

AN ART DECO LANDMARK · BUILT 1925

# The Day & Nite Building

1012 S Elgin Avenue · Tulsa, Oklahoma 74120

THE SOUTHERN GATEWAY CORNER TO DOWNTOWN TULSA

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# A guided walkthrough.

This memorandum presents 1012 S Elgin Avenue — a fully restored 1925 landmark on the southern gateway corner to downtown Tulsa, offered confidentially.

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01 · THE OPPORTUNITY

# A rare corner. *Irreplaceable* positioning.

The Day & Nite Building anchors the 11th Street roundabout — the southern gateway corner connecting Historic Route 66, the Cathedral District, and downtown Tulsa.

A century-old Art Deco landmark fully restored top-to-bottom, with 4,680 SF of adaptable interior, 15-foot ceilings, and an original vault. Originally engineered in 1925 for future vertical expansion.

1925  
YEAR BUILT

4,680  
TOTAL SF (±)

15'  
MAIN CEILING HEIGHT

1 of 1  
CORNER POSITION



◆ HISTORIC ROUTE 66 FRONTAGE

02 · PROPERTY AT A GLANCE

# Vital statistics.

4,680

SQUARE FEET (±)

2,500

OPEN MAIN FLOOR SF

1925

YEAR BUILT

3

HVAC ZONES · NEW

2

BATHROOMS + SHOWER

Corner

LOT POSITION

UNLISTED · WHISPER PRICE

\$2.5M – \$3M

Confidential. Inquiries through listing brokers only.

— DETAILS

ADDRESS

1012 S Elgin Avenue, Tulsa, OK 74120

SUBMARKET

Tulsa CBD · Pearl District

PROPERTY TYPE

Specialty / Office · Owner-User

FRONTAGE

Historic Route 66 (11th Street)

STORIES

Single-story · designed for vertical add

USE

Adaptable — retail, office, hospitality, F&B

ARCHITECTURE

Art Deco · fully restored

NOTABLE FEATURE

Original vault (former fur-coat storage)

03 · BUILDING PROFILE

# Restored *top to bottom.*

Major capital improvements completed during the current ownership — every core building system has been brought to current standard while preserving the property's original character.

The 1925 architects designed structural capacity for future levels — opening optionality for a future operator or developer.

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## 01 Roof

Fully replaced

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## 02 HVAC

Three zones, all replaced

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## 03 Plumbing

Replaced throughout

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## 04 Electrical

Replaced throughout

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## 05 Windows

Replaced — period-appropriate

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## 06 Structure

1925 design accommodates future stories

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04 · FLOOR PLAN

# An open canvas.

4,682 SF total — 4,470 SF open first floor with 15-foot ceilings, plus a 211 SF second-floor break room. Adaptable to retail, gallery, hospitality, professional services, or owner-user HQ.

