

4941 E ADMIRAL
4941 East Admiral Place
Tulsa, OK

OFFERING MEMORANDUM



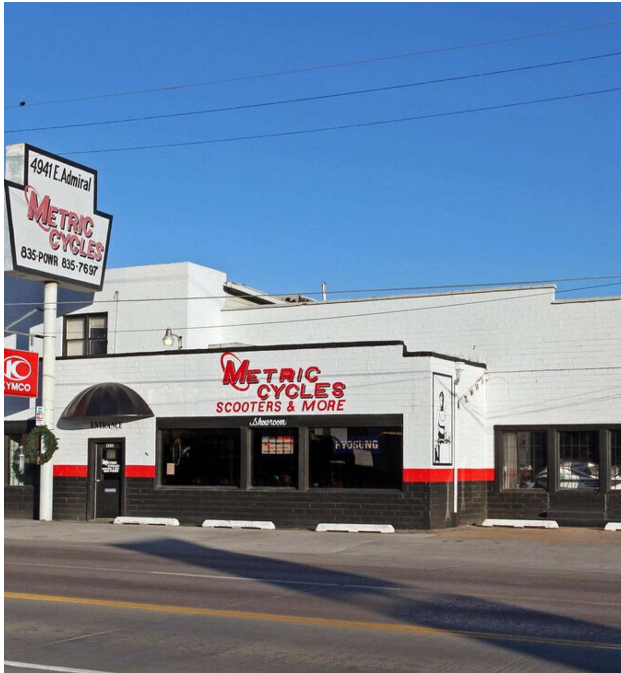


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SUBMISSIONS

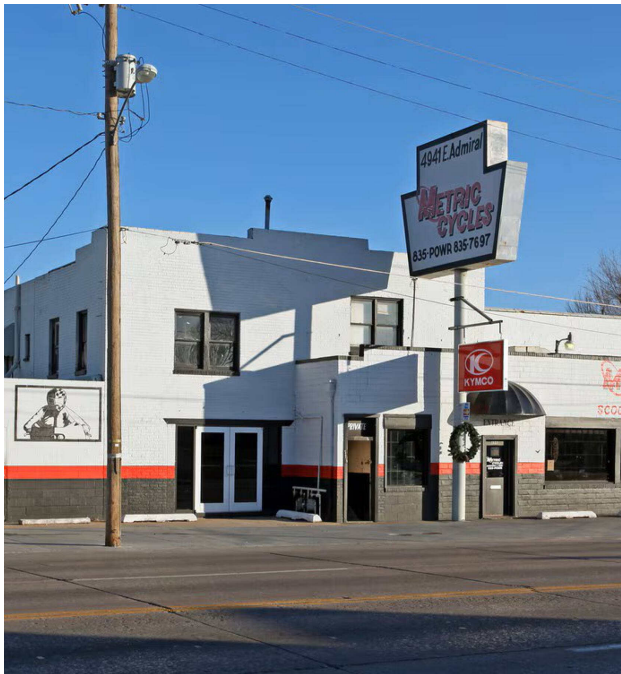
OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied with the purchasers' qualifications to close the transactions.

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DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with environmental regulations for industrial properties constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.



4941 E Admiral



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

SVN Oak Realty Advisors is pleased to present the exclusive offering of 4941 E Admiral Pl, an 11,515-square-foot flex industrial building located at 4941 East Admiral Place in Tulsa, Oklahoma. This unique single-tenant asset features a functional mix of retail showroom space, a 4,920-square-foot warehouse, and two on-site apartments, offering a rare live-work environment. Ideally positioned in a highly visible commercial corridor near Interstate 244 and Tulsa International Airport, the property benefits from substantial daily traffic and robust industrial infrastructure, making it a compelling value-add opportunity for investors.

Originally constructed in 1938, the facility is currently 100% vacant, providing immediate upside through strategic lease-up and stabilization. The property offers significant operational capacity, featuring 600-amp electrical service, three drive-in doors, and two exterior docks—amenities that support versatile light industrial or automotive tenancy. The two second-story apartments are actively undergoing renovations to install modern finishes, offering investors a distinct supplemental income stream. Offered at an asking price of \$700,000, or just \$60.79 per square foot, the asset presents a clear path to profitability through a comprehensive lease-up strategy.

