



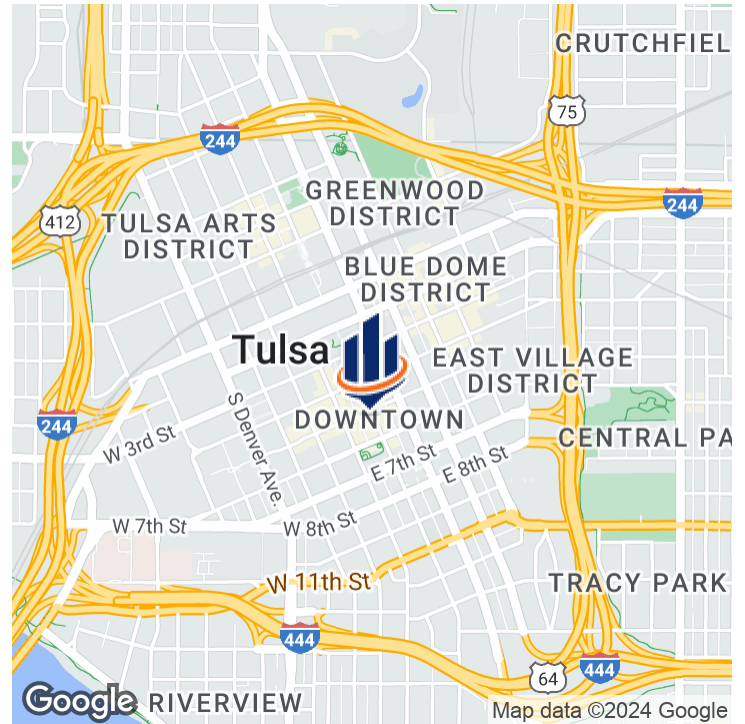
LOFT OFFICE/RETAIL FOR LEASE

502 S BOSTON AVE
TULSA, OK 74103

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$15.50-\$16.00SF/yr (NN)
Building Size:	133,959 SF
Available SF:	
Lot Size:	
Zoning:	Commercial
Market:	CBD

