

AVAILABLE FOR SUBLEASE

Suite 7626 • Park 46

7626 E 46TH PLACE • TULSA, OK 74145

±2,400 SF Office / Warehouse • 12' Drive-In Door
Fully Renovated 2025 • Available Immediately

±15' CLEAR HEIGHT • COLUMN-FREE BAY



PARK 46 • 7620-7636 E 46TH PL

AVAILABLE SF

±2,400 SF

Office + warehouse

SUBLEASE RATE

\$2,500 / MO

\$12.88/SF gross • +\$75/mo water

TERM THROUGH

11/30/2028

3% annual increases

OCCUPANCY

IMMEDIATE

Delivered vacant, as-is

PROPERTY SPECIFICATIONS

ADDRESS	7626 E 46th Place, Tulsa, OK 74145
SUITE SIZE	±2,400 SF
PROPERTY TYPE	Industrial / Flex — small-bay
BUILDING	Back building — 11,520 SF (4 suites)
PARK SIZE	±21,120 SF on 1.36 acres, 7 suites
CONSTRUCTION	Concrete tilt-up
CLEAR HEIGHT	±15 feet
LOADING	One (1) 12' drive-in door
ZONING	IL — Industrial Light (City of Tulsa)
RENOVATED	2025 — new roof, façade, full interior
PARKING	Surface, reserved spaces at suite entry
UTILITIES	Dedicated electrical panel in suite; water billed at \$75/mo

SUITE HIGHLIGHTS

- **Move-in ready.** Entire suite renovated in 2025 — new LVP flooring, paint, lighting and finishes throughout.
- **Finished office build-out.** Reception / open work area, two private offices, private restroom and full kitchenette.
- **Clean, open warehouse.** ±15' clear height, sealed concrete floor, LED lighting and gas unit heat.
- **12' drive-in door** at the rear of the bay — direct drive-up access, no dock equipment required.
- **Built for contractors and service users** — HVAC, electrical, plumbing, roofing, restoration and light assembly.
- **Established tenant mix** — Five Star Painting, Lime, Eastech Flow Controls, RestoPros and Anytime Roofing.
- **Central Tulsa** — minutes to I-44, Highway 51 / Broken Arrow Expressway and S Memorial Drive.
- **Direct lease with ownership** may be available for a qualified user — call to discuss.



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SUITE ENTRY & PARKING



PRIVATE OFFICE



OFFICE / ENTRY



KITCHENETTE

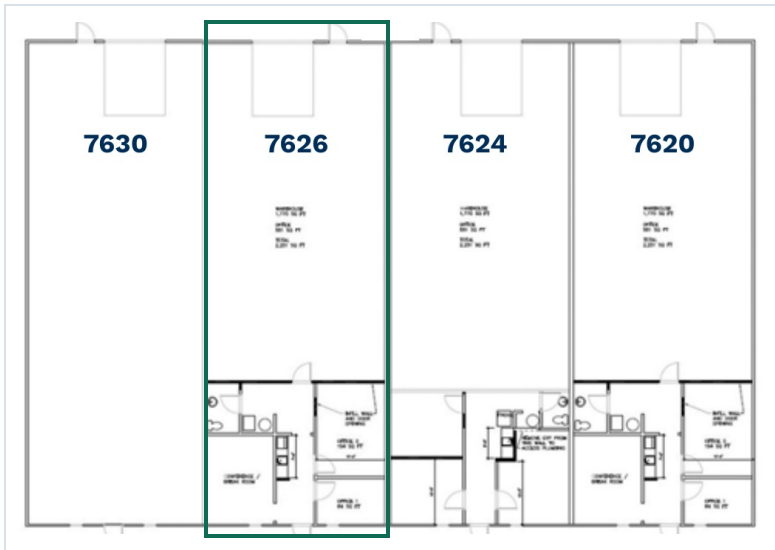


PRIVATE OFFICE



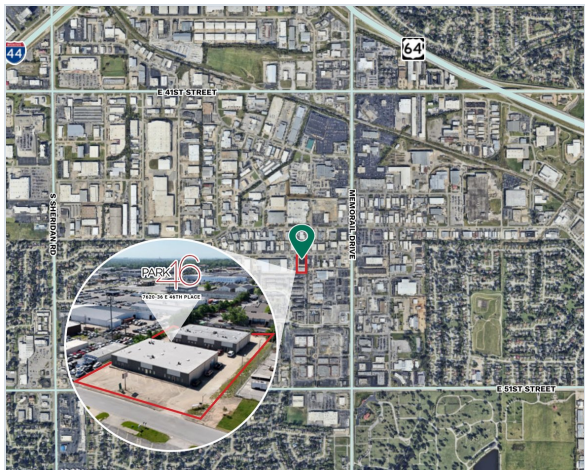
PRIVATE RESTROOM

FLOOR PLAN – BACK BUILDING (7620-7630)



SUITE 7626 SHOWN HIGHLIGHTED. Office build-out at the front of the bay with open warehouse and 12' drive-in door to the rear. Plan is illustrative; dimensions and areas are approximate and should be independently verified.

LOCATION



SUBMARKET	Southeast Tulsa
I-44 ACCESS	±1 mile north
HWY 51 / BA EXPWY	±1.5 miles northeast
S MEMORIAL DR.	±0.5 mile east
DOWNTOWN TULSA	±7 miles northwest

For More
Information

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