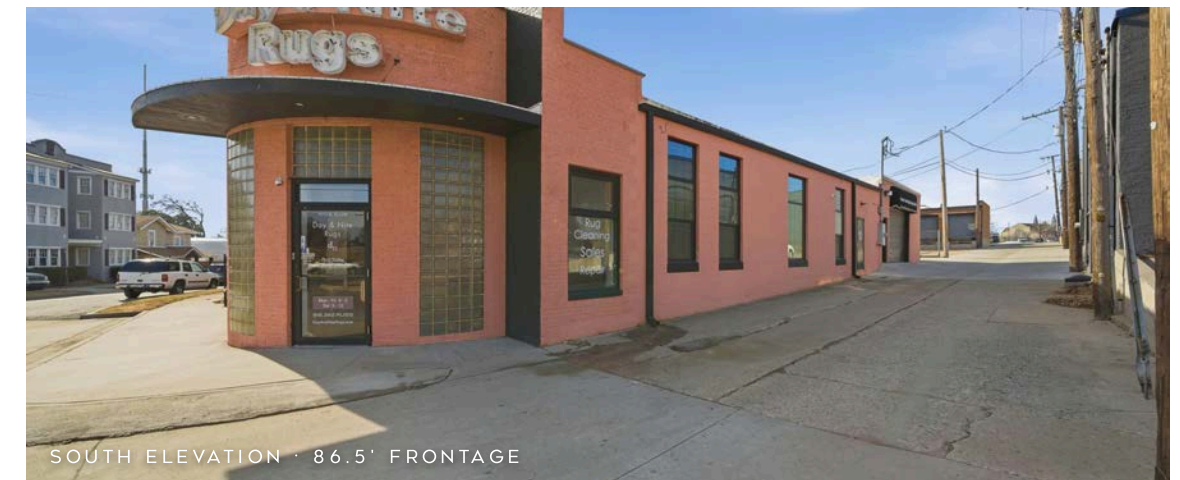
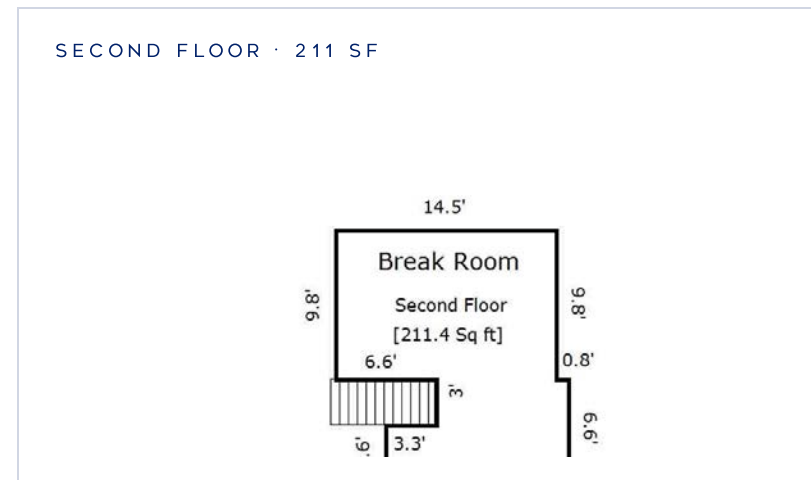
