

Tulsa Office For Lease

FirsTitle Downtown
1401 S Boulder
Ave, Tulsa, OK
74119

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MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



Property Details

- Entire Second Floor Available.
- Reception/Lobby.
- Large Conference Room.
- 7 Standard Private Offices.
- 5 Large Executive Offices (4-6 person offices).
- 2 Large Cube Banks.
- Eat in Kitchen.
- Data Closet.
- Storage Closet.
- Free Surface Parking.
- Men's and Women's Restrooms in Suite.

Offering Summary

Additional Details

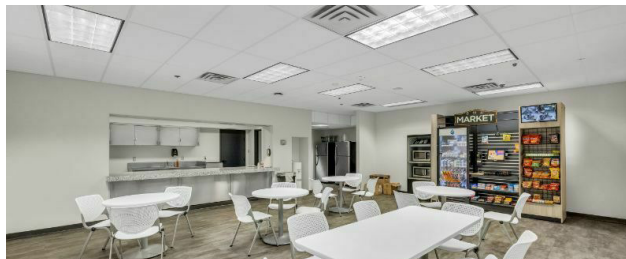
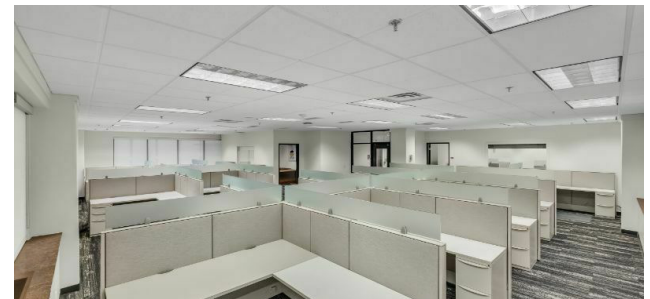
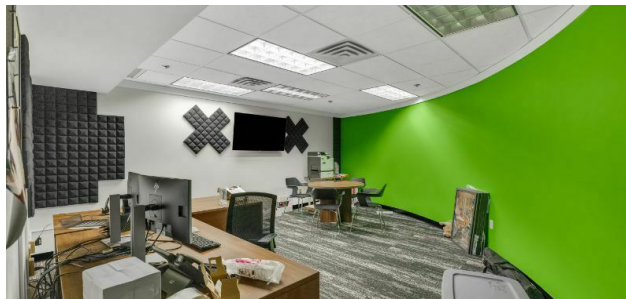
Common Area Amenities:

- Gym with Shower.
- Self-Serve Deli.
- Green Screen Room.

Capital Improvements:

- Entire Space Remodeled in 2021.
- Boiler Replaced in 2023.
- Elevators Modernized in 2024.

