



The Bridge

5272 S LEWIS AVE | TULSA, OK 74105

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Table of Contents

- 3 PROPERTY SUMMARY
- 4 PROPERTY AERIAL
- 5 PROPERTY FEATURES
- 6 TENANT SPACE PHOTOS
- 7 FLOOR PLAN
- 8 LOCATION HIGHLIGHTS
& MAPS

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Ownership Opportunity

The Bridge is currently occupied by a diverse mix of tenants ranging from small individual suites to larger office spaces, with the majority of leases having terms of three years or less. This leasing structure provides a unique opportunity for an owner-user to gradually expand into the building while benefiting from existing rental income. For investors, the property offers value-add potential through lease-up of available suites, tenant renewals, and continued occupancy stabilization.” and in a larger font more demanding of attention.

PURCHASE PRICE	\$1,500,000
STORIES	2
BUILDING SIZE	16,388 SF
GROSS LAND AREA	64,190 SF / 1.47 Acres
YEAR BUILT/REMODELED	1972 / 2001
PARKING	5/1000 SF



Property Aerial



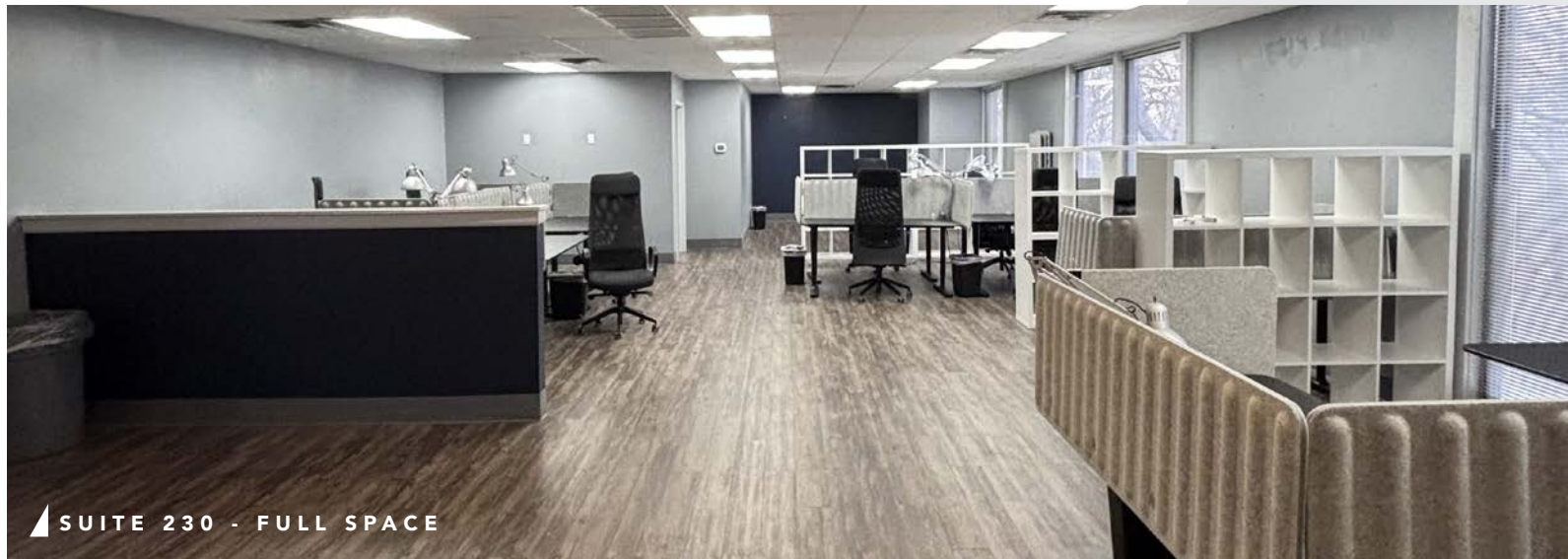
Property Features

PHYSICAL & FUNCTIONAL CHARACTERISTICS

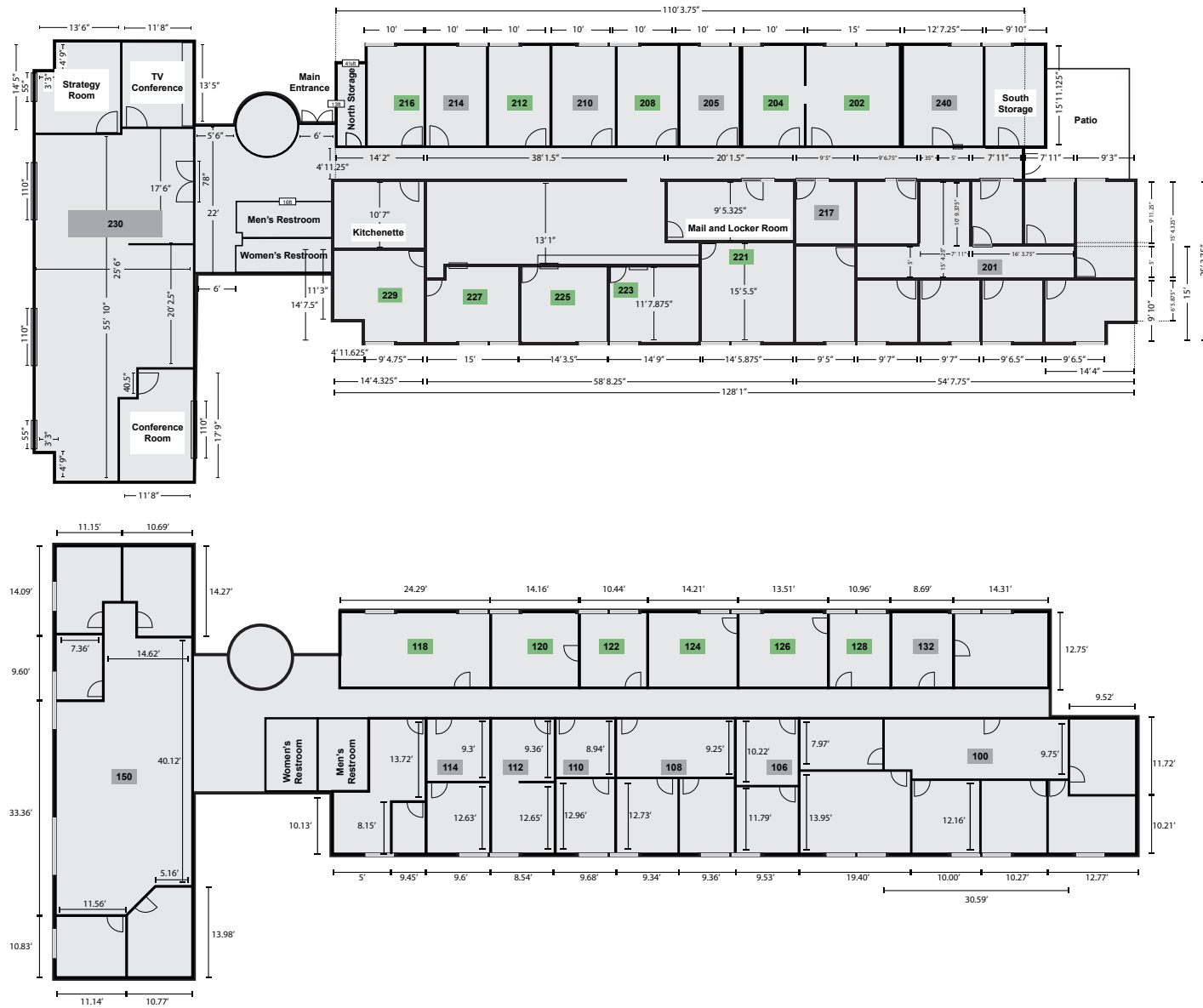
- Less than one-half mile from I-44, providing excellent regional accessibility and convenient connectivity throughout the Tulsa metropolitan area.
- Freestanding building offering flexible functionality and an efficient layout suitable for a variety of users.
- Abundant on-site parking accommodates employees, customers, and visitors while enhancing overall site convenience and accessibility.
- Roof and HVAC systems have been replaced within the past five years, reducing near-term capital expenditure requirements and supporting operational efficiency.
- Excellent frontage and visibility along South Lewis Avenue (33,600 VPD) with strong exposure to passing traffic and a prominent commercial presence.
- Recent capital improvements have enhanced the property's condition, functionality, and long-term appeal.



