

PARK 46

7620-36 EAST 46TH PLACE TULSA, OK 74145



PROPERTY DESCRIPTION

Two size options available: 2,400 SF and 3,840 SF, with varying configurations and a 10' x 12' grade-level door.

- 15' clear height
- Central Tulsa location with excellent access to I-44, Hwy 51, and Hwy 169
- Interior and exterior renovations completing June 2025

Rates:

- 2,400 SF: \$1,950/month (Gross)
- 3,840 SF: \$2,950/month (Gross)

OFFERING SUMMARY

Lease Rate:	\$1,950.00 - 2,950.00 per month (MG)
Number of Units:	7
Available SF:	2,400 - 11,520 SF
Lot Size:	1.36 Acres
Building Size:	21,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,721	42,983	106,030
Total Population	8,838	98,180	251,178
Average HH Income	\$73,786	\$73,958	\$86,824

JOSH LOVE

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,400 - 11,520 SF	Lease Rate:	\$1,950.00 - \$2,950.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7632 E 46th Place	Available	3,840 - 11,520 SF	Modified Gross	\$2,950 per month	3 offices, kitchen, 2 restrooms warehouse with 10' x 12' drive-in door
7634 E 46th Place	Available	3,840 - 11,520 SF	Modified Gross	\$2,950 per month	3 offices, conference room, bull pen, kitchen, 2 restrooms warehouse with 10' x 12' drive-in door
7636 E 46th Place	Available	3,840 - 11,520 SF	Modified Gross	\$2,950 per month	3 offices, kitchen, 2 restrooms warehouse with 10' x 12' drive-in door
7624 E 46th Place	Available	2,400 - 7,200 SF	Modified Gross	\$1,950 per month	2 offices, conference room, wet bar, restroom and warehouse with 10' x 12' drive-in door.
7626 E 46th Place	Available	2,400 - 7,200 SF	Modified Gross	\$1,950 per month	-
7620 E 46th Place	Available	2,400 - 7,200 SF	Modified Gross	\$1,950 per month	2 offices, conference room, kitchen, restroom and warehouse with 10' x 12' drive-in door.

