

# LOFT OFFICE/RETAIL FOR LEAS

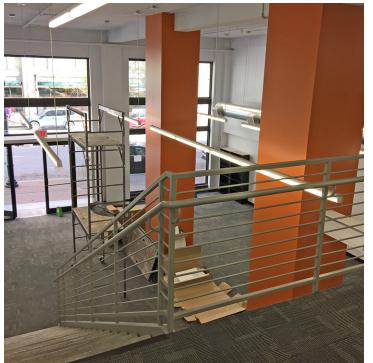
502 S BOSTON AVE TULSA, OK 74103

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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

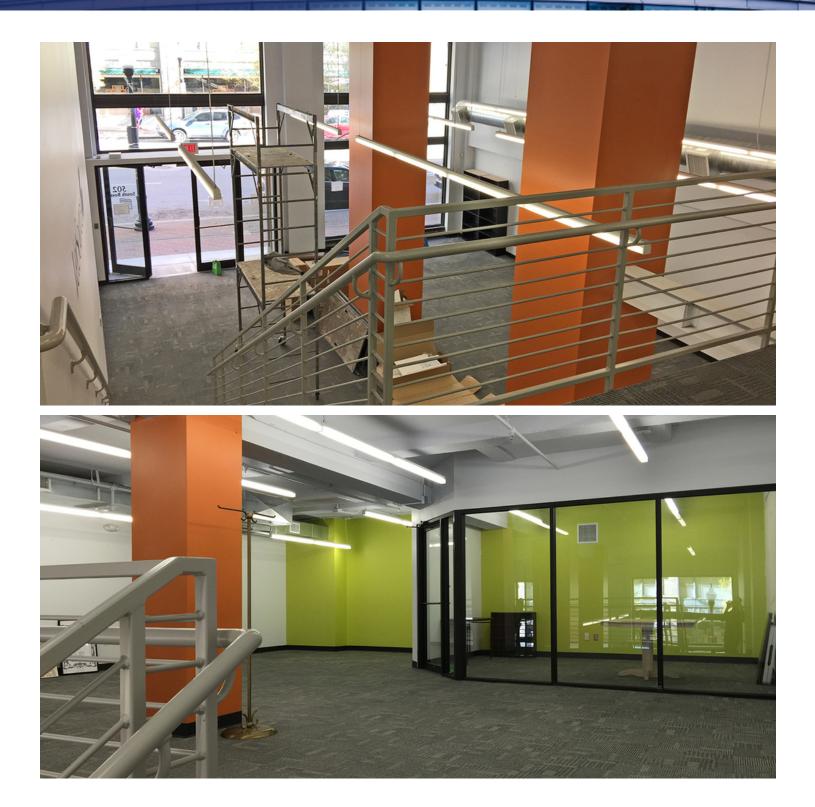
#### **PROPERTY OVERVIEW**

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

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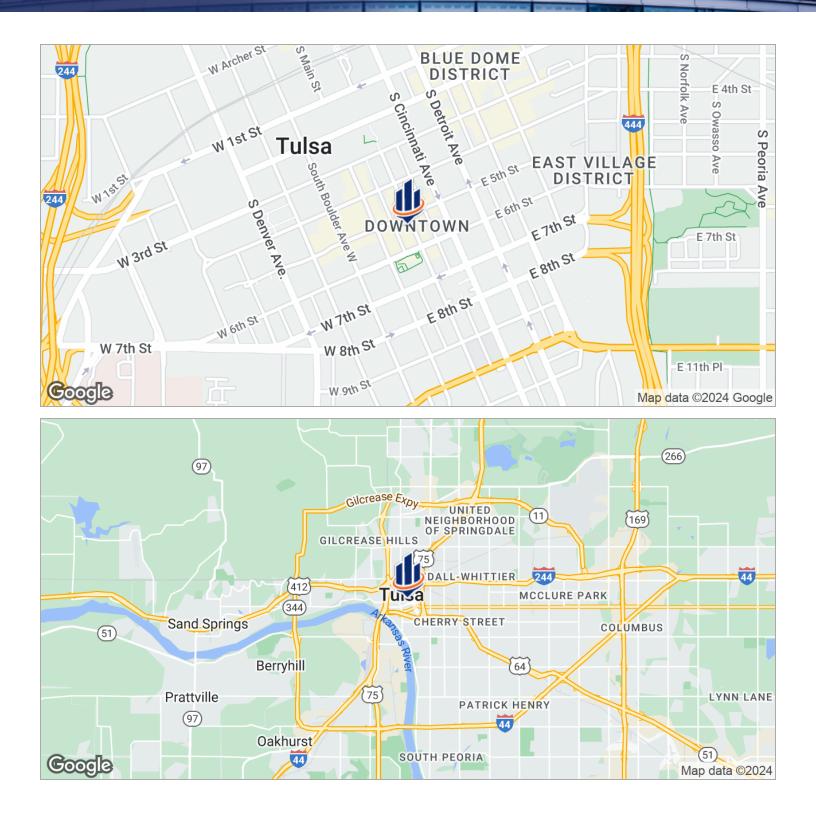
### Additional Photos



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### Location Maps

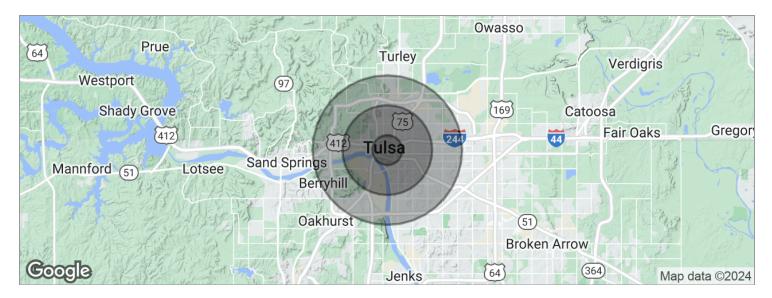


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## Demographics Map



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
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 3,621	<b>3 MILES</b> 31,218	<b>5 MILES</b> 70,834
Total households	3,621	31,218	70,834

\* Demographic data derived from 2020 ACS - US Census

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