

Hwy 169

169

TULSA INNOVATION CENTER TULSA, OK 74146

FORMERLY MAXIM BUSINESS PARK

N

E 45th Place

Herc Rentals

E 44th Place

Gardner's
Used Books

SecurCare
Self Storage

Pella

51

OK-51/
Broken Arrow Expressway
109,751 VPD 2024

10001

10002

9916

9902

9910

9906

9905

4305

ADT

SUBWAY

Commercial
Medical
Electronics

S Mingo Rd

NEWLY IMPROVED INDUSTRIAL BUSINESS PARK

 **equitas**TM
realty advisors, LLC

 **AVISTONE**TM

E 43RD ST AND S MINGO RD TULSA, OK 74146

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PROPERTY OVERVIEW

The Tulsa Innovation Center, formerly Maxim Business Park, is a seven building industrial park built in 1984. Totalling 110,000 square feet, it is strategically located in the heart of Southeast Tulsa at 43rd & Mingo Rd. The new ownership, **AVISTONE**, is committed to improving and enhancing the industrial business park to a quality level that Tenants will enjoy calling their new business home.

4305 S MINGO RD
9902-10002 E 43RD PL
(E 43RD PL AND S MINGO RD)
TULSA, OK 74146



Location

Off of the BA Expressway
(Hwy 51) with access to
Hwy 169 Interchange



Space Sizes

From 1,169-
25,164 SF



Space to Suit

Ability to add
warehouse square
footage



Zoning

Industrial Light (IL)



Clear Heights

Warehouses vary
from 12' to 14.5'±



Remodel

All vacant spaces to be renovated
(See Remodel Standards)



Climate

Various suites are
fully conditioned



TRADE AREA MAP

REMODEL STANDARDS

The new owner is excited to offer remodel packages for new tenant-leased spaces, featuring polished and sealed concrete floors, refreshed lighting, and refinished surfaces. These upgrades create a modernized look and deliver a premium environment that will serve as a prototype for future remodels across the portfolio.

Interior Finishes:

- 9' Acoustical grid ceiling
- 2'x4' LED Light Panel
- 30' X 80' Stained Doors
- Luxury Vinyl Plank Flooring
- Finished Wall Painted

Restrooms/Break Area:

- Standard ADA Accessible Single toilet
- Handicap Bars
- Single Cabinet and Vanity with Laminate Counter

Warehouse:

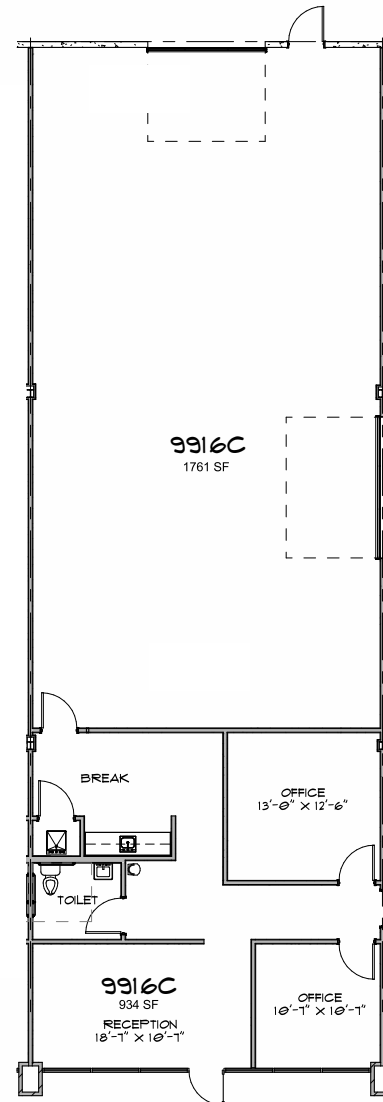
- Exposed Ceiling with White Spray Foam Insulation Material
- LED Halo lighting along trusses
- Polished & sealed concrete floors
- 13' clear heights to trusses
- Finished Walls Painted

EMP:

- Standard Interior 110 Outlets
- 120/240 200 AMP
(Higher service at 10002 Building)
- HVAC with programmable thermostats

Exclusions/Disclaimers:

- Telecommunications
- Security Alarm, camera systems; external locations/
installation subject to Landlord approval
- Window signs or tinting; subject to Landlord approval



