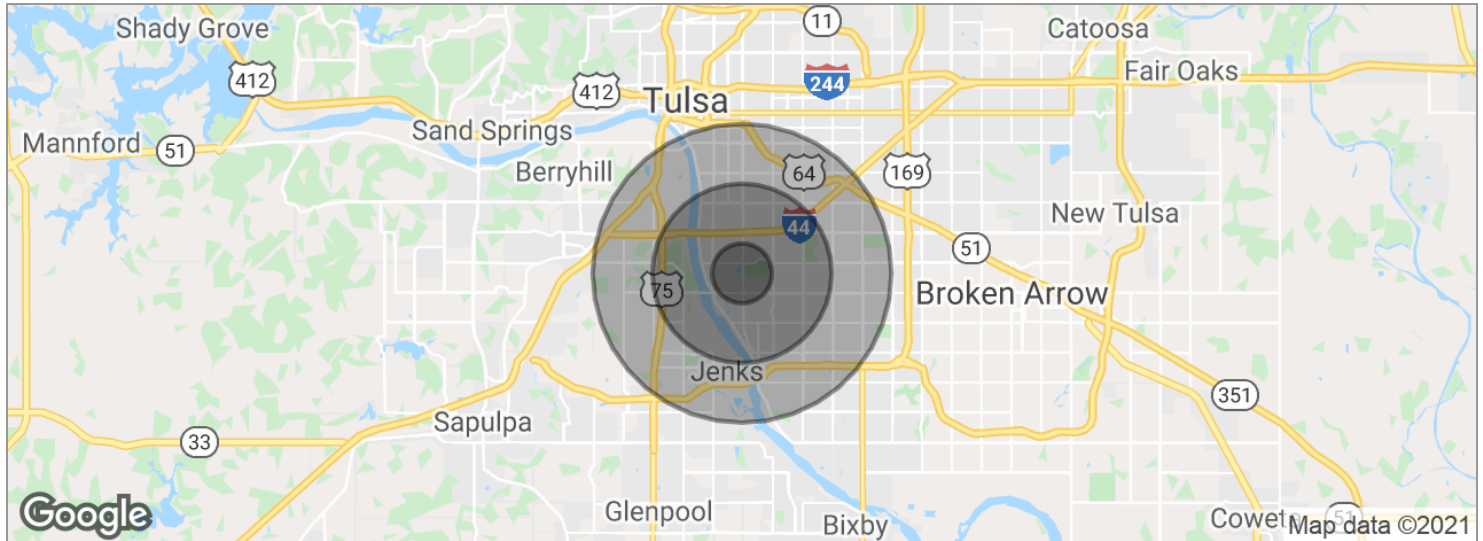


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,641	83,385	193,503
Median age	35.1	38.3	39.1
Median age (male)	32.4	36.4	37.3
Median age (Female)	39.0	39.9	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,684	38,235	87,300
# of persons per HH	2.0	2.2	2.2
Average HH income	\$51,261	\$67,326	\$74,740
Average house value	\$185,484	\$214,655	\$240,659

* Demographic data derived from 2010 US Census

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