

1201 E 3RD STREET

TULSA - OKLAHOMA

SALE PRICE

**\$800,000**

≈ \$179 / SF

OR LEASE

**\$14 / SF**

\$3.19/SF NNN · 4,480 SF

FOR SALE OR LEASE · OFFICE

MAY 2026

# MODERN OFFICE EAST VILLAGE

*4,480 SF · Renovated 2017 · 20 street parking spaces · Exposed Brick*

## LISTING BROKER

Thomas Carlson  
Carlson Group · RE# 180271

## TOURS

P: 918-517-6220  
C: 918-906-1601

## USE

Office · Creative  
Owner-Occupy Ready

## SECTION 01 — THE PROPERTY

## MODERN DOWNTOWN OFFICE - EAST VILLAGE

SALE PRICE	SALE / SF	LEASE / SF	BUILDING SF
\$800,000	\$179	\$14	4,480



RECEPTION · OPEN FLOOR PLAN

## THE PROPERTY

An open-concept office in Tulsa's East Village district, fully renovated in 2017. Polished concrete, exposed brick, and exposed wood-joint ceilings establish a creative-class vocabulary suited to design studios, professional services, and small headquarters.

The plan accommodates a glass-walled conference room, a private office or secondary conference room, an open work bay, a full kitchen, two restrooms, and a garage bay with overhead door. Offered furnished with security system in place — move-in ready.

Twenty dedicated street parking spaces sit immediately adjacent — a meaningful advantage in a downtown sub-market where adjacent stalls are scarce. I-244 and Highway 75 are within minutes; the downtown core, Brady Arts, and Cherry Street are a five-minute drive.

Offered for sale at **\$800,000** (≈ \$179/SF) or for lease at **\$14/SF NNN**. Owner-occupy ready, with full kitchen, two restrooms, and security in place.

## SPECIFICATIONS

ADDRESS	1201 E 3rd St, Tulsa, OK 74120
BUILDING SIZE	~4,480 SF
LOT SIZE	~4,620 SF
YEAR RENOVATED	2017
USE	Office · Creative / Professional
SALE PRICE	\$800,000 · ≈ \$179 / SF
LEASE RATE	\$14 / SF NNN
EST. NNN	\$3.19 / SF
FLOOR	Single story · open plan
CONFERENCE	Glass conf. room + private office
KITCHEN	Full kitchen
BATHROOMS	Two
GARAGE	Garage space with overhead door
PARKING	20 street parking spaces adjacent
LOADING	~1' high dock on north side (modifiable)

SECTION 02 — EXTERIOR

# BUILDING & STREET PRESENCE

1201 E 3rd Street · NE corner · East Village district



FRONT ELEVATION · 3RD STREET



REAR PATIO · MURAL



SIDE · CABLE RAIL DECK



LOADING · OVERHEAD DOOR

SECTION 03 — INTERIOR · I

# FRONT OF HOUSE

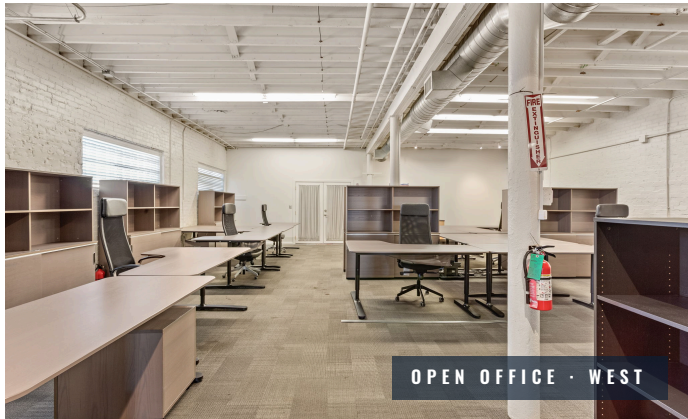
*Entry · reception · glass conference · exposed brick & wood ceilings*