Pro forma projections target an asking rental rate of \$0.38 per square foot per month on a NNN basis, yielding a potential gross annual rental income of \$52,508 from the commercial space alone. This baseline presents a meaningful opportunity for near-term income growth alongside the renovated apartment units. The property's strategic location near major logistics employers, a \$400 million local housing pipeline, and the University of Tulsa continues to drive long-term commercial demand.

\$700,000

OFFERING PRICE

\$60.79

PRICE PER SF

11,515 SF

BUILDING SIZE

0.76 Acres

LOT SIZE

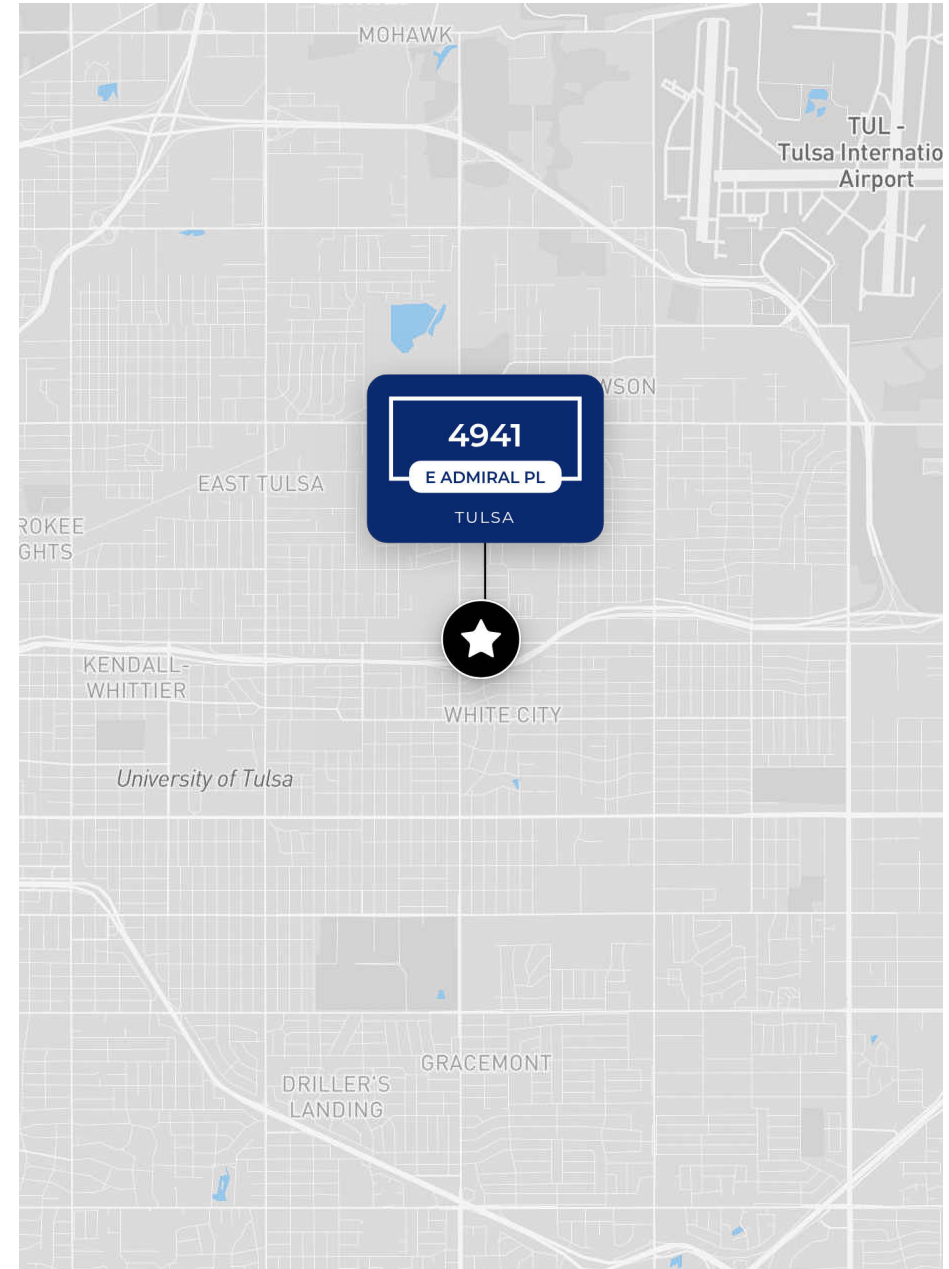
100% Vacant

OCCUPANCY

PROPERTY DETAILS

Property Details

Address	4941 E Admiral Pl
Purchase Price	\$700,000
RBA (% Leased)	11,515 SF (0.0%)
Land	0.76 AC
Built	1938
Tenancy	Single
Available	11,515 SF
Max Contiguous	11,515 SF
Asking Rent	\$0.38 SF/Month/NNN
Drive Ins	3 total / 8' h
Docks	2 exterior
Levelers	None
Parking Spaces	0.61 / 1,000 SF; 7 Surface Spaces
Land Area	0.76 AC (33,106 SF)
Building FAR	0.35
Crane	None
Power	600a/
Zoning	CH
Parcel	99303-93-03-22360
Amenities	Bus Line · Signage



PROPERTY HIGHLIGHTS



VALUE-ADD OPPORTUNITY

The 11,515 SF building is 100% vacant, offering a blank slate for an investor to stabilize at market rents. Offered at \$700,000, leasing the space at the asking rate of \$0.38/SF NNN projects a potential gross annual rental income of \$52,508.



STRATEGIC INDUSTRIAL LOCATION