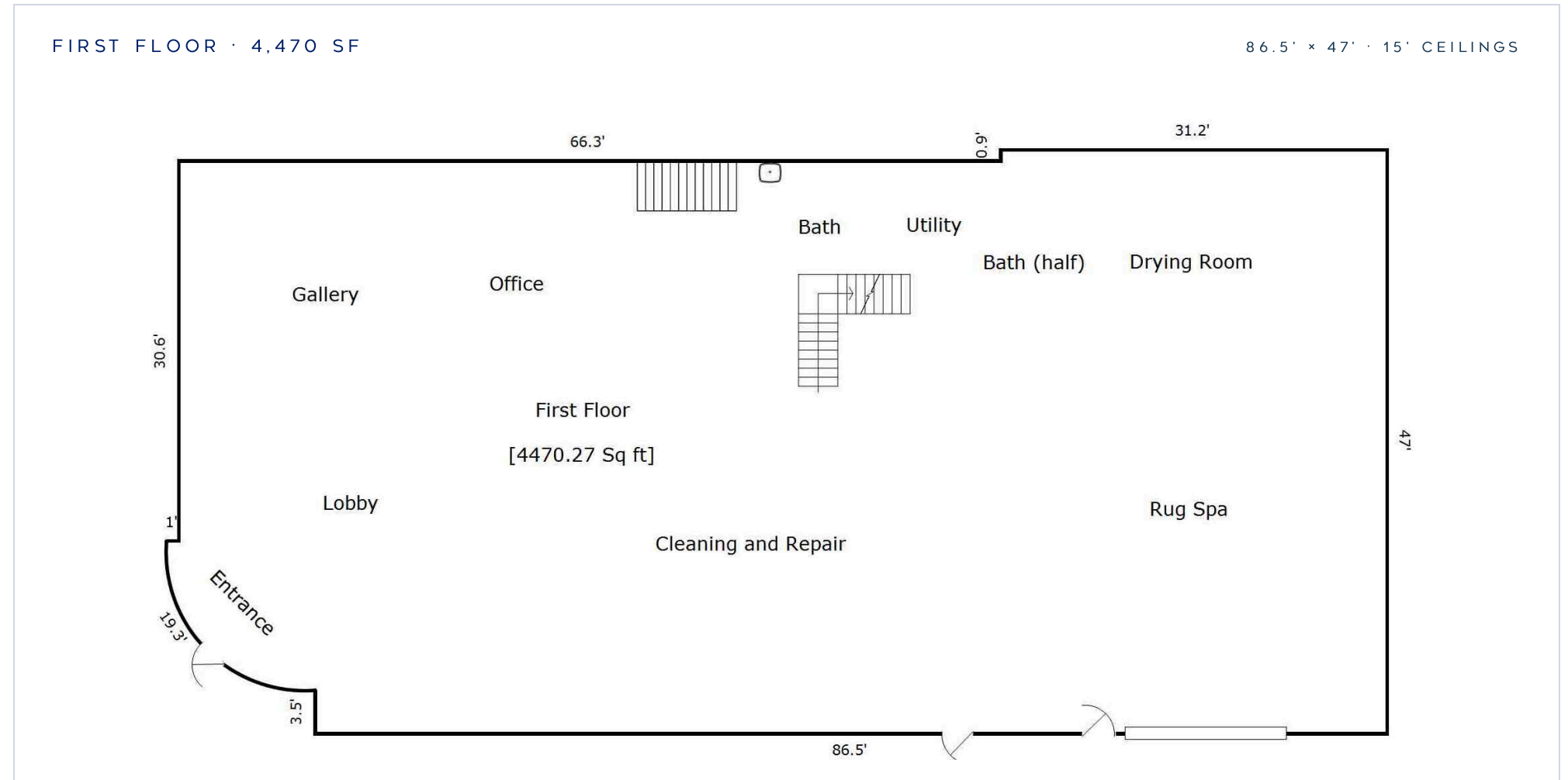
**4,470**  
FIRST FLOOR SF