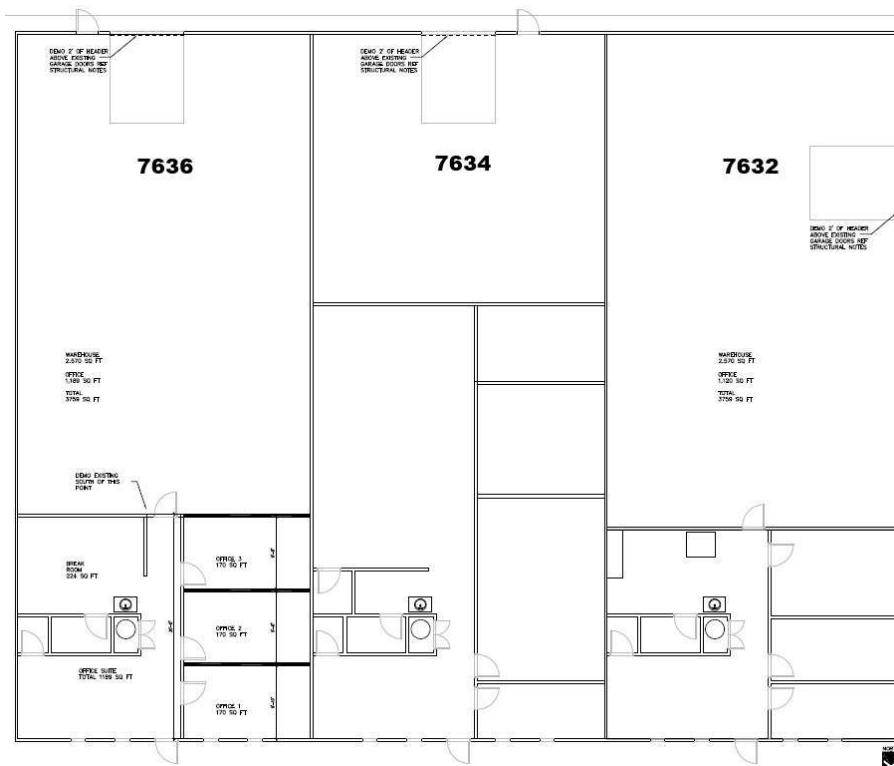
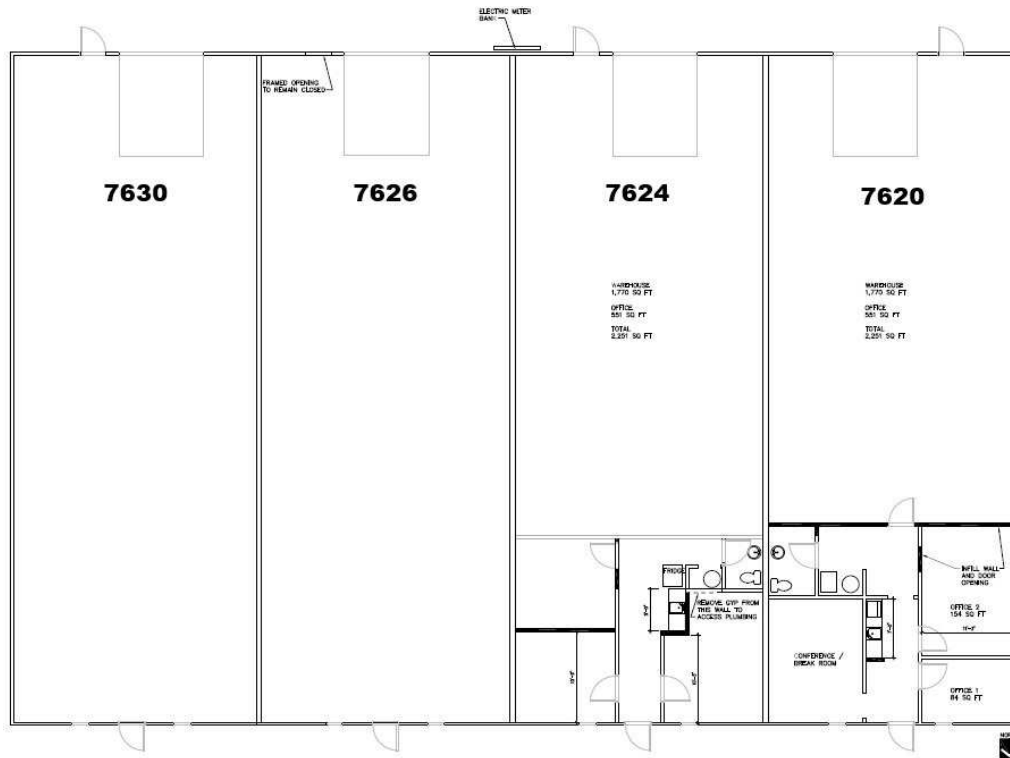
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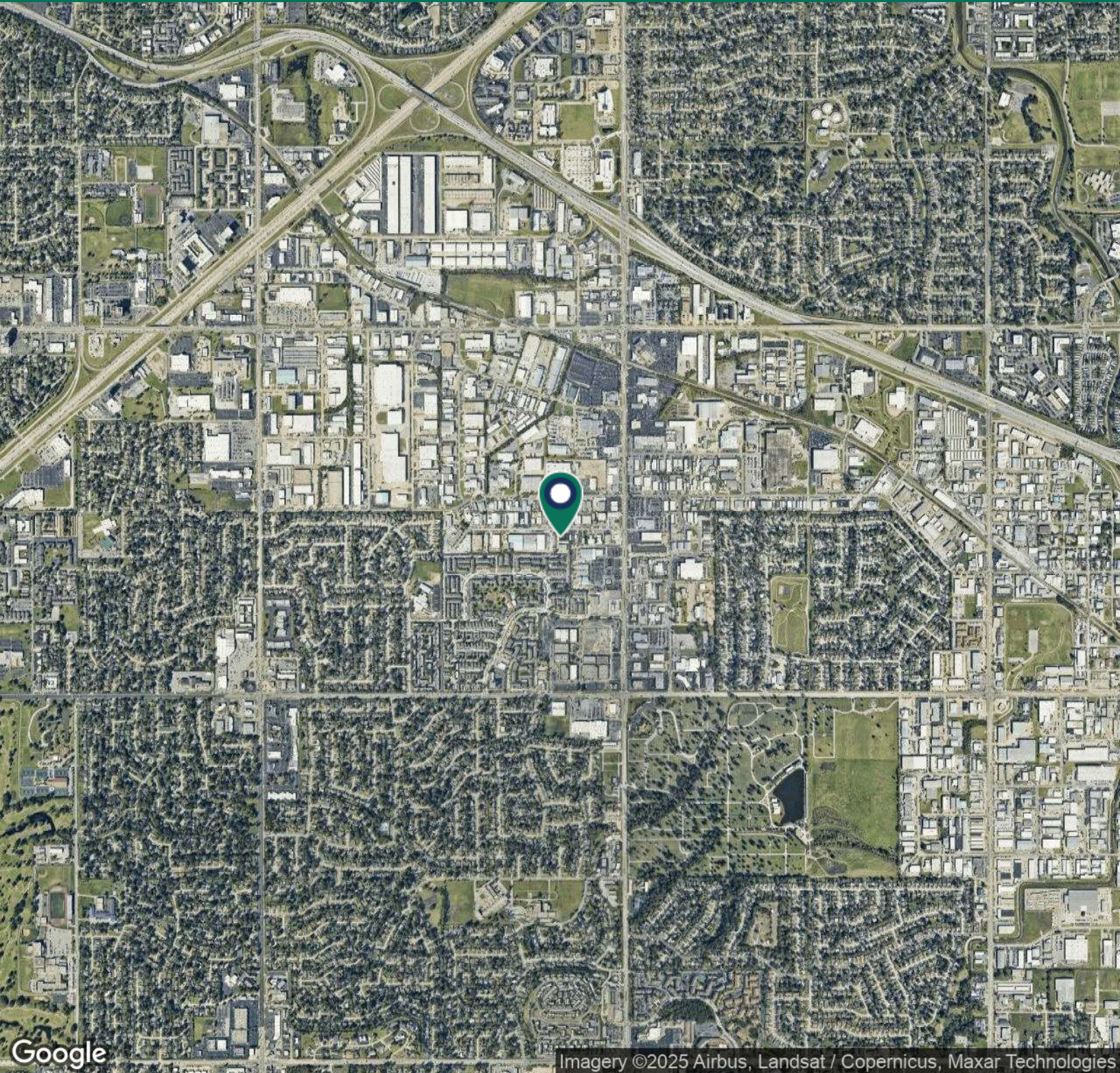
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PRICE EDWARDS AND CO.

FOR
LEASE

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