

# SUNBELT: OFFICE SPACES FOR LEASE

5530 S. 79th E. Pl. - Tulsa, OK 74145

**BAUER**  
& ASSOCIATES  
REALTORS®



**PROPERTY HIGHLIGHTS** The Sunbelt Building offers flexible office and small-suite leasing opportunities in a convenient east Tulsa location. The ±5,621 SF commercial property is located at 5530 S. 79th E. Pl., Tulsa, OK 74145, just west of S. Memorial Dr. and north of E. 61st St., providing easy access to one of Tulsa's most active commercial corridors.

The building is surrounded by strong retail, dining, and service amenities including Fontana Shopping Center, Eton Square, Woodland Hills Mall, Jason's Deli, Aldi, Office Depot, Scooter's Coffee, CVS Pharmacy, and QuikTrip, offering convenience for tenants and clients alike.

## AVAILABLE:

SUITE 9 (651 SF)

SUITE 11 (648 SF)

- ± 5,621 SF total building size
- Zoned CL - Commercial Light
- Convenient access to S. Memorial Dr. and E. 61st St.



## BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**SHEILA COOPER**

Office: 918-665-1210

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scooper@bauertulsa.com

# SUNBELT BUILDING

5530 S. 79th E. Pl. - Tulsa, OK 74145



**SUNBELT BUILDING**  
5530 S. Memorial Dr.  
Tulsa, OK

- 61st & Memorial:**
- Aldi
  - Which Wich Sandwich
  - Jason's Deli
  - Scooter's Coffee
  - Mazzi's Pizza

26,088 VPD

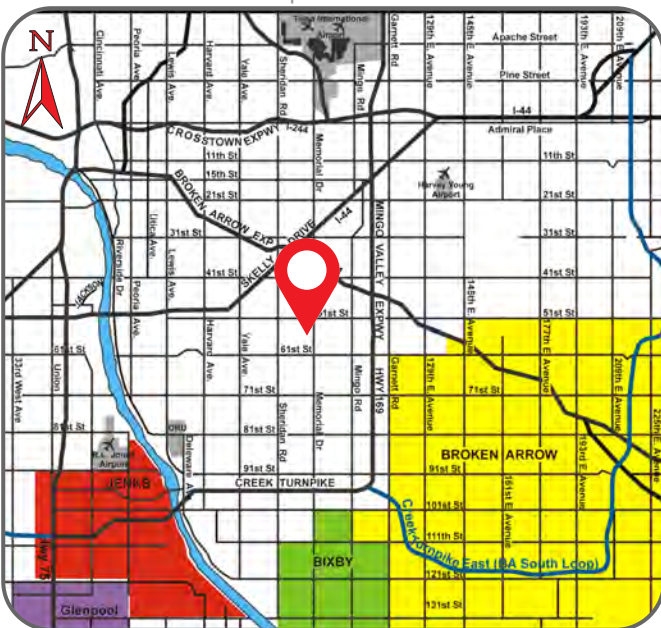
**26,088 VEHICLES PER DAY - S. MEMORIAL DR.**  
**15,410 VEHICLES PER DAY - E. 51ST ST.**

TRAFFIC COUNT - SOURCE INCOG 2025

	5 Minutes	10 Minutes	15 Minutes
DAYTIME POPULATION	31,430	169,385	476,417
HOUSEHOLDS	9,352	52,349	161,706
AVERAGE HH INCOME	\$80,761	\$85,677	\$98,494

DEMOGRAPHICS - SOURCE ESRI 2025

## Greater Tulsa Area Map



- ± 5,621 SF TOTAL BUILDING SIZE
  - ZONED OL - OFFICE LIGHT
  - CONVENIENT ACCESS TO S. MEMORIAL DR. & E. 61ST ST.
  - STRONG RETAIL & SERVICE AMENITIES NEARBY
- 

- ALDI GROCERY
  - OFFICE DEPOT
  - JASON'S DELI
  - QUIKTRIP
  - CVS PHARMACY
  - AKIN'S NATURAL FOODS
  - SCOOTER'S COFFEE
  - MAZZIO'S PIZZA
  - WOODLAND HILLS MALL
- 

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