**211**  
2ND FLOOR SF

**86.5'**  
FRONTAGE

**47'**  
DEPTH

- Lobby & Entrance  
ORIGINAL ART DECO VESTIBULE
- Gallery / Office  
FRONT-FACING FLEXIBLE SPACES
- Cleaning & Repair  
OPEN PRODUCTION FLOOR
- Rug Spa & Drying  
SPECIALTY REAR SUITE



05 · INTERIORS

# Character on every surface.

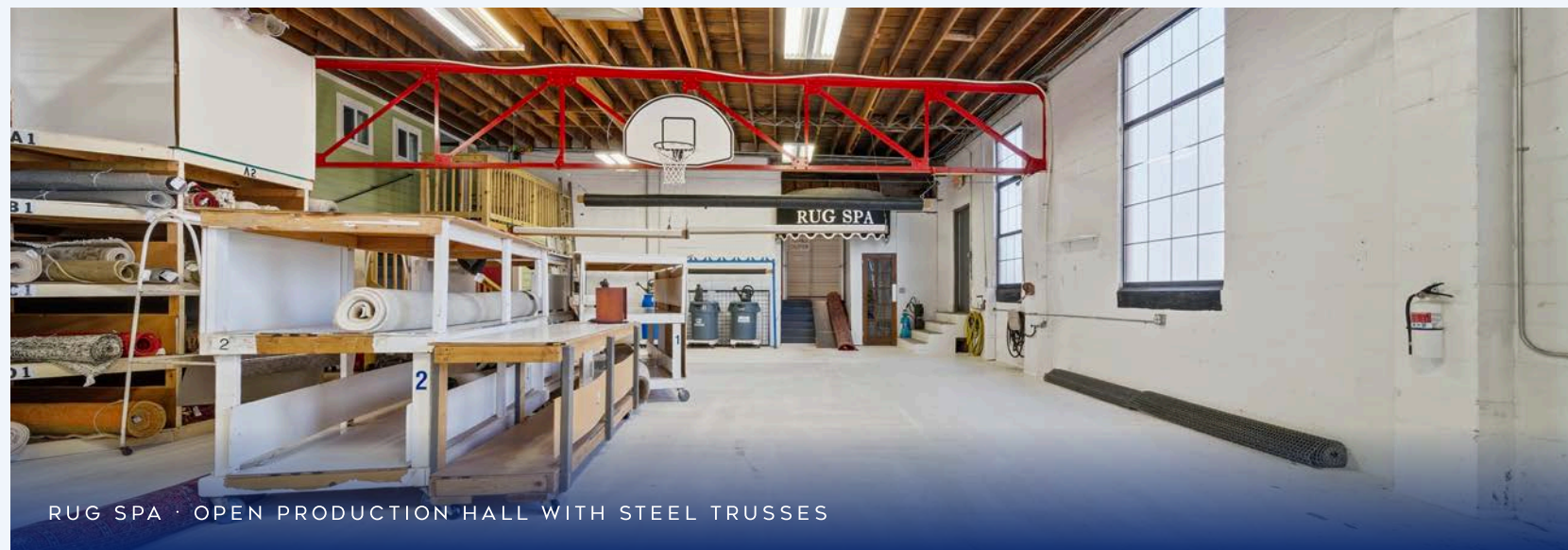
Streamline Moderne details — pressed-tin ceilings, curved entry vestibule, original glass block — paired with a 4,470 SF working hall: timber rafters, exposed steel trusses, ductwork, and ground-level service access.