PROPERTY OVERVIEW

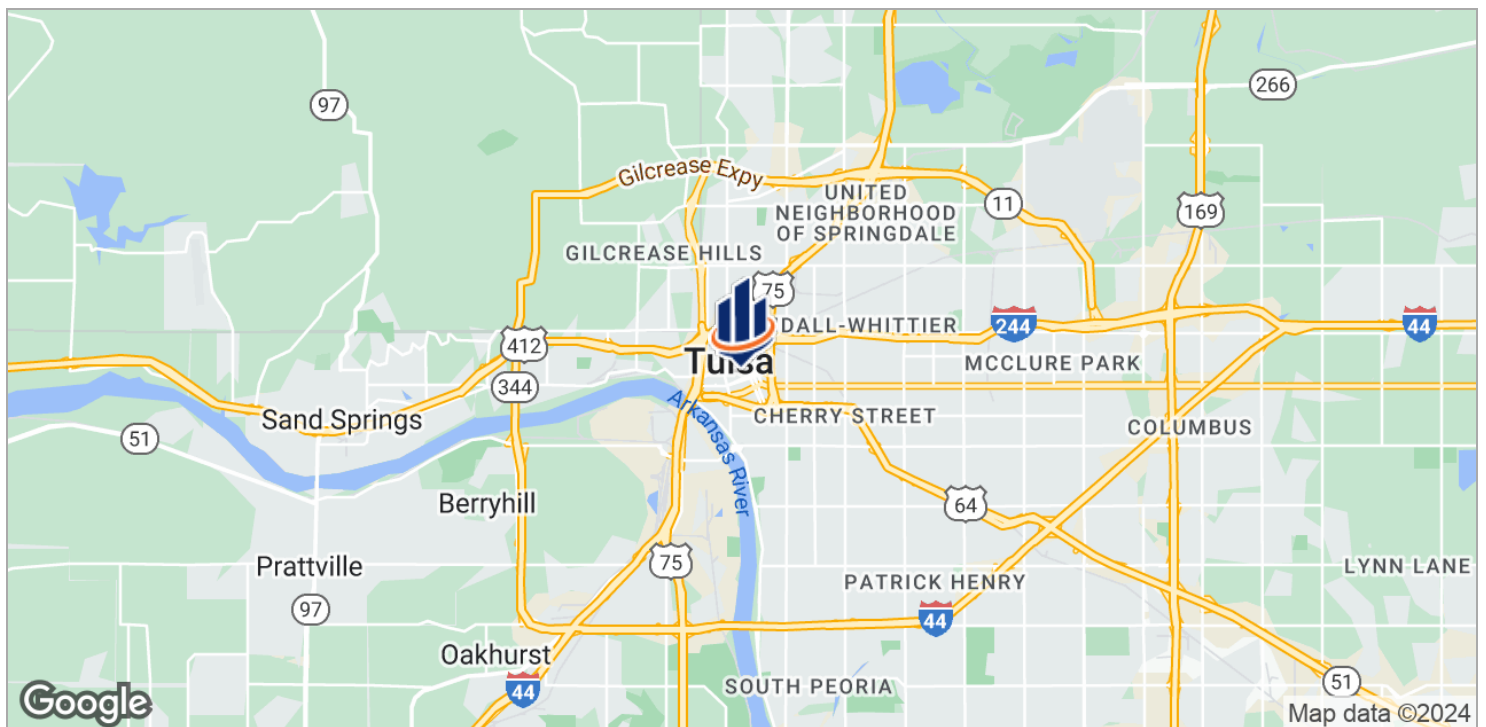
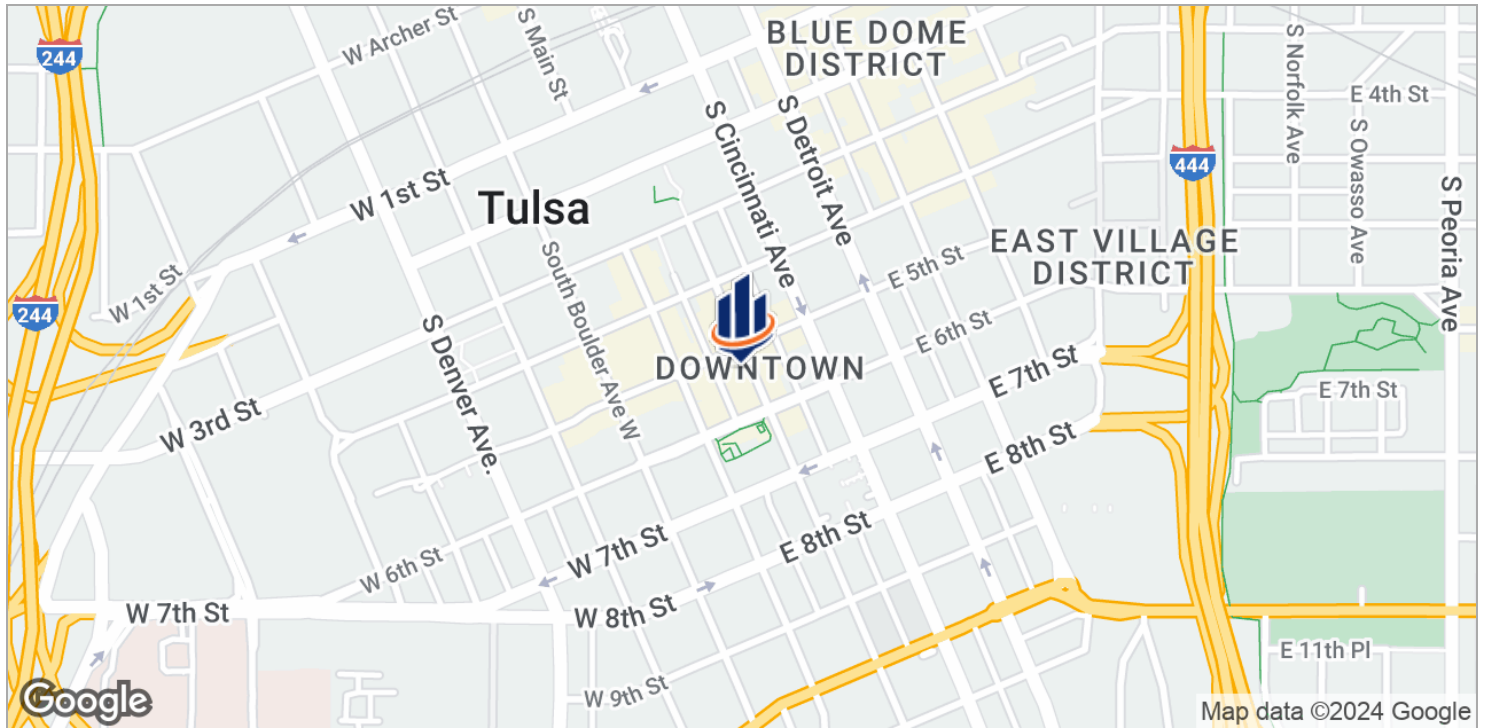
Loft Style office suite/retail with upper mezzanine. Open plan with [2] ADA Restrooms, open kitchen area, 20' ceilings, separate HVAC system, exposed ducts and pendant lighting. Tenant has 24/7 control of HVAC system and space has separate entrance off S. Boston Avenue. Space was constructed in 2016.

