

OFFICE BUILDING FOR LEASE

3225 S NORWOOD AVE | TULSA, OK 74135



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	8,351 SF
Available SF:	310-3,380 SF

PROPERTY OVERVIEW

Suite 101: This suite includes a reception area, 3 small offices, 2 large offices (1 includes a fireplace), 2 open work spaces, supply / IT closet and conference room. 1,930sf +/-

Suite 103: This suite includes , 4 Offices, 1 conference room and 2 open work spaces. This suite can be split up into three separate small offices from 310sf - 1450sf+/-

Suite 101 and 103 can be combined up to a total of 3380sf+/-

LOCATION OVERVIEW

Midtown Tulsa office building with great access to the Broken Arrow Expressway and Highway I- 44. Amenities include a shared kitchenette and restrooms, well kept atrium, plenty of parking available and signage is available and 1 year Leases are available.

FOR MORE INFORMATION CONTACT:

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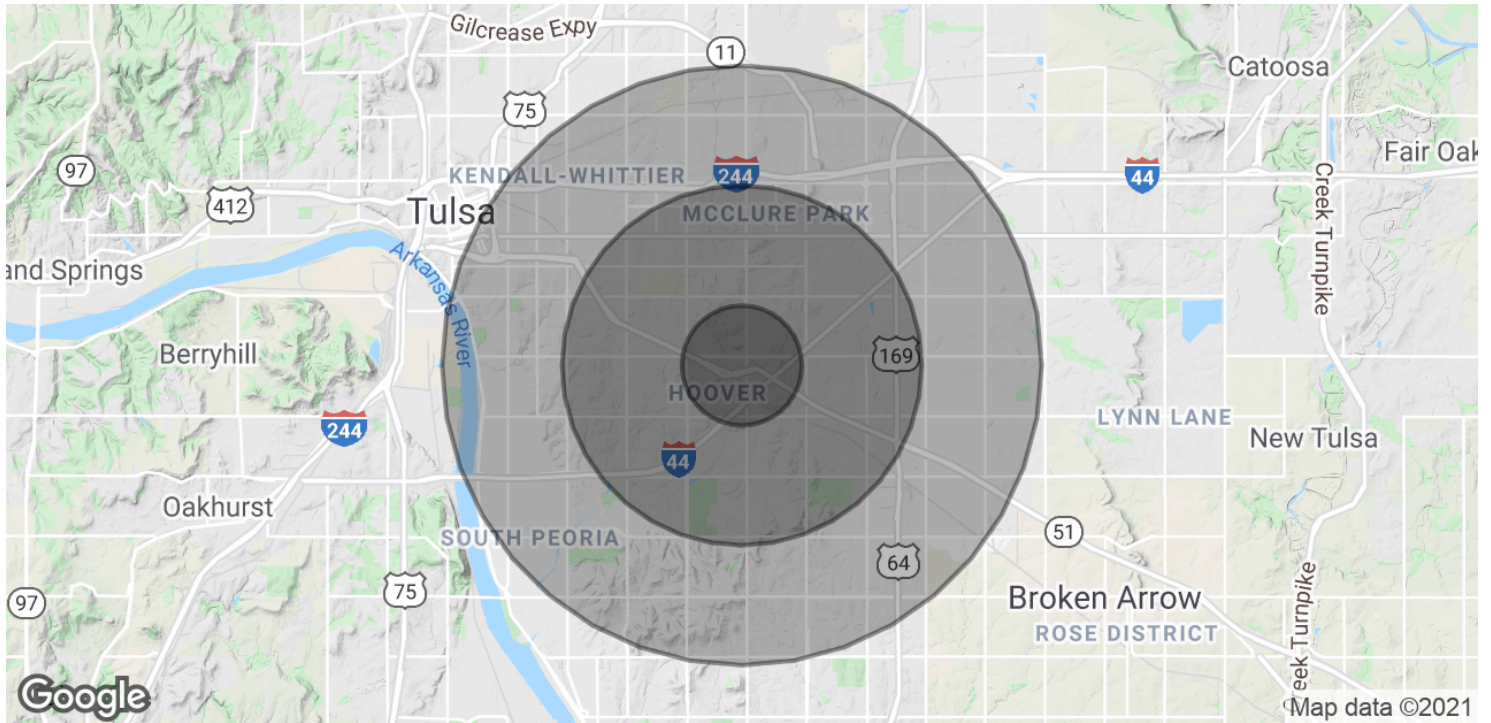
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,089	89,463	257,298
Average age	37.9	38.9	36.6
Average age (Male)	35.7	36.1	34.8
Average age (Female)	39.0	41.6	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,639	40,331	111,330
# of persons per HH	2.2	2.2	2.3
Average HH income	\$53,504	\$56,143	\$59,363
Average house value	\$100,510	\$155,798	\$172,409

* Demographic data derived from 2010 US Census

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