LOBBY · STREAMLINE MODERNE CURVE, ORIGINAL GLASS BLOCK, TIN CEILING



GALLERY · ADJOINING DISPLAY & SALES SPACE



RUG SPA · OPEN PRODUCTION HALL WITH STEEL TRUSSES



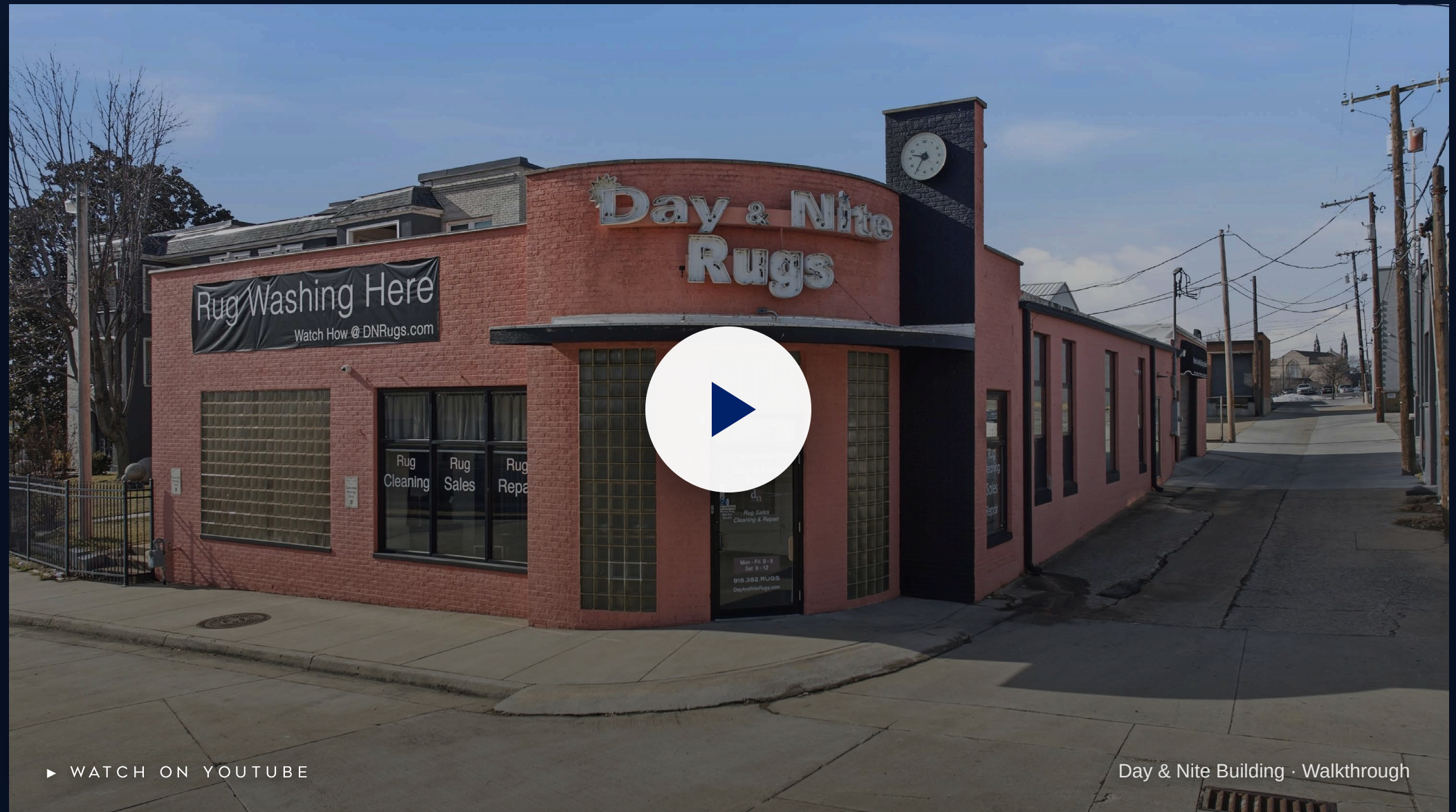
SERVICE BAY · ROLL-UP DOOR, VENTILATION, GROUND-LEVEL ACCESS

06 · VIDEO WALKTHROUGH

# See it in *motion.*

A guided tour through the building — from the curved Streamline Moderne entry, through the lobby and gallery, into the open production hall and rear service bays.

COURTESY OF DAY & NITE RUGS · 1012 S ELGIN AVE



▶ WATCH ON YOUTUBE

Day & Nite Building · Walkthrough

05 · LOCATION

# On the corner where *Tulsa turns.*

The building is uniquely positioned on the **11th Street roundabout** — connecting Historic Route 66, the Cathedral District, and the southern gateway to downtown Tulsa. Traffic generators include **Home Depot**, **Tulsa Community College**, and **Gun Boat Park** retail.

66  
HISTORIC ROUTE FRONTAGE

3  
DISTRICT CONVERGENCE

1.4M  
TULSA MSA POP.

