

SQUARE ONE OFFICE CENTER

OFFICE SPACE FOR LEASE



6705 E. 81st Street - Tulsa, OK 74133

PROPERTY HIGHLIGHTS

- SPACE AVAILABLE: #172 (975 SF)
- CONVENIENT SOUTH TULSA LOCATION
- FRONT DOOR PARKING
- 24/7 BUILDING ACCESS
- FULL SERVICE LEASES
- PROFESSIONALLY MANAGED
- CLOSE PROXIMITY TO SHOPPING
- RESTAURANTS ON-SITE INCLUDING CHIMI'S



SHEILA COOPER

Cell: 918-724-5140
scooper@bauertulsa.com



16,910 Vehicles per day - E. 81st St. S.

18,386 Vehicles per day - S. Sheridan Rd.

TRAFFIC COUNT - SOURCE INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	14,000	122,000	292,000
TOTAL HOUSEHOLDS	9,021	45,200	107,000
TOTAL POPULATION	19,800	106,000	255,000
AVERAGE HH SIZE	2.17	2.27	2.35
AVERAGE HH INCOME	\$128,881	\$125,368	\$119,946

DEMOGRAPHICS - SOURCE: ESRI 2026

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.

Office 918-665-1210

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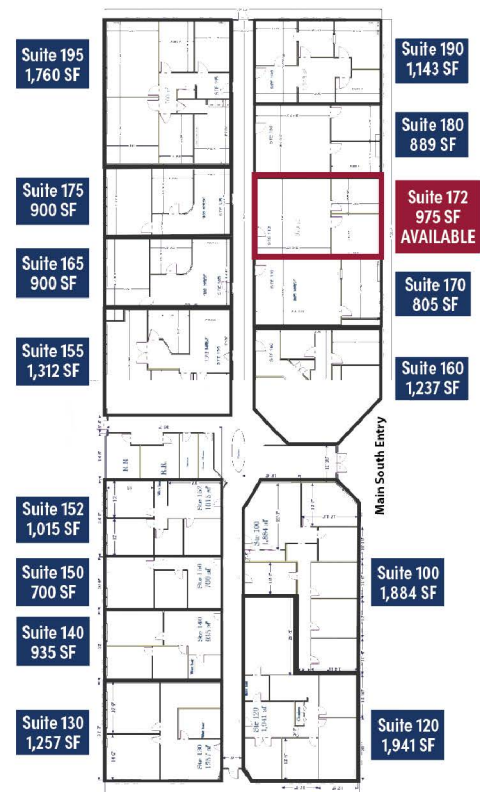
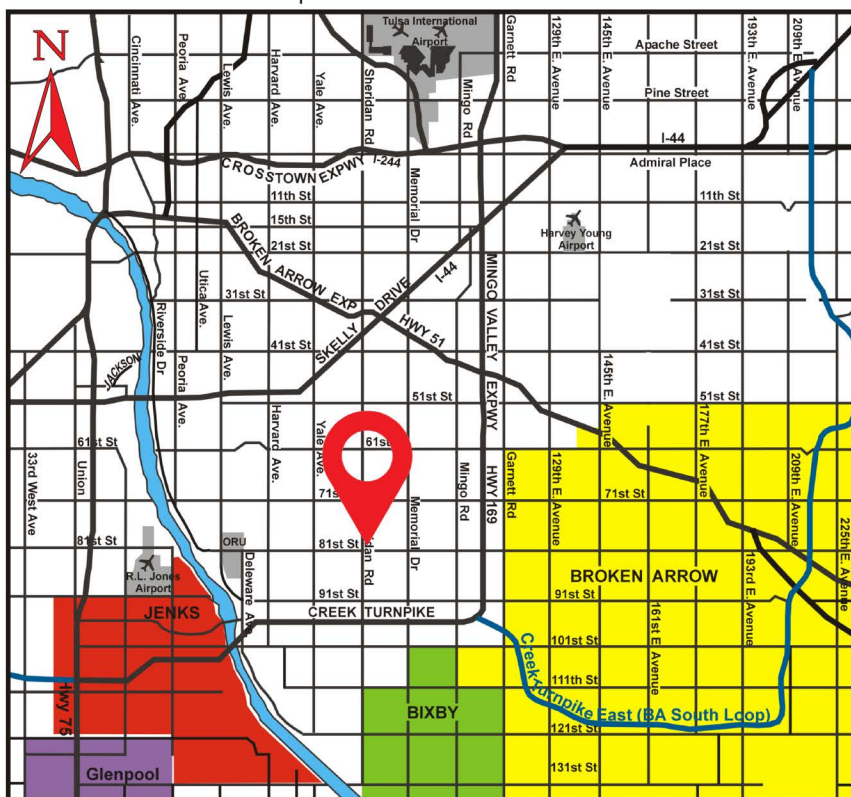
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Greater Tulsa Area Map



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