SECTION 03 — INTERIOR · II

# OPEN OFFICE & KITCHEN

*Furnished open plan · full kitchen · garage bay · move-in ready*



OPEN OFFICE · WEST



OPEN OFFICE · CENTER



WORKSTATIONS · MID



WORKSTATIONS · DETAIL



KITCHENETTE · RESTROOMS



BAR · STAINLESS COUNTER



KITCHEN · RANGE & FRIDGE



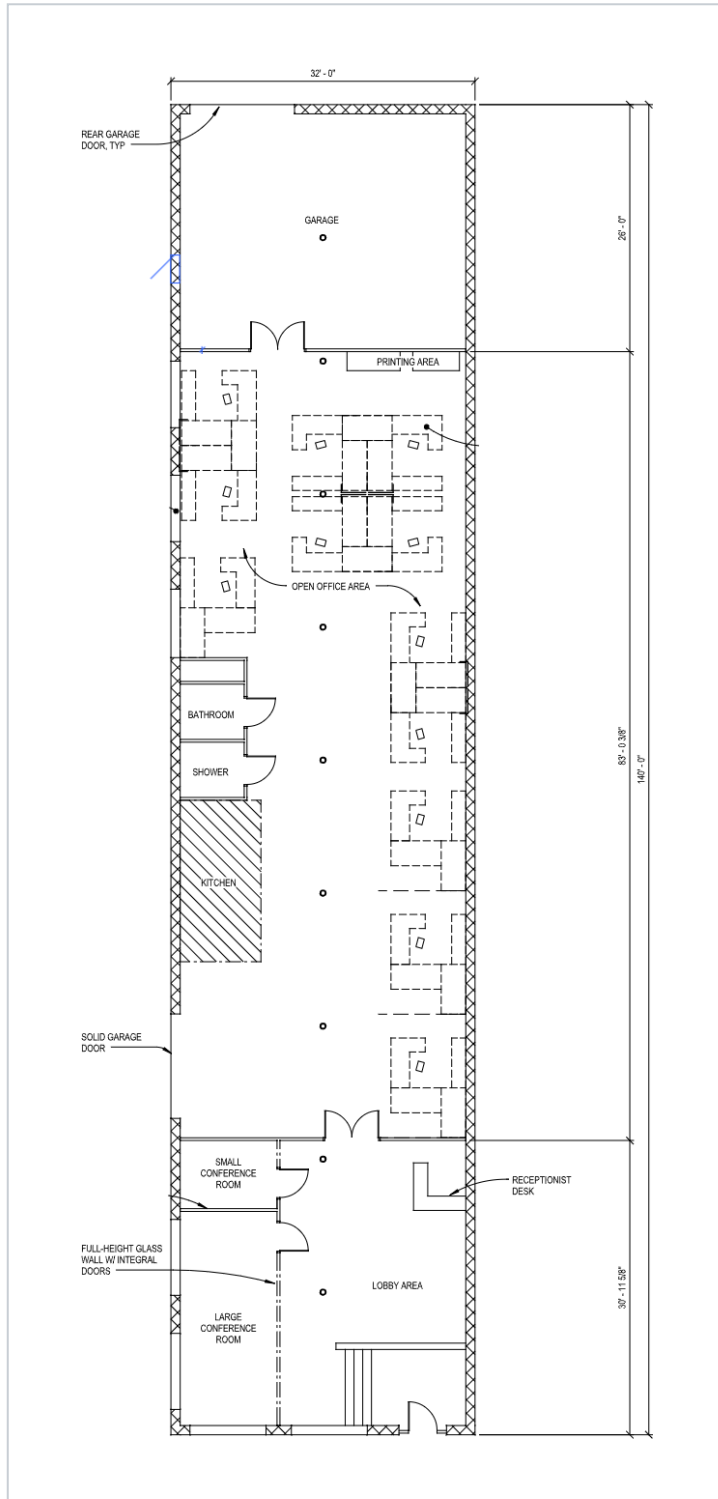
GARAGE BAY · OVERHEAD DOOR

SECTION 04 — FLOOR PLAN & SITE

# FLOOR PLAN & SITE

Single story · ~4,480 SF · ~4,620 SF lot · 20 adjacent street parking spaces

## FLOOR PLAN



## AREAS

- Open Bay** ~2,800 SF  
Primary work area · workstations

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- Glass Conference** ~340 SF  
Large meeting · 10-12 seat

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- Private Office** ~180 SF  
Or secondary conference

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- Garage** ~600 SF  
Overhead door · north side

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- Kitchen + Restrooms** ~360 SF  
Full kitchen · two restrooms

## SITE & PARKING

LOT	PARKING	LOADING
~4,620 SF	20 spaces	Dock + OH
Survey on file	Adjacent street	North side

Square footages and lot boundaries are approximate. Prospective tenants should verify dimensions and property lines via survey prior to commitment.