< 1mi  
TO DOWNTOWN CORE

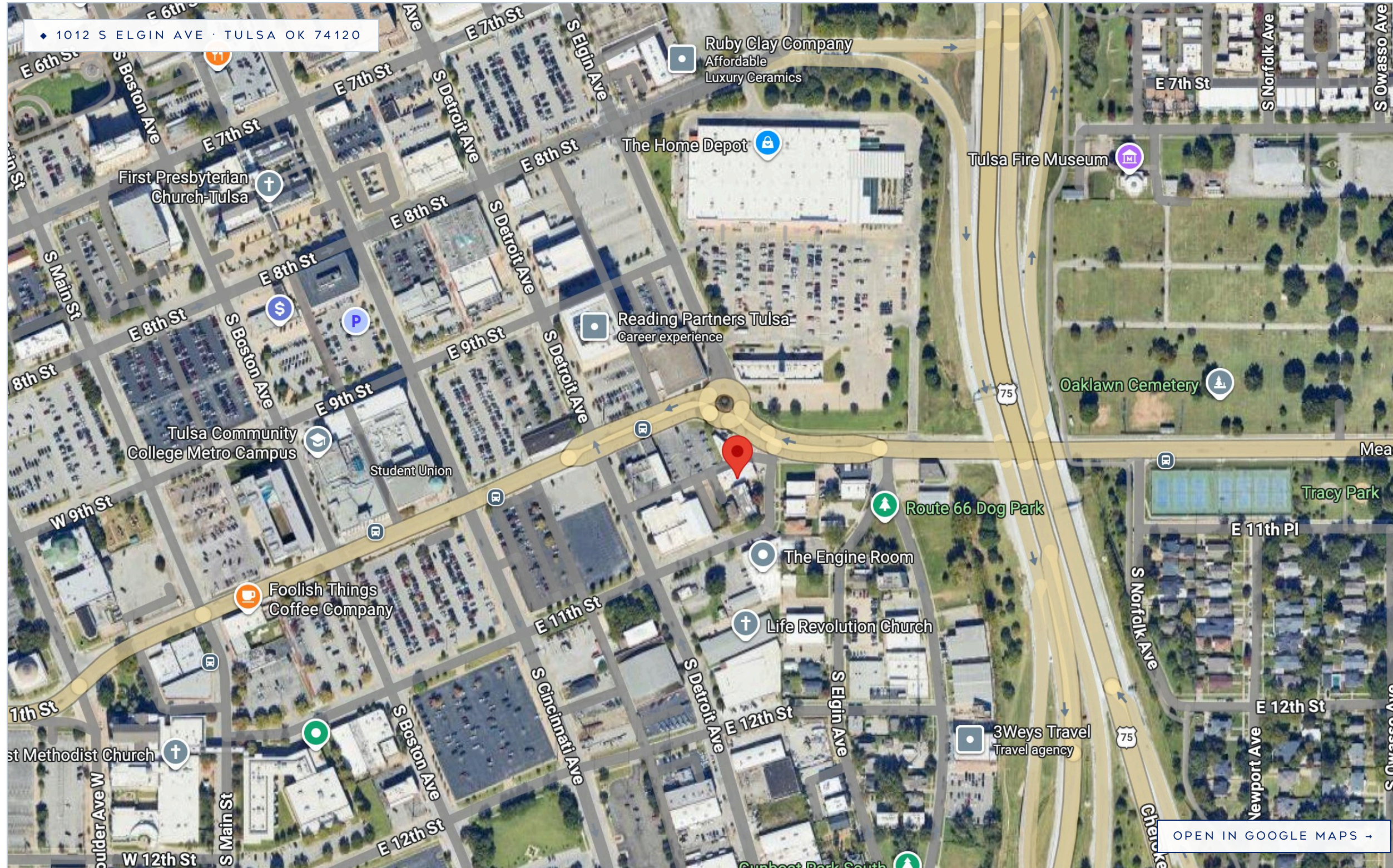
CATHEDRAL DISTRICT  
North

DOWNTOWN CORE  
Northwest

ROUTE 66 / PEARL  
East

TCC METRO CAMPUS  
South





06 · NEIGHBORHOOD

## Traffic generators within reach.

SELECTED

### The Day & Nite Building

1012 S Elgin Ave

- The Day & Nite Building
- Home Depot
- Tulsa Community College — Metro
- Gun Boat Park Retail
- Downtown Core · BOK Center
- Cathedral District
- Guthrie Green
- ORU / Hillcrest Hospital

[OPEN IN GOOGLE MAPS →](#)

07 · OPERATOR PERFORMANCE

# A profitable space.

Day & Nite Rugs operates from the building. Their 2025 P&L demonstrates that this footprint reliably supports a six-figure operating business — proof of the property's commercial viability.