The property features a strategic location with immediate access to the Interstate 244 interchange and is situated just 2.2 miles south of Tulsa International Airport. This proximity to major transit arteries makes the corridor highly attractive for warehousing and service-oriented businesses seeking rapid connectivity across the Tulsa metro.



LOCAL RESIDENTIAL DEVELOPMENT

The surrounding North Tulsa area is experiencing a major housing boom, highlighted by a \$400 million investment from the Tulsa Housing Authority to add 1,000 new units. This influx of capital ensures a rapidly growing consumer base for local retail.



UNIQUE FLEX LAYOUT

This rare layout combines a retail showroom, 4,920 SF of warehouse space, and two on-site residential apartments. This unique live-work configuration provides diverse income streams beyond standard industrial uses.



HIGH-VISIBILITY CORRIDOR

Situated directly across from a high-traffic QuikTrip, the site is prominently positioned on East Admiral Place, a main arterial with 14,200 AADT. This Commercial Heavy (CH) zoned corridor captures immense daily demand from 79,594 daytime employees.



ROBUST INDUSTRIAL INFRASTRUCTURE

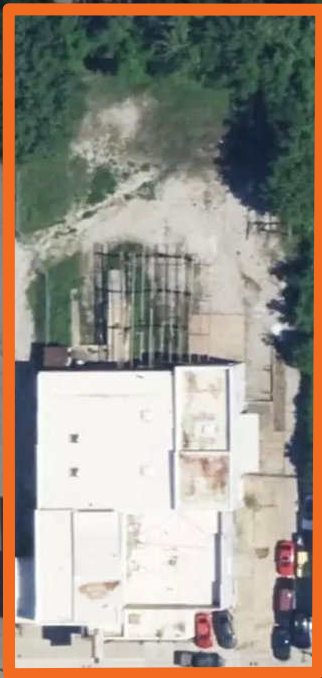
The facility provides highly functional loading capabilities for its size, featuring 600-amp electrical service, 3 drive-in doors, and 2 exterior docks. This robust infrastructure perfectly supports automotive operations.