TYPICAL FLOOR PLAN

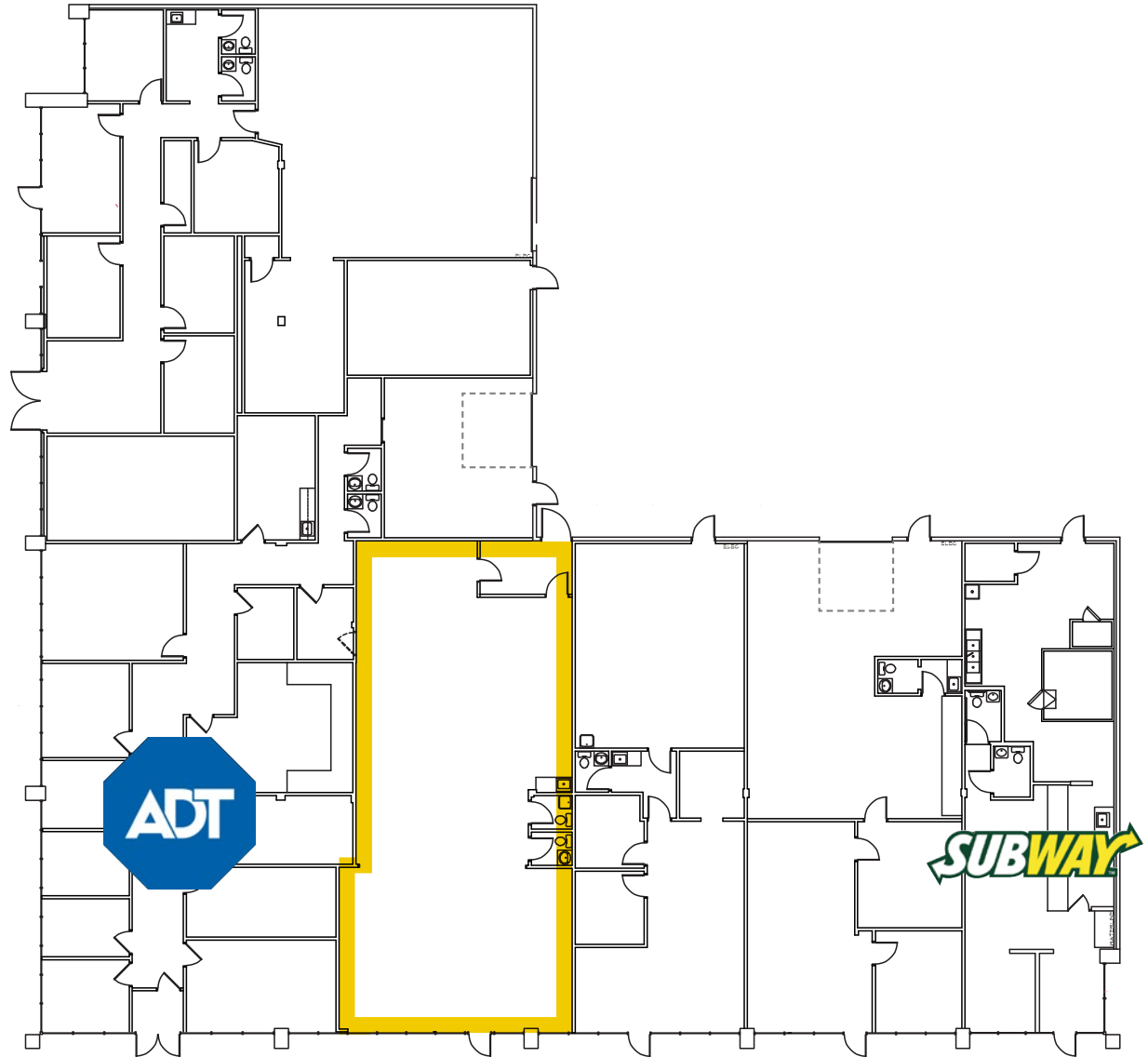


TULSA INNOVATION CENTER

4305 S Mingo Rd
As-Built & Vacancies

Tenant mix includes
National Tenants

Suite C
2,031 SF Retail Space



TULSA INNOVATION CENTER

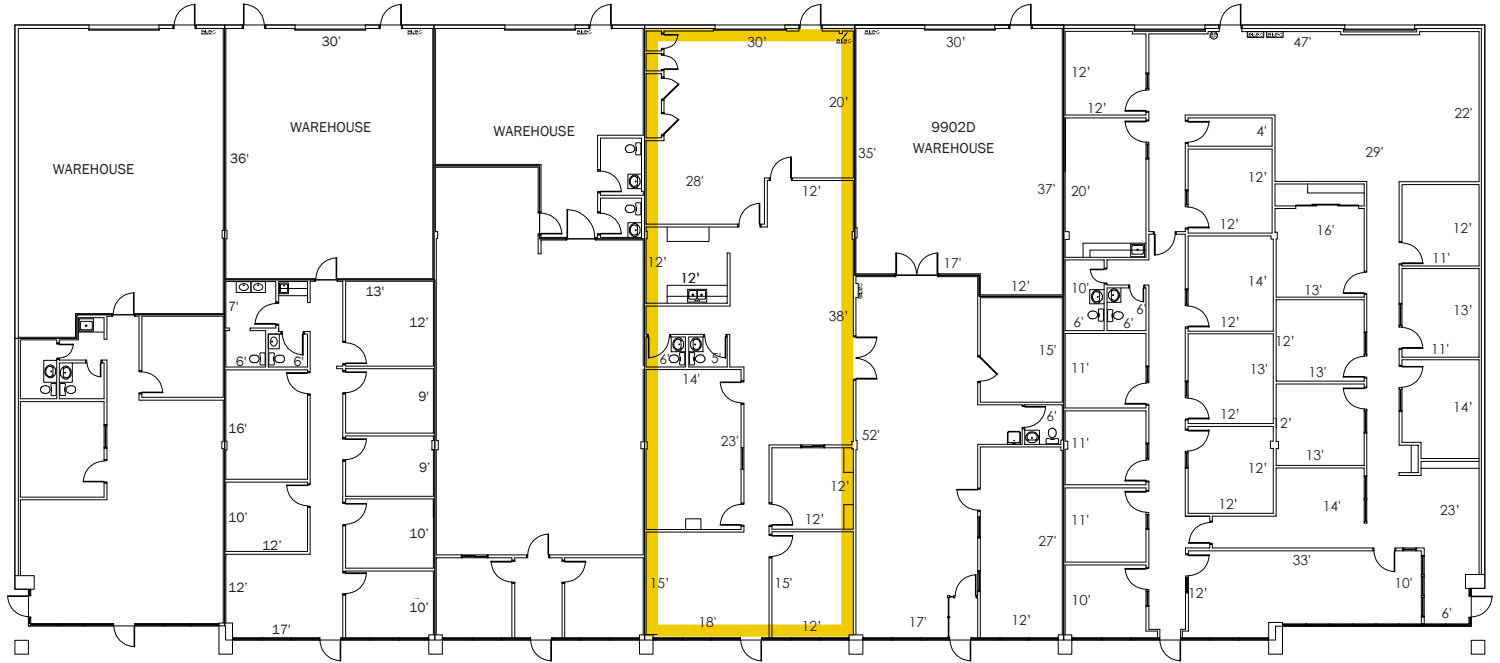
9902

9902 E 43rd St As-Built & Vacancies

Suite D

2,633 SF Office/
Warehouse

- Multiple configurations
- Can expand warehouse sizes



TULSA INNOVATION CENTER

9906 E 43rd St As-Built & Vacancy

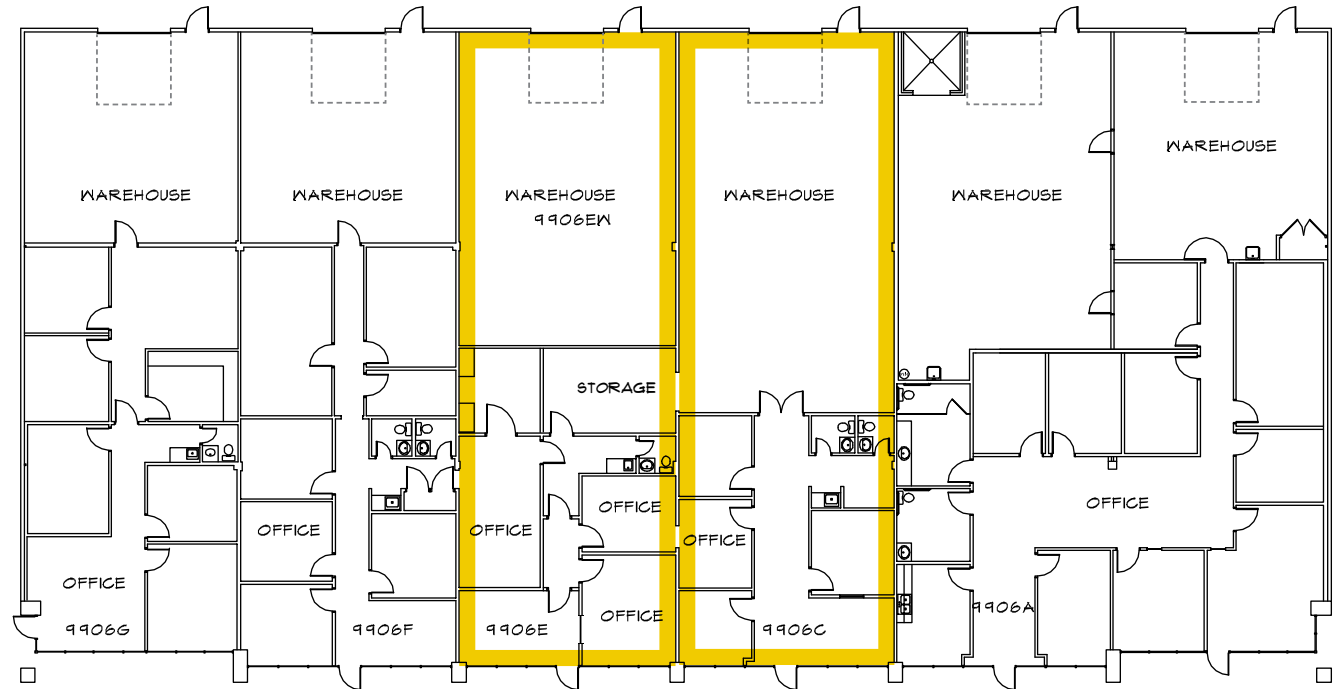
Suite C

