

## TANDEM BUSINESS PARK 12101 - 12221 EAST 51ST STREET TULSA, OK 74146



### PROPERTY DESCRIPTION

Tandem Business Park is an 88,084± SF flex industrial property located with excellent exposure and access to Highway 51/Broken Arrow Expressway, Highway 169 and East 51st Street.

Tenants enjoy nicely landscaped, private entrances with the opportunity for exterior signage and front door parking.

### PROPERTY HIGHLIGHTS

- 1,454 - 2,783± SF Available
- Grade-Level Doors
- Zoned IL - Suitable for industrial and commercial use
- Up to 16' Clear Height
- New Roofs (2019)
- Masonry Construction
- Highway Exposure for excellent visibility
- Exterior Signage available for each suite

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$7.50 - 8.50 SF/yr (NNN)
<b>Available SF:</b>	1,454 - 4,090 SF
<b>Lot Size:</b>	7.74 Acres
<b>Park Size:</b>	88,084 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,199	35,763	89,828
<b>Total Population</b>	2,470	92,585	226,514
<b>Average HH Income</b>	\$52,940	\$76,977	\$85,720

#### JOSH LOVE

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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Bldg 1, Suite 105	2,715 SF	NNN	\$7.50 SF/yr	2,715± SF Total 1,000± SF Warehouse 1,715± SF Office 14' Clear Height 12' x 12' OH Door
■ Bldg 2 - 101A	1,454 SF	NNN	\$8.50 SF/yr	100% Office Frontage on East 51st Street
■ Bldg 3, suite 106	2,783 SF	NNN	\$7.50 SF/yr	2,783± SF Total 1,283± SF Warehouse 1,500± SF Office 14' Clear Height One 12' x 12' Overhead Door
■ Bldg 5, Suite A	2,644 SF	NNN	\$8.50 SF/yr	2,644± SF Total Former Healthcare Clinic Frontage on East 51st Street & BA Expressway Exposure

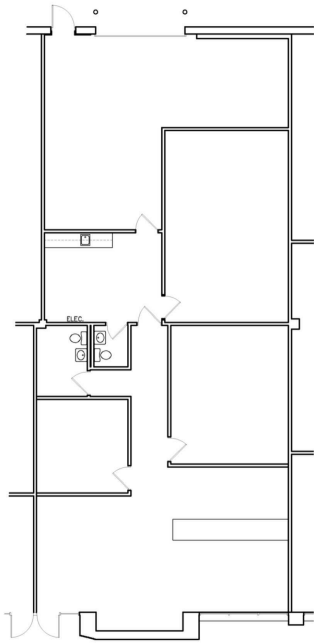
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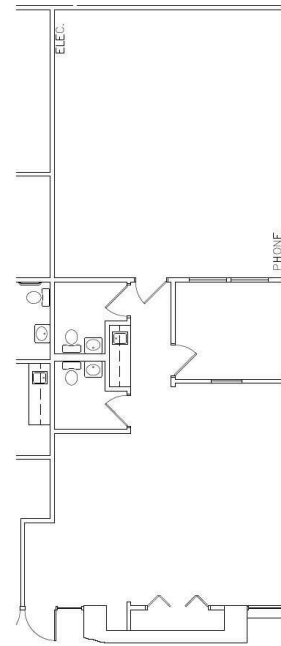
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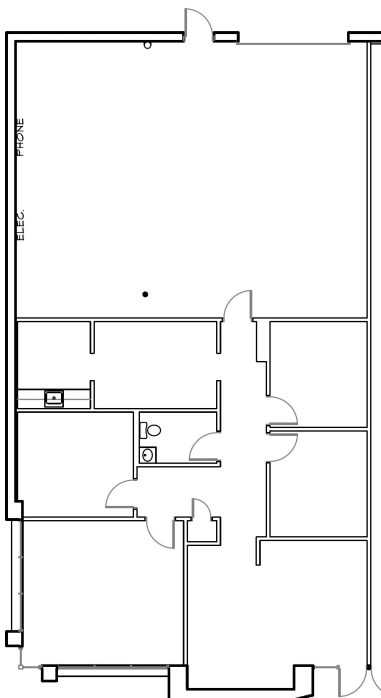
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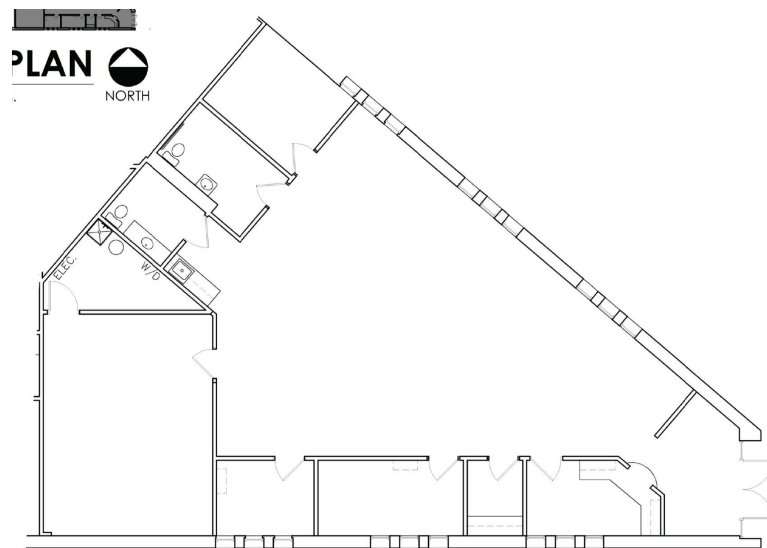
Bldg 1, Suite 105