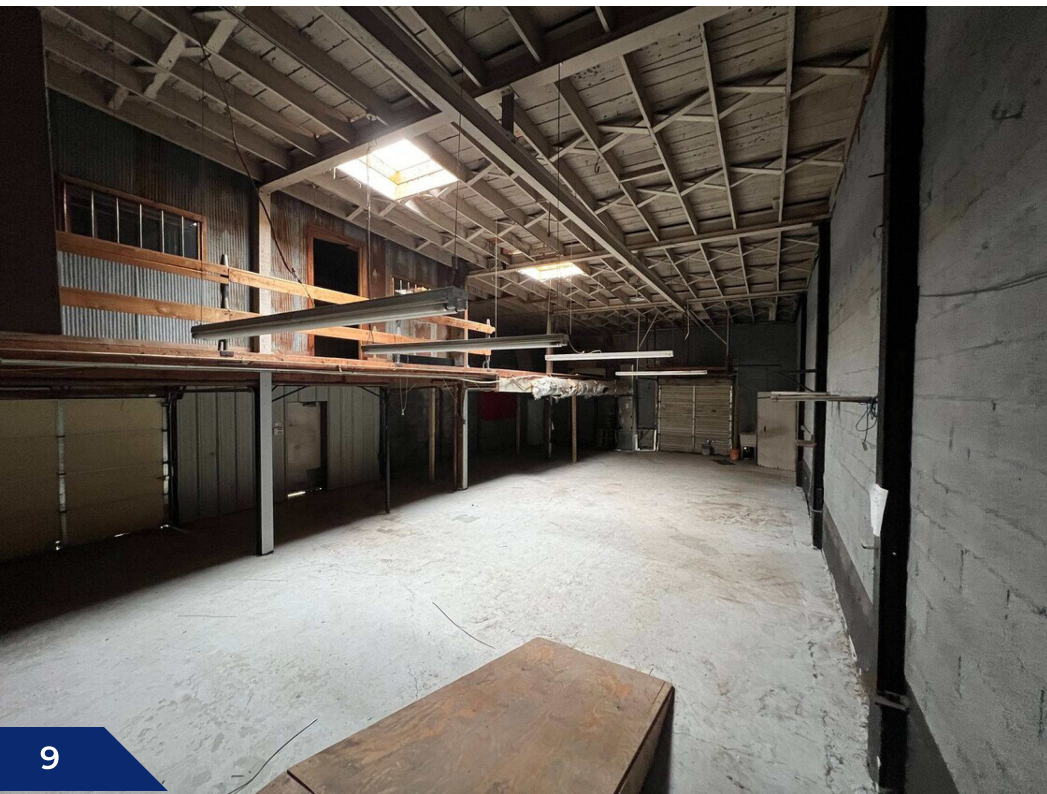


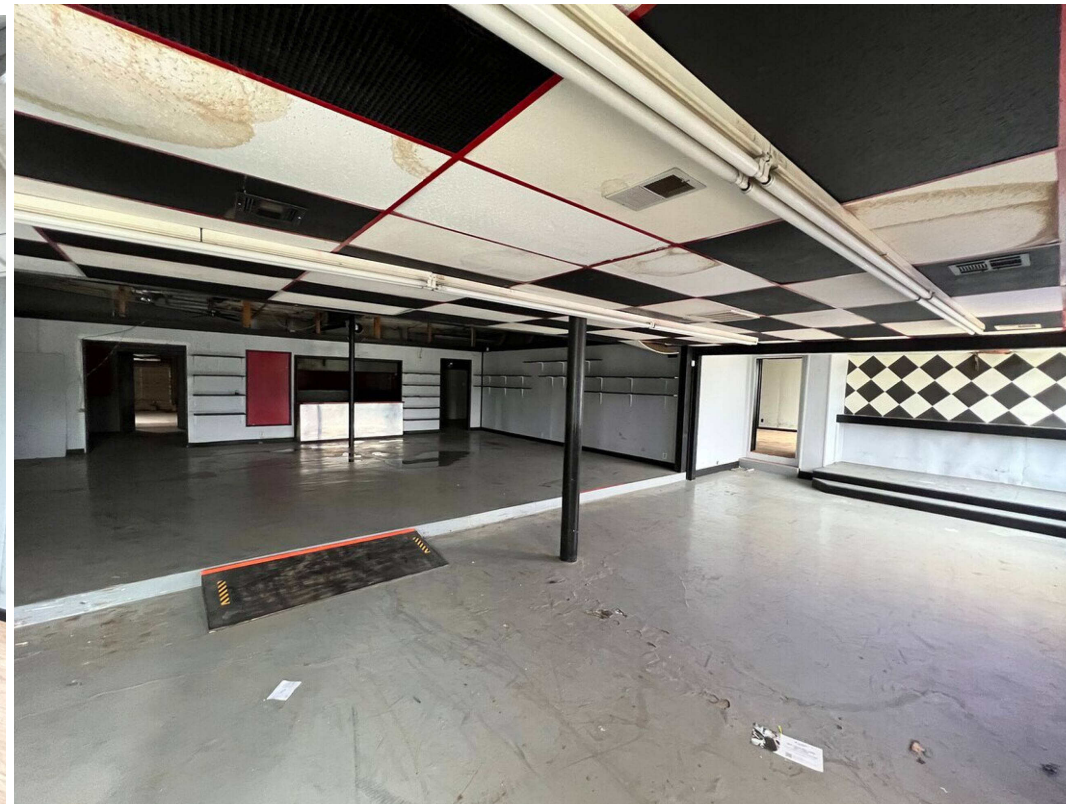
N Braden Ave

E Admiral Ct N

4941
EAST ADMIRAL PLACE
TULSA, OK







4941 E Admiral



MARKET OVERVIEW

MARKET OVERVIEW

The Northeast Tulsa industrial submarket presents a compelling opportunity for investors seeking strategic positioning within the city's largest industrial node. With a robust inventory of 30.2M SF, the submarket features excellent connectivity around Tulsa International Airport and the I-244 interchange. The East Admiral Place corridor offers high visibility and accessibility, recording steady traffic of 14,200 vehicles daily to support service-oriented industrial demand.

As of Q1 2026, the submarket's tiered rental landscape strongly rewards improved spaces. The weighted average net rent for standard warehouse and distribution space is \$7.34/sf, while manufacturing space commands \$7.02/sf. Notably, office and service space within industrial properties achieves \$14.00/sf. This represents a significant 91% rent premium for improved space, highlighting an opportunity for investors to maximize returns through strategic renovations and flex build-outs.

While presenting immense potential, the submarket is navigating a transitional phase in supply and demand. The vacancy rate sits at 6.8%, with a year-to-date net absorption of -1.07M SF. Additionally, 659k SF of new industrial space is under construction. Although