2,629 SF Office & Warehouse
Warehouse Clear Height: 12.5'±

Suite E

2,629 SF Office & Warehouse
Available Dec. 2026

*Suites C & E can be combined for a
contiguous 5,258 SF



TULSA INNOVATION CENTER

10002 E 43rd St As-Built, Vacancies & Potential Split Plan

25,164 SF

Fully conditioned

Heavy electric

Secured fenced storage area

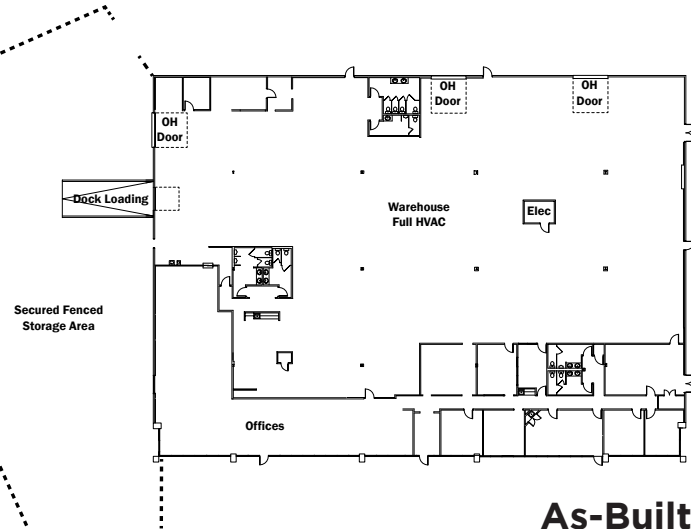
Warehouse Clear Height: 13'-14.5' ±

Suite A (Potential)

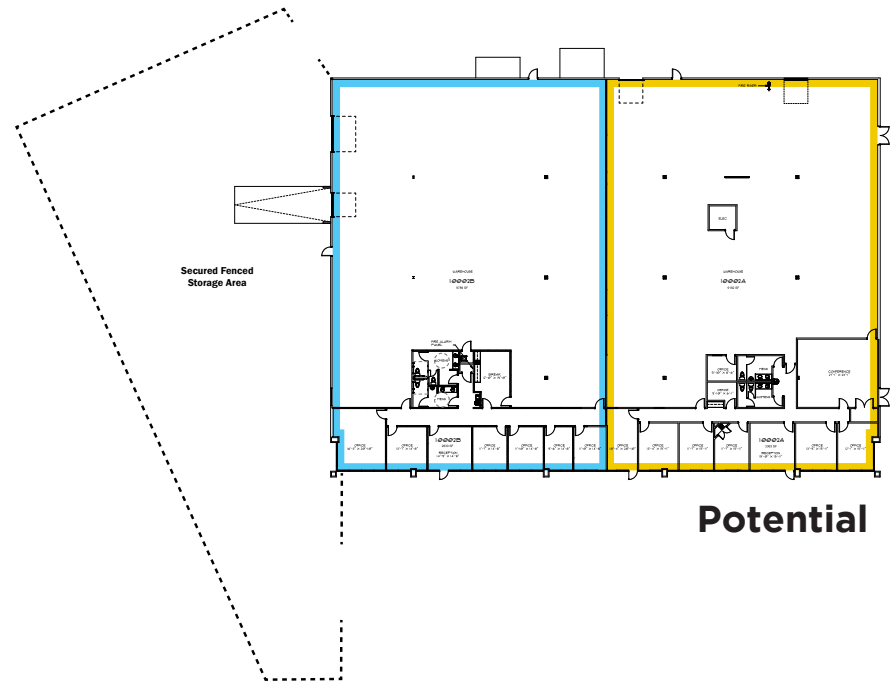
12,545 SF Office/Warehouse

Suite B (Potential)

12,619 SF Office/Warehouse



As-Built



Potential



COMPANY DISCLAIMER

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FINANCIAL DISCLAIMER

The financial information, investment analysis and assumptions included herein has been compiled with extreme detail and believed to be reliable; no guarantees are being made or implied as to the actual income performance of the Property. A purchaser should always verify the accuracy of information provided.



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