

FOR LEASE

Midtown Retail Box Space

1901 S YALE AVE, TULSA, OK 74112

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PROPERTY INFO

- + Class A retail Big Box space located in Tulsa's prime Midtown neighborhood (former Sears)
- + 180,000± SF available
- + 6.9± acres
- + 286 feet of building frontage on East 21st Street
- + 310 feet of building frontage on South Yale Avenue
- + 2 stories
- + 90,000± SF plates
- + Neighbors include: Target, Burlington Coat Factory, Reasor's Grocery, Lowe's, Starbucks, US Cellular, Mattress Firm, Walmart Neighborhood Market
- + Expo Square has 3,000,000 visitors each year
- + Recently added Burlington Coat Factory

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BUILDING OVERVIEW

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+ Building Size

- 180,000± SF
- 2 stories

+ Site

- 6.98± acres

+ Structural Framing

- Exterior walls consist of painted smooth face concrete-masonry unitz/ steel columns
- Interior framework consists of steel beams supported over steel columns

+ Parking Ratio

- 832 parks available
- 6.16/1,000 SF

+ Construction

- Built in 1998
- Concrete block and stucco

+ Roof

- Single ply membrane system

+ Ceiling / Lighting

- 17 ft joists
- 19.6 ft deck

- Drop ceiling in place, flourescent lighting

+ Interior

- Elevator (freight)
- Escalator - center floor open to 2nd floor

+ HVAC

- RTU's (gas fired)

+ Fire Suppression

- Upright sprinkler heads
- Wet pipe system

+ Utilities

- Water: City of Tulsa
- Sanitary Sewer: City of Tulsa
- Storm Sewer: City of Tulsa
- Electricity: AEP Public Service of Oklahoma
- Natural Gas: Oklahoma Natural Gas

+ Loading

- 3 docks
- 1 trash compactor

- 2 dock levelers
- 1 scissor lift

+ Zoning

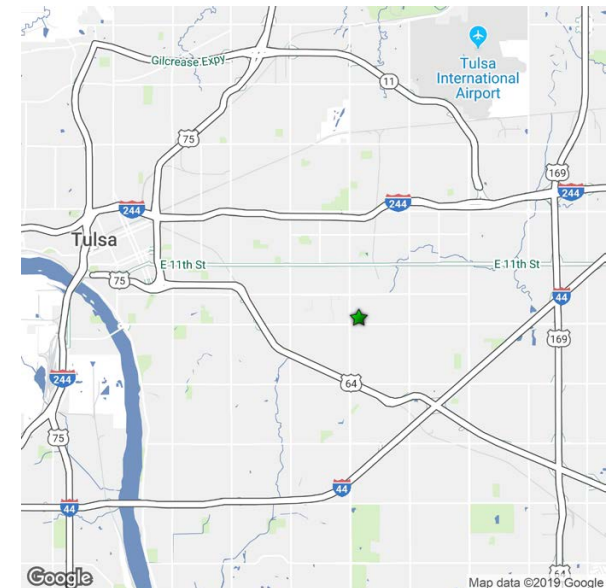
- Commercial Heavy (CH)

+ Pylon Signage

- 2 signs on Yale Avenue
- 1 sign on East 21st Street

+ CAM

- \$1.50 NNN's (estimated)



AREA RETAILERS

Midtown Retail Box Space

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2018 Drive Time Demographics