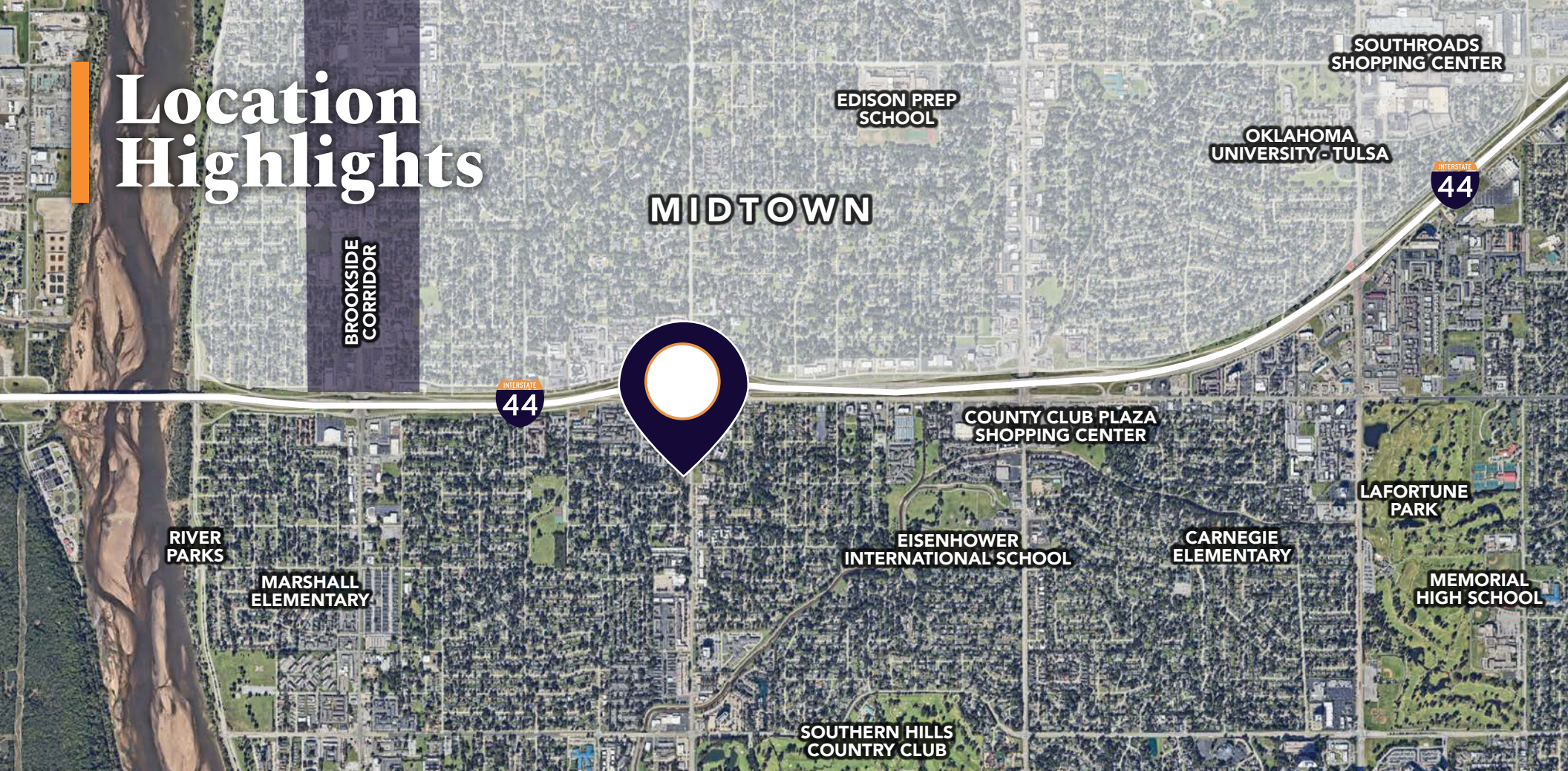
Tenant Space Photos



Floor Plan



Location Highlights



MIDTOWN-ADJACENT LOCATION: Positioned just outside Midtown Tulsa along South Lewis Avenue, offering convenient access to Midtown's established neighborhoods, amenities, and business districts while benefiting from a highly accessible central Tulsa location.



PROFESSIONAL OFFICE ENVIRONMENT: Positioned within a mature office corridor anchored by a diverse mix of medical, legal, financial, and professional service users, fostering a strong business atmosphere and convenient access for employees and clients.