Bldg 2, Suite 101A



Bldg 3, Suite 106



Bldg 5, Suite A

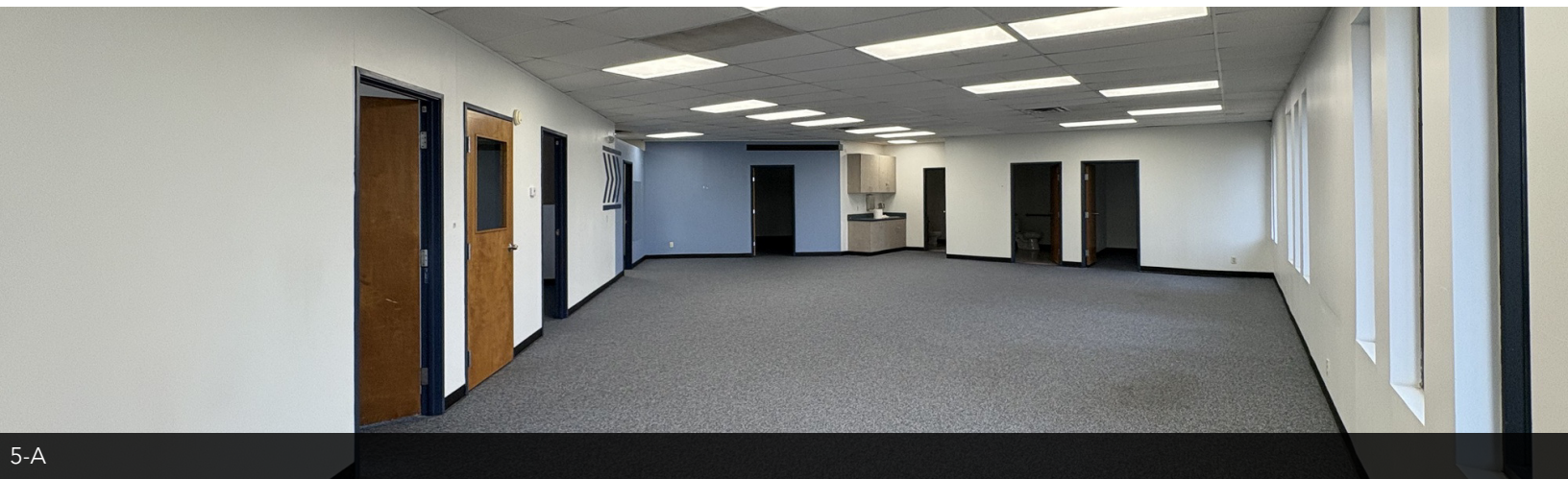
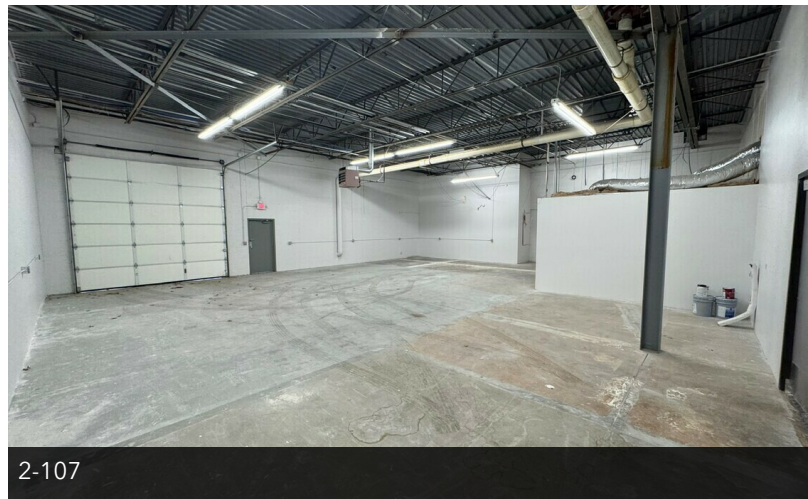
