

FOR SALE OR LEASE

CREATIVE OFFICE/WAREHOUSE

615 E 4TH STREET
TULSA, OK 74120

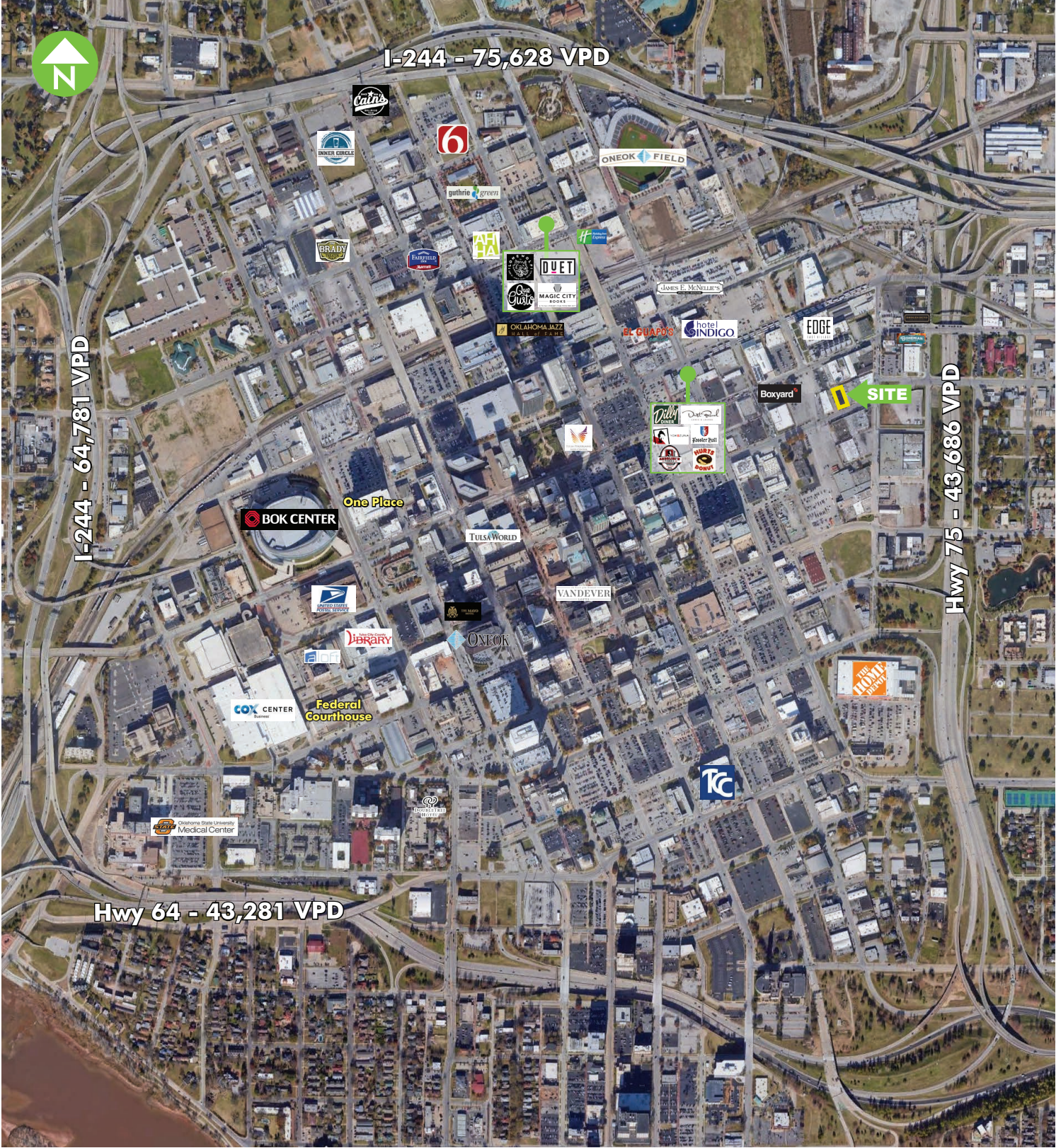


PROPERTY FEATURES

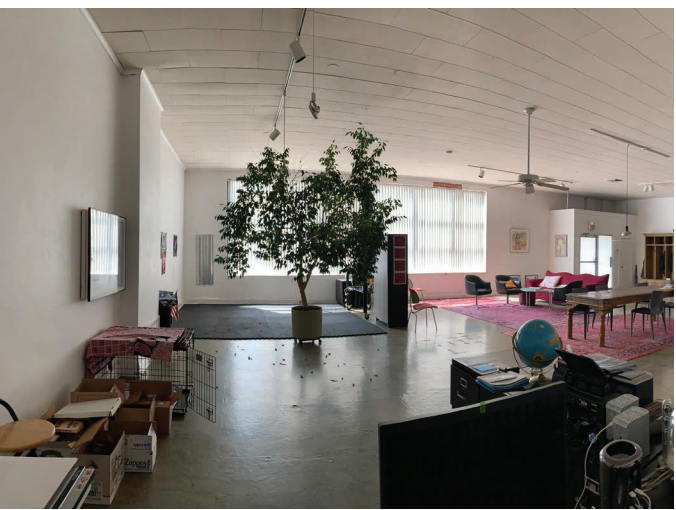
- + Ideal for creative work space with open floor residential loft
- + Building 7,000 sf (Tulsa County Assessor)
- + 50' x 140' building dimensions
- + Land 0.16 Acre (Tulsa County Assessor)
- + Built in 1922 / Renovated 2000
- + Single story masonry construction
- + 14 foot building height
- + On street parking with drive in door in the back
- + Climate controlled Warehouse:
 - +-5,000 sf
 - Open to the ceiling deck
 - Polished concrete floor
 - Original barrel roof type / exposed curved metal trusses
 - Drive in roll up metal door with ramp into the space
 - Sky lights
- + Office / Residential:
 - +- 2,000 sf
 - Drop ceiling to 12 ft
 - Open floor plan
 - Kitchen/Bedroom/2 bathrooms
 - Abundant natural light
 - Custom track lighting
- + Vibrant East Village District; Area neighbors include photography studios, art galleries, luxurious apartments, entertainment and restaurant districts
- + Walking distance to historic Tulsa Arts District, Greenwood Historical District, Blue Dome, Dennis R. Neil Equality Center
- + Current owner has 40 year ownership history
- + Located in an Opportunity Zone
- + Located in within the Inner Dispersal Loop
- + CBD Zoning

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Original barrel roof type with exposed curved metal trusses.



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Demographics	Population	Average Household Income	Daytime Population
1 Mile	7,971	\$53,252	44,286
3 Miles	78,644	\$65,273	120,612
5 Miles	167,565	\$64,566	208,786



CONTACT US

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