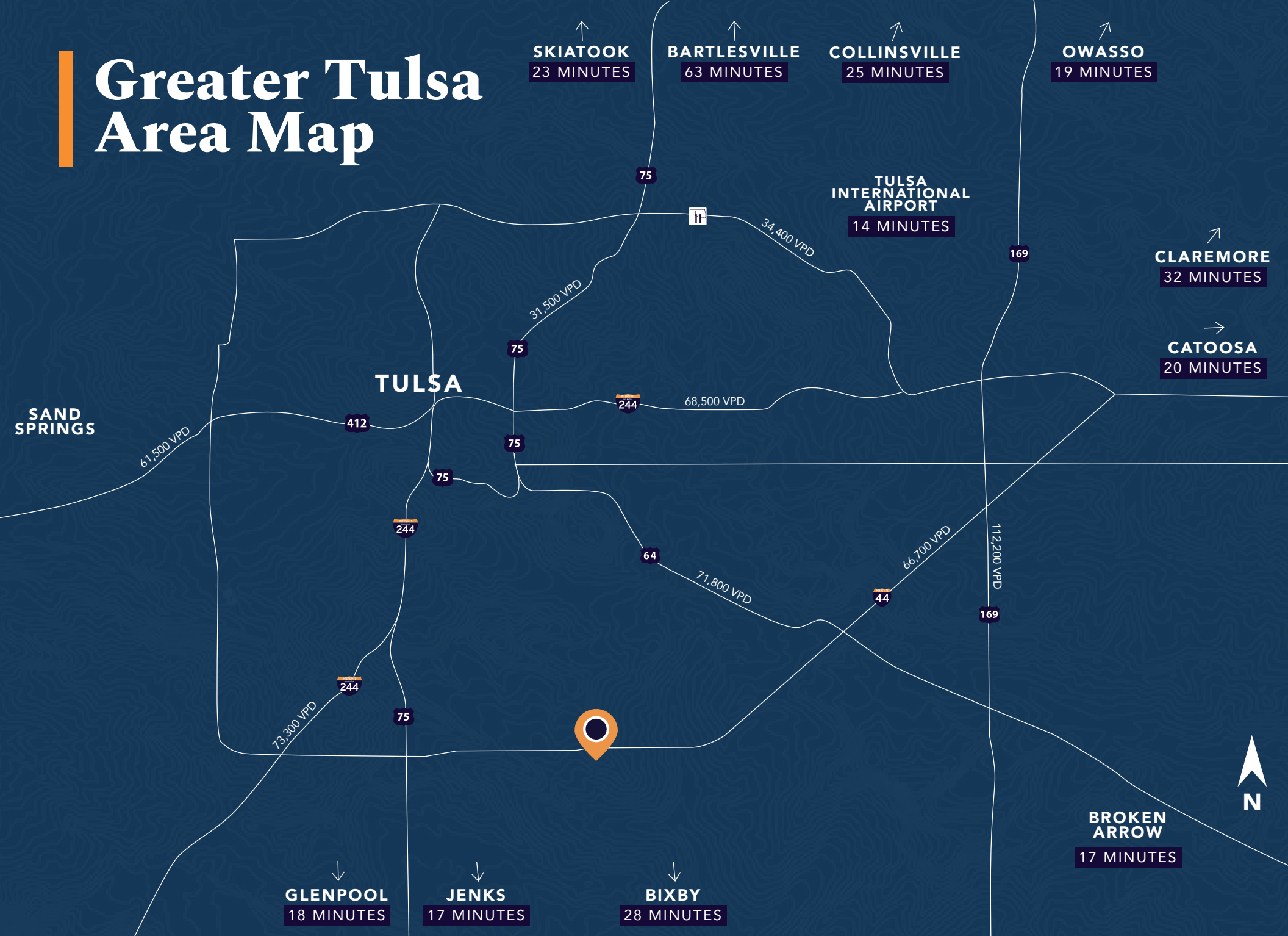


RECREATION & QUALITY OF LIFE: Close to the Arkansas River corridor, Riverside trails, and Tulsa's nationally recognized Gathering Place, one of the premier parks and recreational destinations in the country.



EXCELLENT REGIONAL CONNECTIVITY: Convenient access to I-44, US-75, Riverside Drive, and the Broken Arrow Expressway (SH-51), allowing efficient travel throughout the Tulsa metropolitan area.

Greater Tulsa Area Map



An aerial photograph of the Tulsa, Oklahoma skyline at sunset. The sky is a mix of orange, pink, and purple. Several skyscrapers are visible, some with lights on. In the foreground, there are lower-rise buildings and some greenery.

Tulsa, Oklahoma

Tulsa, Oklahoma, is a rising regional economic hub with a diversified economy and strong momentum across multiple sectors, including energy, aerospace, healthcare, and professional services. Anchored by institutions such as ONEOK, Williams Companies, and BOK Financial, Tulsa also supports a growing ecosystem of tech startups and advanced manufacturing. The city benefits from a pro-business climate and a skilled workforce, making it an **attractive destination for corporate relocations and capital investment**.

Tulsa's economic foundation is supported by a strategic **central U.S. location and robust infrastructure**, including Interstates 44, 244, and U.S. Highway 75, and proximity to Tulsa International Airport. The city is home to the Tulsa Port of Catoosa, one of the largest inland river-ports in the nation, supporting regional and national commerce. Continued investments in public infrastructure and broadband expansion bolster long-term growth.

The **commercial real estate market in Tulsa remains resilient**, characterized by low vacancy in prime office corridors, stable demand for medical office and retail assets, and ongoing redevelopment activity in the urban core. Class A office product near the BOK Center and the Arts District continues to see strong leasing interest.

Investors are drawn to the **market's relative affordability and long-term upside potential**.

Tulsa's livability continues to gain national attention, supported by its cultural institutions, outdoor amenities, and revitalized downtown. The city boasts a vibrant arts and music scene, a nationally acclaimed park system including the award-winning Gathering Place, and top-rated healthcare facilities. Education is a regional strength, led by the University of Tulsa and Tulsa Community College.

With favorable demographics, affordable land values, and strong public-private partnerships, Tulsa is **well-positioned for continued growth**, making it an increasingly attractive destination for businesses and real estate investors alike.



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