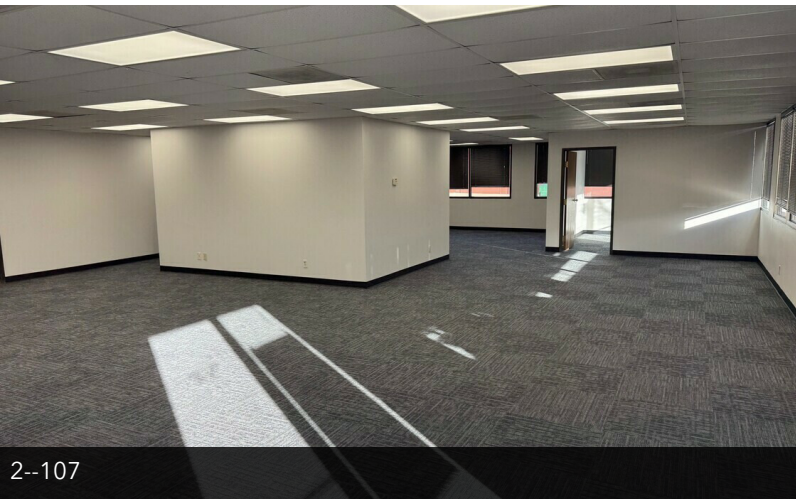
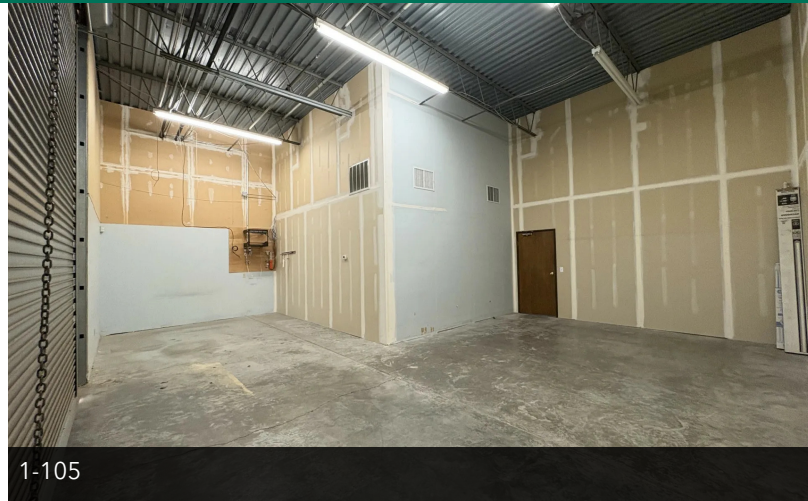
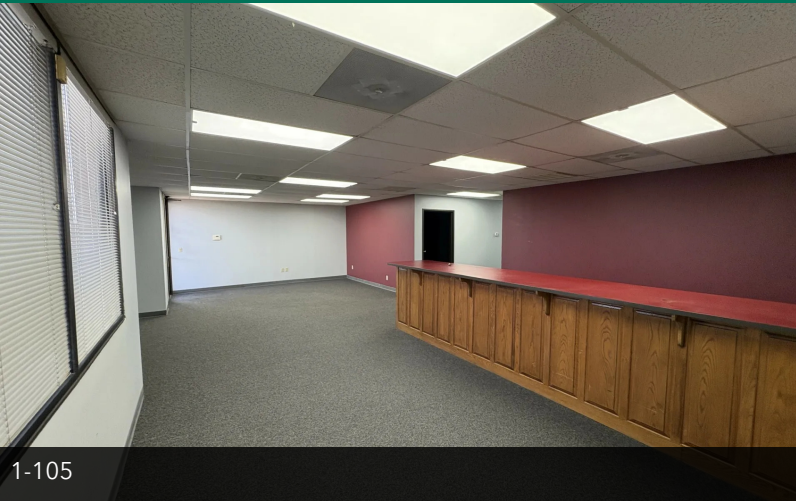