PROPERTY HIGHLIGHTS

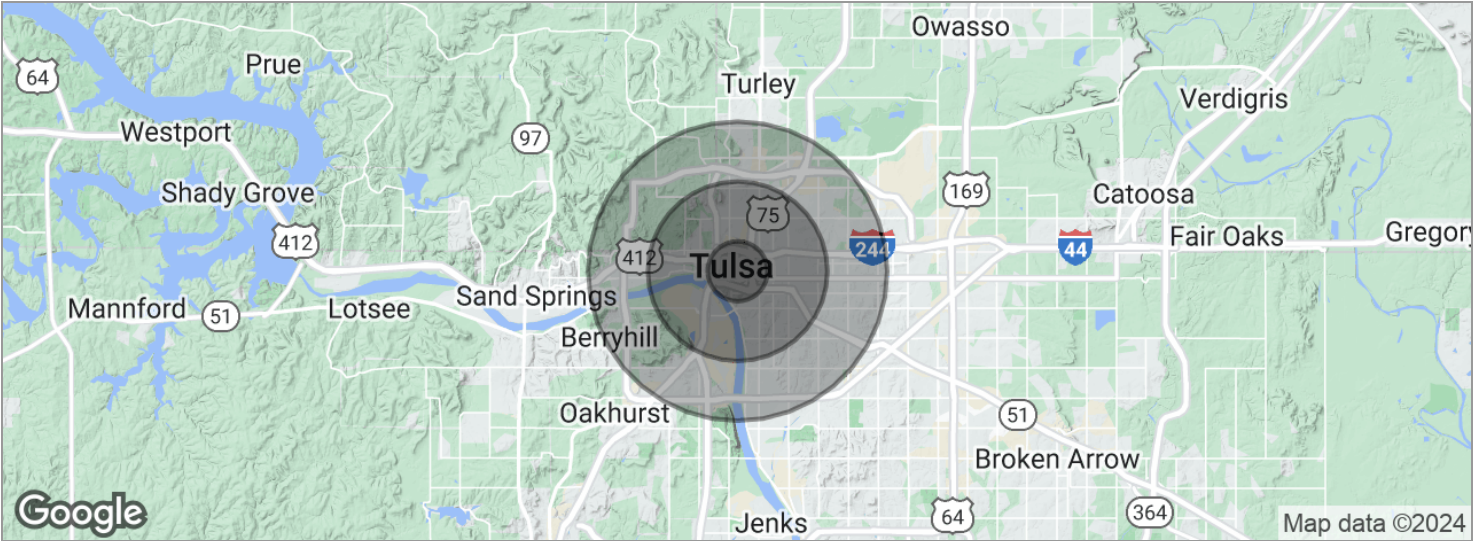
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,181	70,232	162,212
Median age	39.5	35.9	36.2
Median age [Male]	39.9	34.7	34.5
Median age [Female]	38.1	36.2	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,621	31,218	70,834
# of persons per HH	2.3	2.2	2.3
Average HH income	\$47,070	\$57,605	\$55,855
Average house value	\$101,743	\$301,375	\$203,401

* Demographic data derived from 2020 ACS - US Census