



CHINOWETH & COHEN
COMMERCIAL

CONTACT

KAY SULLIVAN

918-924-2405

BROKER-ASSOCIATE®

Specializing in Commercial Real Estate

ksullivan@cctulsa.com

COMMERCIAL OFFICE BUILDING FOR SALE

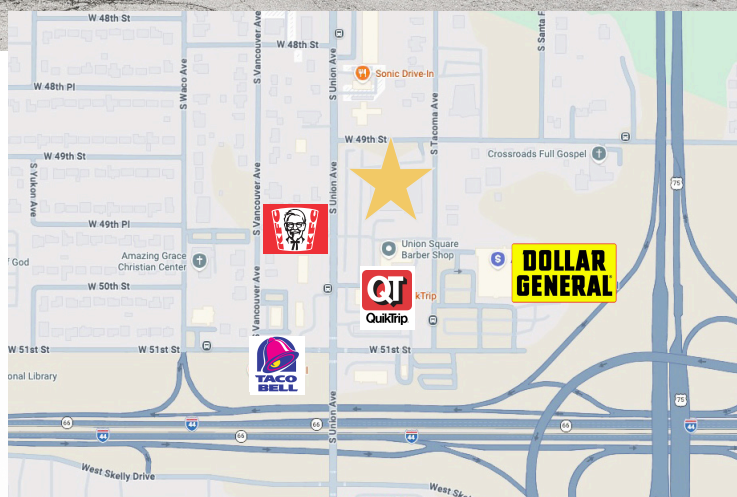
4915 S Union Avenue, Tulsa, OK 74107

31,975+/- SF Total



FEATURES & AMENITIES

- 31,975 SF (CH) commercial office building
- Ideal for call centers, corporate offices, customer service, training, or professional use
- Approximately 400 existing cubicles
- 200 workstations on each side of the building
- Efficient, scalable floor plan
- Fresh interior paint
- New carpeting
- Backup generator
- Fully sprinklered fire suppression system
- New interior security camera system
- New exterior security camera system
- More than 70 on-site parking spaces
- Additional 47,881 SF (CH) concrete overflow parking lot
- Potential for future expansion
- Prime location in a high-growth commercial corridor



- Excellent access near the new Highway 44/75 interchange
- Strong surrounding commercial development
- Nearby national retailers including Taco Bell, KFC, Metro by T-Mobile, and QuikTrip
- Turnkey office campus
- Excellent opportunity for owner-users or investors

Information is deemed reliable but not guaranteed. Buyer to verify all information.

Office: 7510 E. 111th St South, Bixby, OK 74008 • Phone: 918-943-3009



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ENTRANCE



LOBBY / RECEPTION AREA



EXECUTIVE OFFICES



CONFERENCE AND MEETING ROOMS



OFFICE DINING AREA



OFFICE KITCHEN

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EXECUTIVE OFFICE



OFFICES ADJACENT TO CALL CENTER



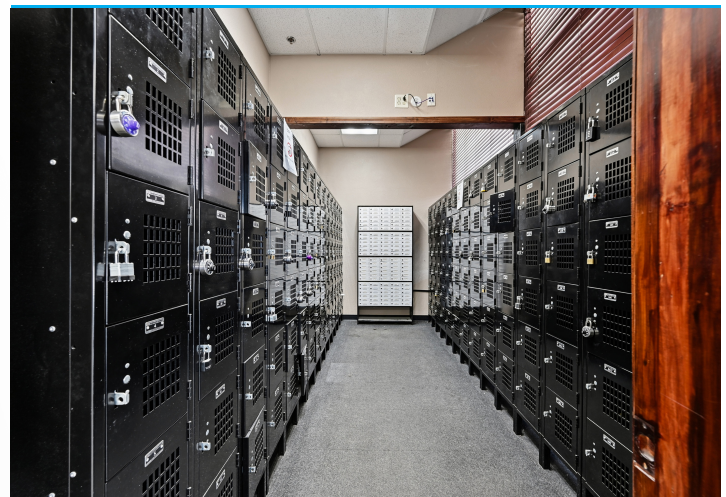
TRAINING ROOM



CALL CENTER



RESTROOMS



LOCKERS



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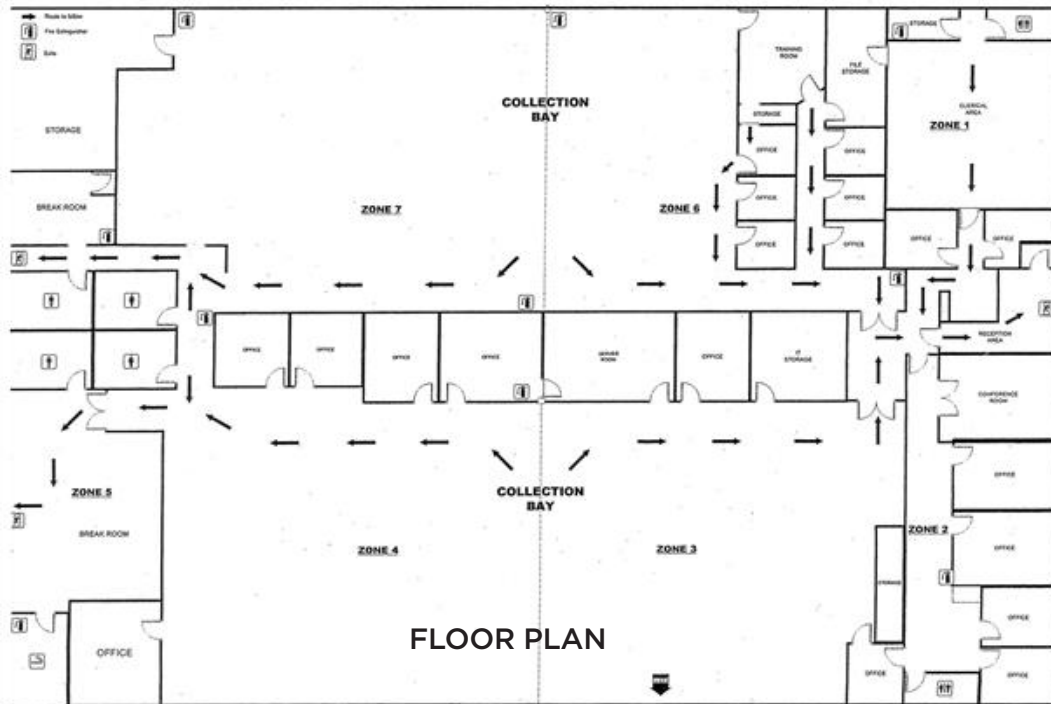
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AERIAL WITH ADDITIONAL LOT



NEAR HWY 44 & HWY 75 INTERCHANGE



AMPLE PARKING



FACADE

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