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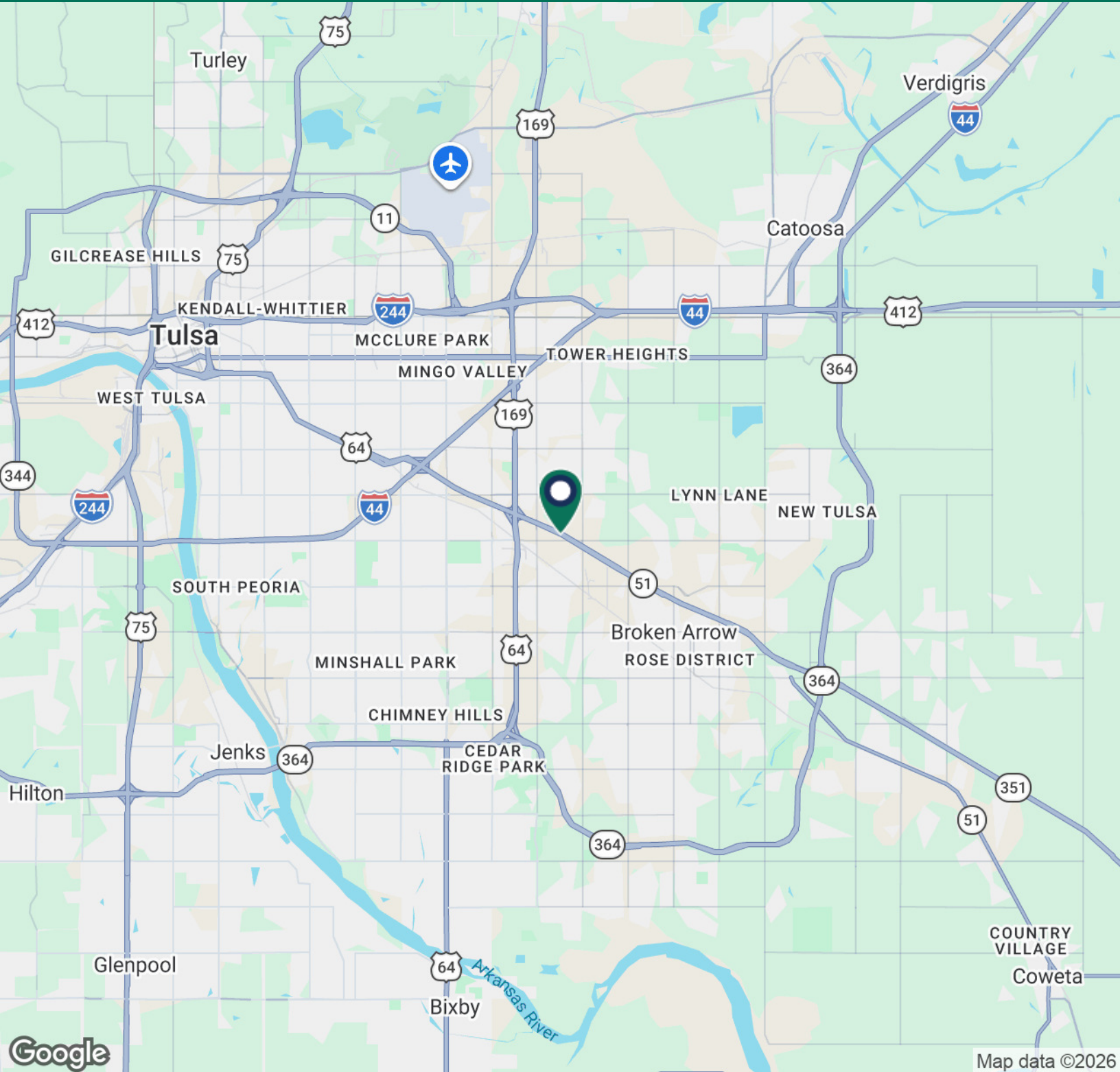
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