POPULATION

5 Minutes	40,560
10 Minutes	194,917
15 Minutes	415,811

AVERAGE HOUSEHOLD INCOME

5 Minutes	\$61,775
10 Minutes	\$65,107
15 Minutes	\$68,375

DAYTIME POPULATION

5 Minutes	49,922
10 Minutes	298,848
15 Minutes	536,709

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FIRST FLOOR PLAN

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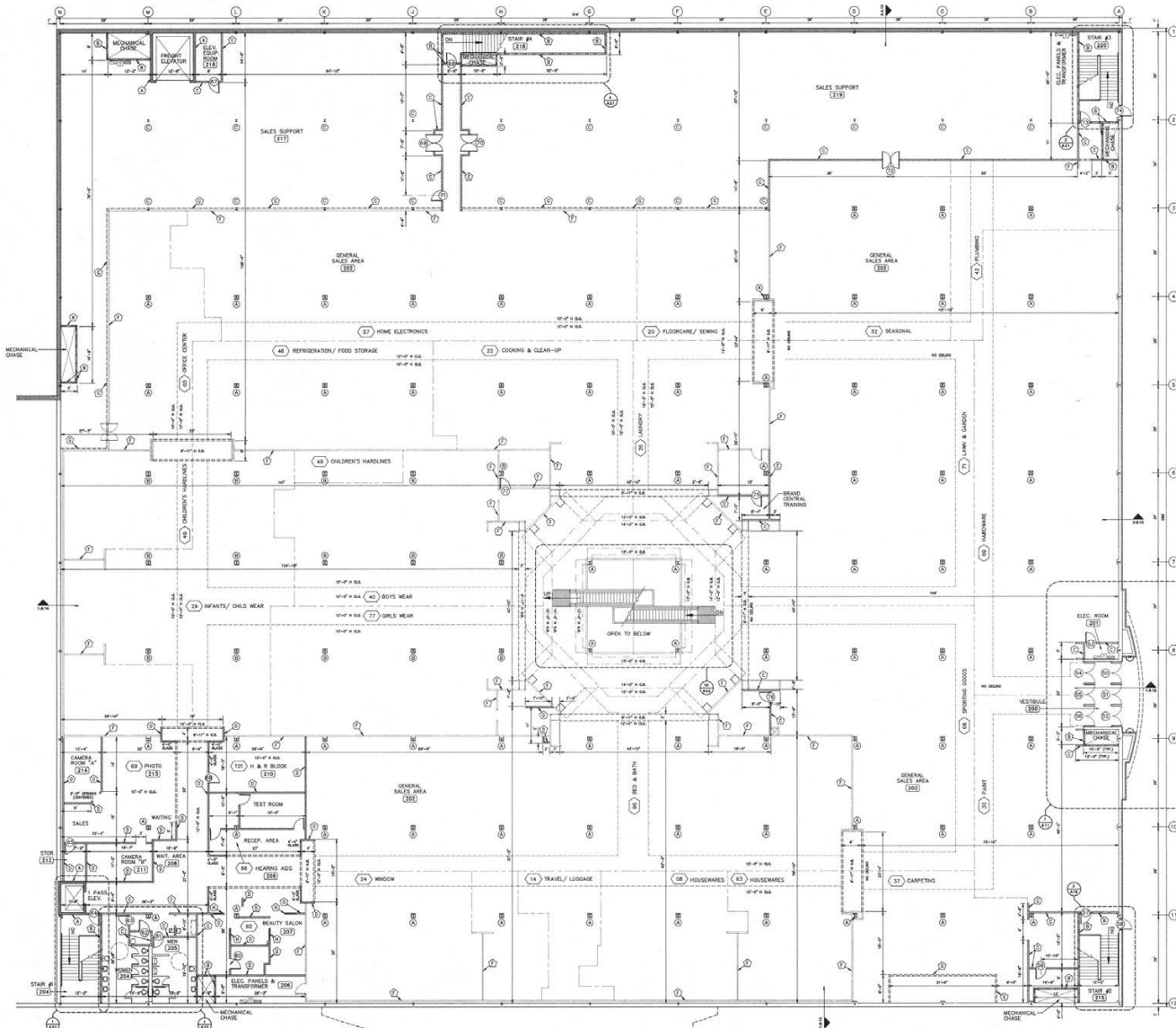
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SECOND FLOOR PLAN

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East 21st Street



**SECOND
FLOOR PLAN**
SCALE : 3/32" = 1'-0"

South Yale Avenue

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PROPERTY IMAGES

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South Yale Entrance



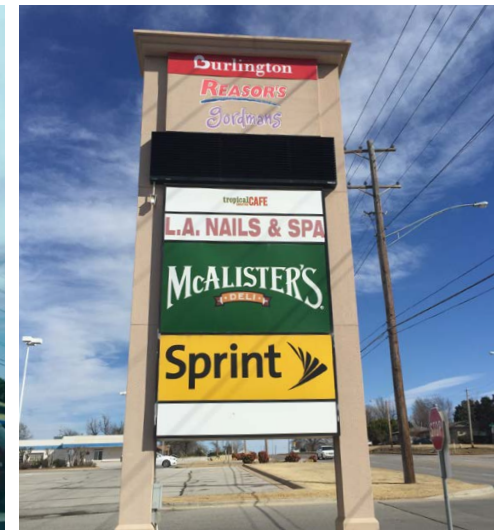
East 21st Entrance



Loading Docks



Pylons



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TULSA INFORMATION

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FAST FACTS

- + 8,278 acres of parkland at 135 parks, including The Gathering Place, the winner of USA Today's 2018 Best New Attraction award.
- + New business headquarters include USA BMX, Conexus Energy, Midstates Petroleum, Calyx Energy, Atalaya Resources, Intensity Midstream, TRC Companies, Big Elk Energy.
- + 50,000 higher education students with 37 colleges, universities, and technical schools.
- + Number one among top 100 best U.S. metros on growth and inclusion, Brookings Institute 2015.
- + Number one among top 10 best U.S. cities for young entrepreneurs, Nerdwallet 2015.
- + With 250 local nonprofit agencies, Tulsa has been ranked as Oklahoma's most charitable city.

CONTACT US

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ARTS & ENTERTAINMENT

- + The BOK Center - a 19,100-seat arena houses the Double A professional hockey team, the Tulsa Oilers. BOK Center concerts have featured Paul McCartney, Billy Joel/Elton John, Erick Clapton, Tim McGraw and Celine Dion.
- + ONEOK Field - \$60-million-ballpark project, which is the home to the Tulsa Drillers, the city's Double A affiliate of the National League Champion Colorado Rockies.
- + River Parks - Tulsa's River Parks run adjacent to the Arkansas River, with more than 26 miles of surfaced recreational (e.g. hiking, biking and running) trails.
- + Tulsa Museums - Tulsa is home to several unique museums including the Philbrook Museum of Art. Additionally, the Gilcrease Museum is home to the world's largest collection of American Western art.
- + Performance Arts - The Tulsa Performing Arts Center offers live performances of local productions along with national touring shows. The Tulsa Opera and Tulsa Ballet are both favorites in performance art.

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