DAY & NITE RUGS · 2025 P&L

Total Income	\$317,280
Cost of Goods Sold	(\$12,667)
<b>Gross Profit</b>	<b>\$304,613</b>
Operating Expenses	(\$127,233)
<b>Net Operating Income</b>	<b>\$177,380</b>

SOURCE: DAY & NITE RUGS, Q1-Q4 2025 · BUSINESS NOT INCLUDED IN SALE

2025 NET OPERATING INCOME

# \$177K

56% net margin on \$317K topline

OWNER-USER UPSIDE

Eliminate rent expense and capture full operating economics in this footprint, or repurpose to a higher-yield use.






FOR ILLUSTRATIVE CONTEXT

This is operator P&L, not building cash flow. Buyers should underwrite their own use-case. Day & Nite Rugs is not included in the sale unless separately negotiated.

08 · SALES COMPARABLES

# Tulsa CBD context.

Recent transactions within the Tulsa CBD submarket, drawn from public record and CoStar research-complete entries. All comps share early-20th-century vintage and downtown-adjacent positioning.

PHOTO	PROPERTY	SUBMARKET	SOLD	SALE PRICE	BUILDING SF	\$/SF	YEAR
	<b>◆ 1012 S Elgin Ave</b> SUBJECT PROPERTY	CBD	—	\$2.5–3M	4,680	\$534–641	1925
	924 S Elgin Ave OFFICE · TULSA, OK	CBD	Dec 2025	\$1.20M	7,000	\$171	1927
	1126 S Frankfort Ave OFFICE · TULSA, OK	CBD	Jun 2025	Not Disclosed	5,531	—	1920
	1012 S Detroit Ave OFFICE · TULSA, OK	CBD	Jul 2025	Not Disclosed	12,000	—	1990
	913 S Boulder Ave SPECIALTY · TULSA, OK	CBD	May 2025	\$4.25M	85,063	\$50	1920

09 · PRICING GUIDANCE

# Quietly offered.

UNLISTED · WHISPER PRICE

\$2.5M  
*through*  
\$3M

The Day & Nite Building is offered **off-market**, with a private whisper price disclosed only to qualified buyers.

\$534 – \$641

Indicated \$/SF on 4,680 SF

Confidential

Inquiries through listing brokers only

Negotiable

Terms, possession, and timing flexible

CONTACT

# For inquiries.

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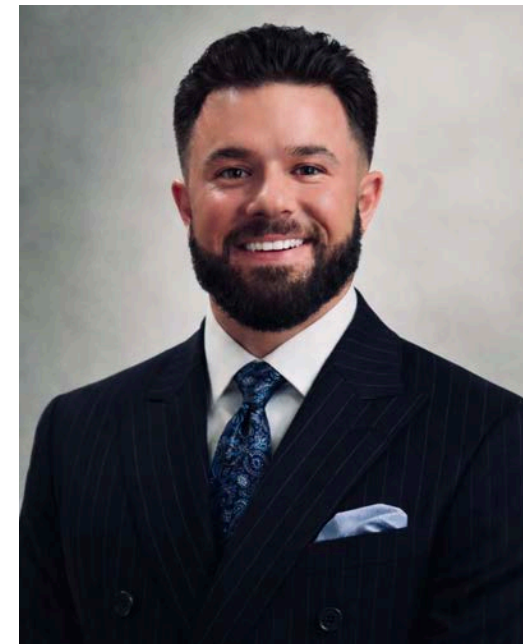


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## Important notice.

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Comparable sales data is sourced from CoStar public record and research-complete entries. The whisper price is non-binding and is intended only as a guide for qualified prospective buyers. Pricing is unlisted; inquiries should be made to the listing brokers. Recipients agree to keep this information confidential and not to circulate, copy, or otherwise disseminate this document without prior written consent.

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