

GARDEN OFFICE FOR SALE

5630 S. Memorial Drive, Tulsa, OK

www.walmancommercial.com

918.481.8888



**Completely
Renovated in 2009**

Prime office location on South Memorial Drive with easy access to Highway 169 and the Broken Arrow Expressway.

Tulsa's prime retail and restaurant corridor with great visibility and signage opportunities on Memorial.

Perfect for single tenant or owner occupied.

**CLASS A/B
GARDEN OFFICE**

DEMOGRAPHICS

MILE RADIUS	1	3	5
Population:	13,968	88,834	248,222
Households:	6,770	40,135	105,768
H.H. Income:	\$56,877	\$63,554	\$68,415

Traffic Counts: S. Memorial Dr. 30.300 CPD

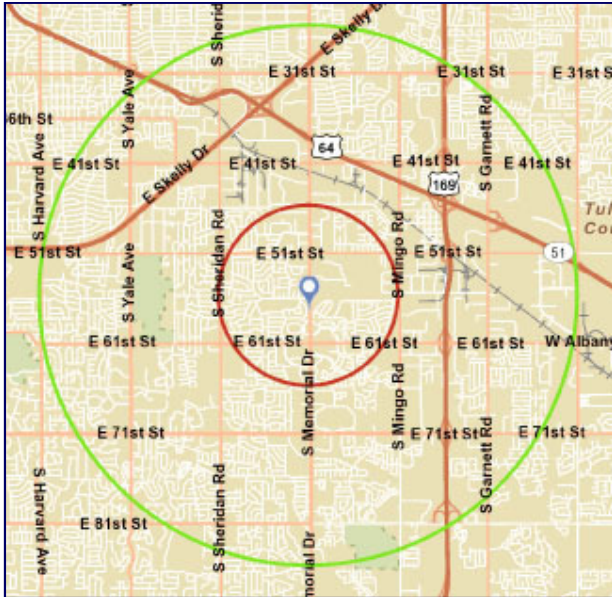
**WALMAN**
COMMERCIAL
REAL ESTATE SERVICES
7060 S. Yale Ave., Ste. 900
Tulsa, OK 74136

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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- ◆ **Standard three phase electrical**
- ◆ **Upgraded men & women's restrooms.**
- ◆ **4 HVAC units, plus 1 additional spit unit for reception and server room.**
- ◆ **Roof is Duralast membrane with 25 year life expectancy.**
- ◆ **New Pella windows.**

- ◆ **4,500 SF foot building**
- ◆ **14,000 sf lot**
- ◆ **Zoning: Light Office (OL)**
- ◆ **17 parking spaces**
- ◆ **Commercial Kitchen with upgraded electrical.**
- ◆ **Private offices and centralized cubicles.**
- ◆ **Training center/Large meeting room.**
- ◆ **ADA Compliant**



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