this new supply and negative absorption introduce competitive pressure, the premium commanded by office/service build-outs ensures well-positioned, improved assets remain highly resilient and attractive to diverse tenants.

MARKET HIGHLIGHTS



DIRECT I-244 ACCESS

The property offers immediate proximity to the Interstate 244 interchange, facilitating rapid east-west transit across the city. It is also just two miles from Highway 169, providing excellent connectivity to the broader Tulsa metropolitan region.



DOWNTOWN PROXIMITY

Situated only 4.2 miles east of Downtown Tulsa, the property allows businesses to efficiently serve the city's primary economic hub, ideal for suppliers and light manufacturers.



TRANSIT ACCESS

The corridor is supported by Tulsa Transit Route 130 with a nearby sheltered bus stop, while sidewalks provide safe pedestrian access.



AIRPORT PROXIMITY

Located just 2.2 miles south of Tulsa International Airport, the site is near major distribution centers for FedEx and DHL, ideal for logistics and service uses.



HIGH-TRAFFIC CORRIDOR

Positioned on East Admiral Place, the site benefits from 14,200 vehicles per day. Directly across from a QuikTrip, it offers strong commercial co-tenancy for retail uses.



LOCAL HOUSING GROWTH

A \$400 million investment by the Tulsa Housing Authority is adding over 1,000 new units nearby, ensuring a rapidly growing consumer base for local businesses.