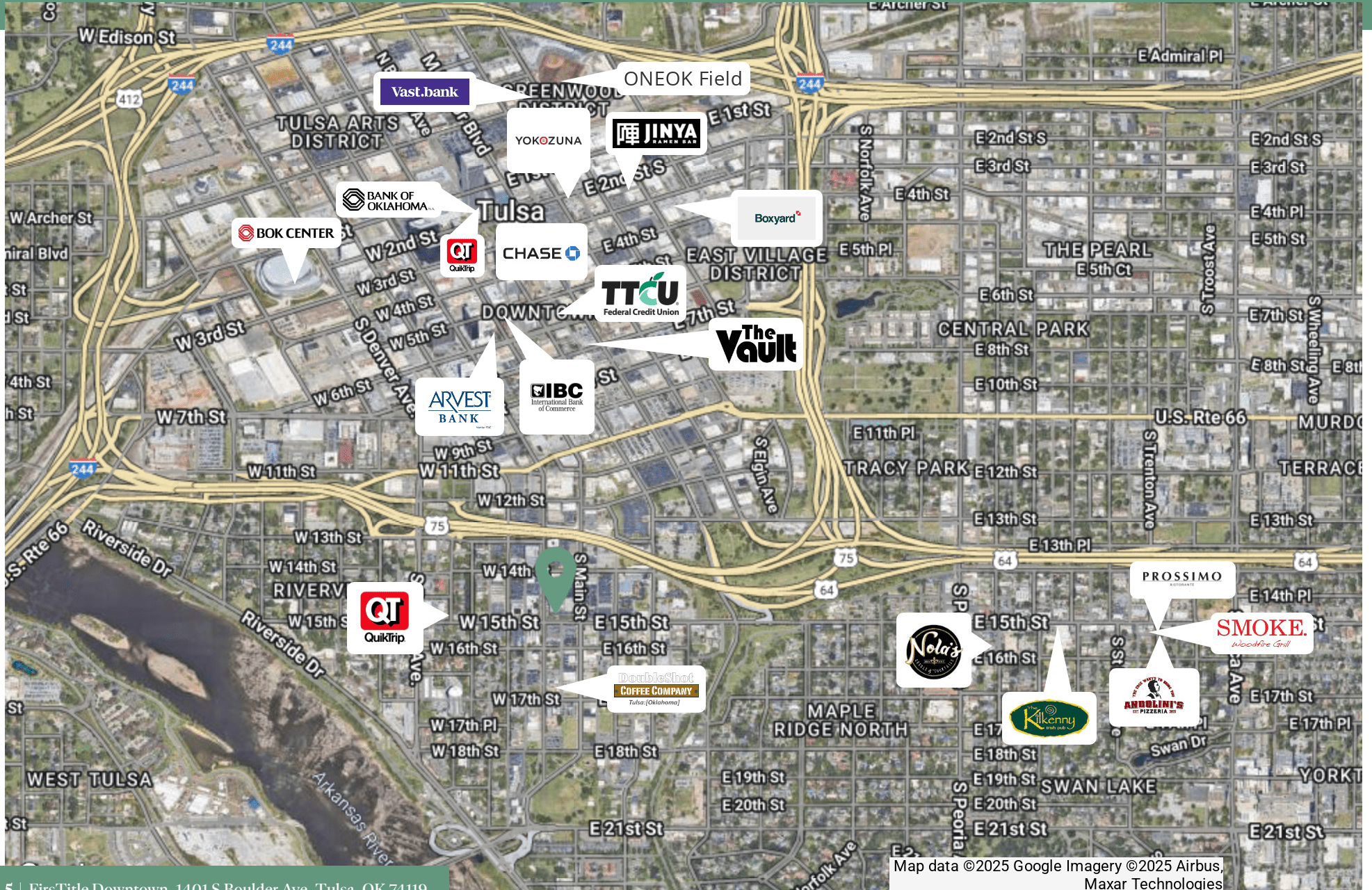
Additional Photos



Floor Plans



Location Map

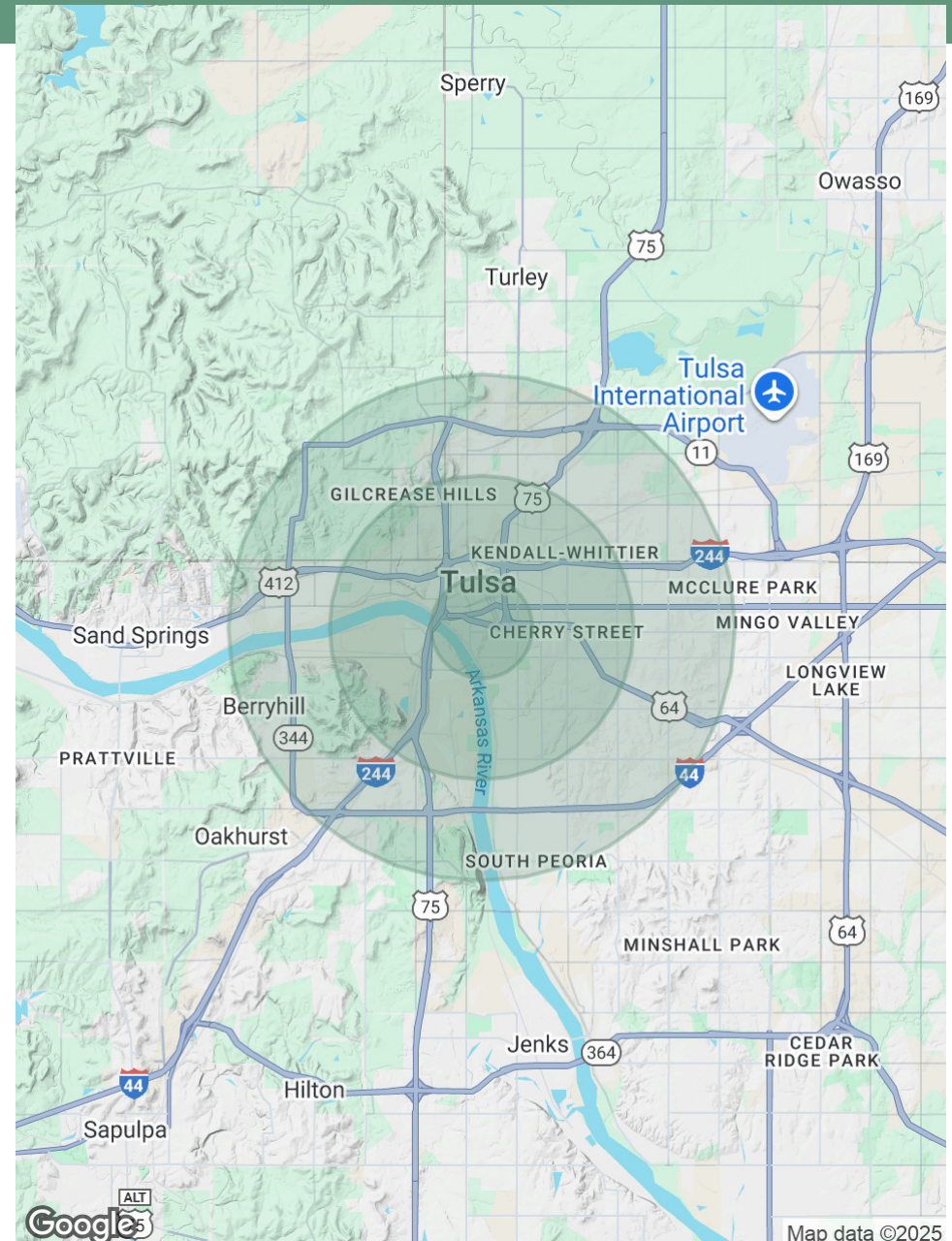


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,861	69,360	164,040
Average Age	42	40	40
Average Age (Male)	42	39	39
Average Age (Female)	42	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,469	30,668	71,549
# of Persons per HH	1.7	2.3	2.3
Average HH Income	\$96,066	\$91,273	\$77,646
Average House Value	\$384,515	\$324,314	\$256,939

Demographics data derived from AlphaMap



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MCP - McGraw Commercial Properties

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