MAJOR EMPLOYERS

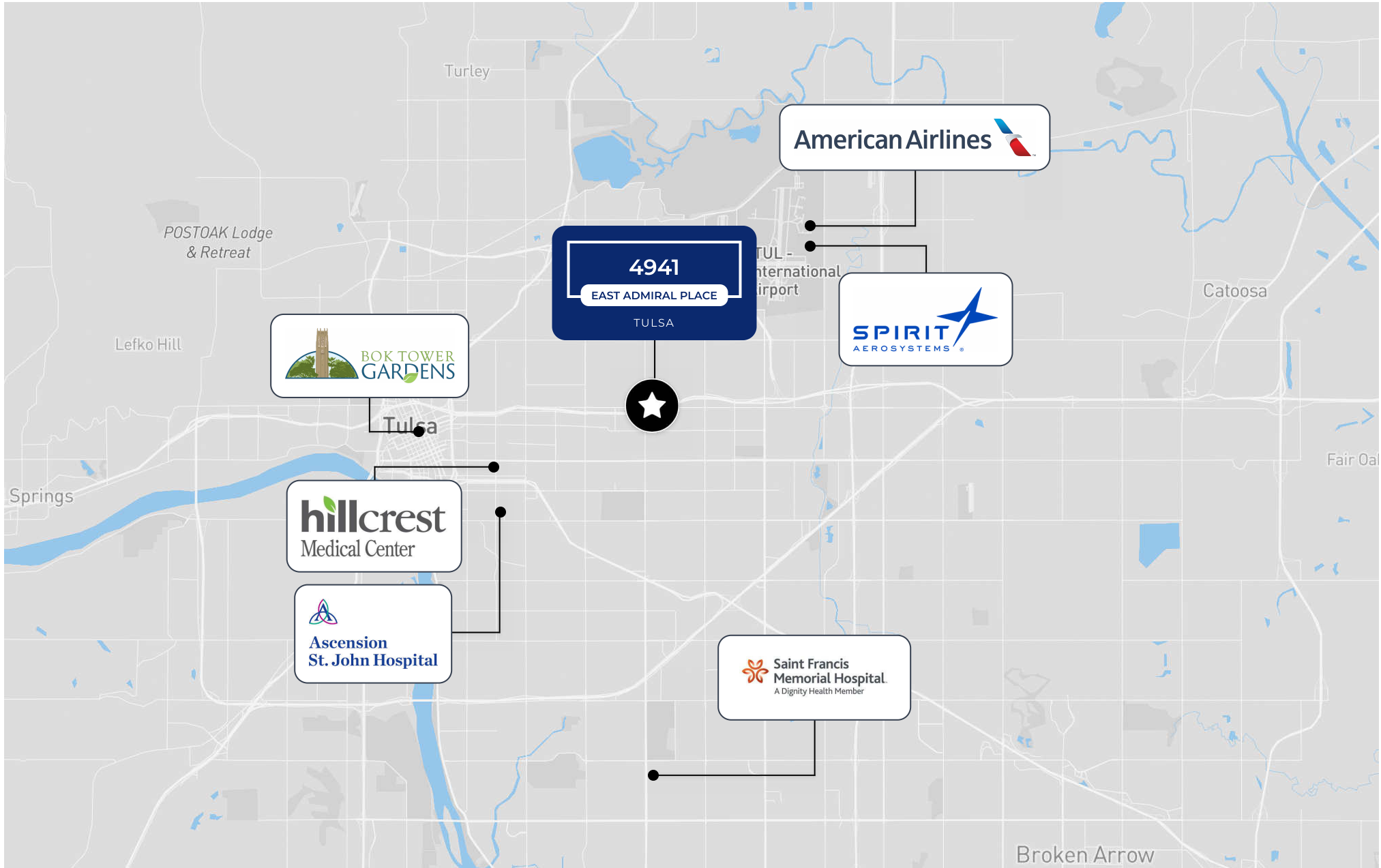


The Tulsa area boasts a resilient and diversified economic base, underpinned by major employers in recession-resistant sectors. The market is heavily anchored by a robust healthcare industry, with prominent institutions such as Saint Francis Hospital, Ascension St. John Medical Center, and Hilliest Medical Center providing significant and stable employment.

This is complemented by a world-class aerospace and aviation cluster, led by industry giants like American Airlines and Spirit Aerosystems, which drives demand for skilled labor. The presence of major corporate hubs like the BOK Tower further solidifies the region's economic vitality, creating a durable employment landscape that supports long-term investment stability.

Employer	Industry	Employees	Distance
Saint Francis Hospital	Healthcare	5,000	6.6 mi
American Airlines Maintenance Base	Aviation/Aerospace	5,000	6.4 mi
Ascension St. John Medical Center	Healthcare	3,000	5.8 mi
Spirit AeroSystems	Aviation/Aerospace	1,500	6.1 mi
Hillcrest Medical Center	Healthcare	1,500	3.7 mi
BOK Financial	Finance	1,500	4.5 mi
Williams Companies	Energy	1,000	4.5 mi

EMPLOYERS MAP



AMENITIES MAP





TUL -
Tulsa International
Airport

G

Private First Class Albert E. Schwab

E Xyler St

E Tecumseh St N

N Yale Ave E

N Kingston Pl



4941 East Admiral Place,
Tulsa, OK

(6989) Sheridan Rd & Admiral Pl Nb
 22 minutes | 0.9 mi
 320

E Archer St N



(6946) Harvard Ave & Admiral PL SB
 25 minutes | 1.1 mi
 440

(6966) Admiral Pl & Allegheny Ave Eb
 2 minutes | 0 ft
 130

E 5th PLS

E 6th St S

E 4th PLS

E 13th St S

ve E



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K
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