## SECTION 05 — SITE

## THE BLOCK

20 street parking spaces · alley to the north · roll-up garage door



## PARKING

## 20 Spaces

Twenty street parking spaces line E 3rd St directly in front of the building, with additional uncontrolled stalls along the cross street. Free, unmetered, and adjacent to the entry.

## NORTH ALLEY

## Service Access

A public alley runs the full length of the north property line, providing rear service access for deliveries, refuse, and back-of-house operations without crossing the customer-facing street frontage.

## ROLL-UP DOOR

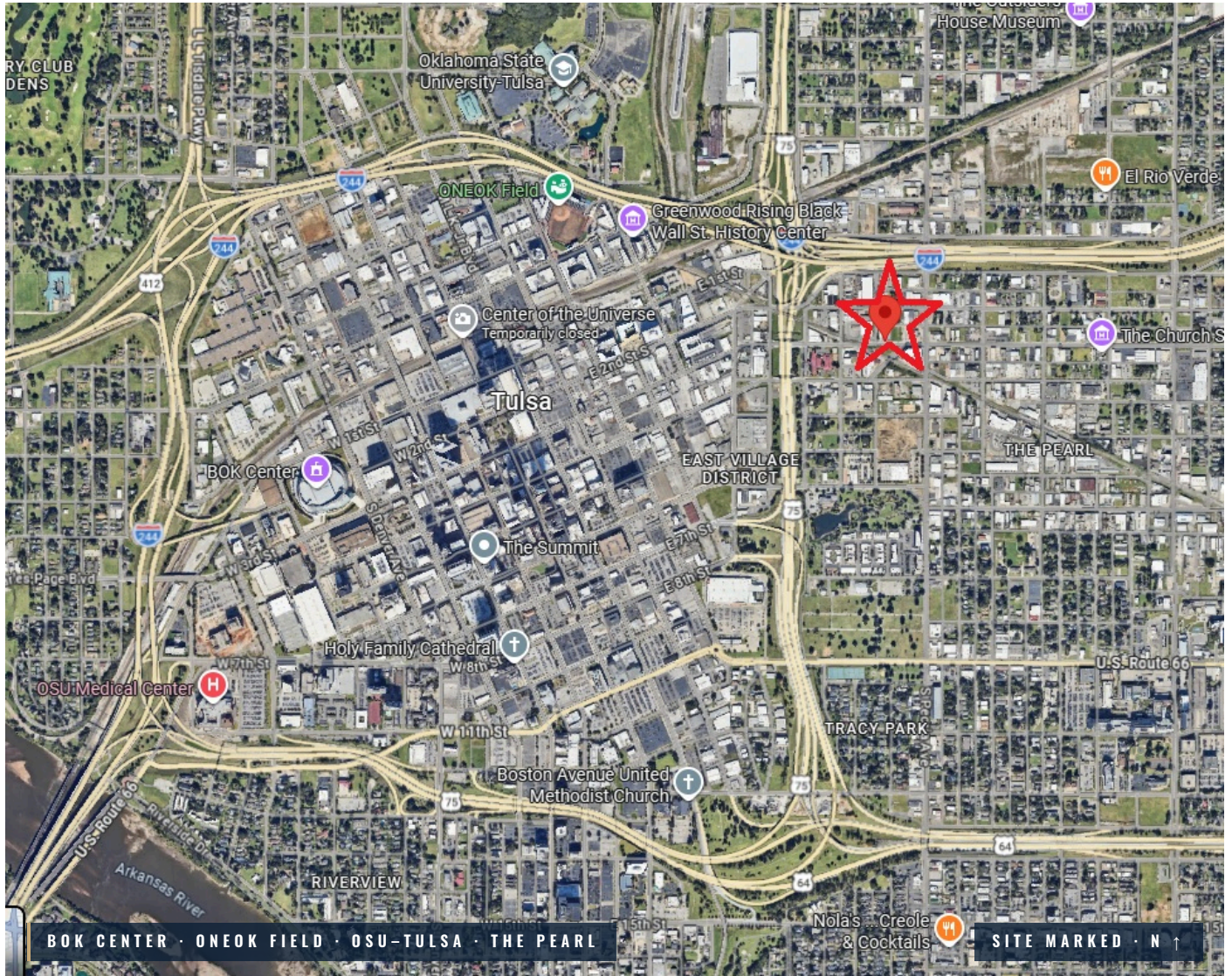
## Garage Bay

An overhead roll-up garage door on the north elevation opens directly onto the alley — useful for studio loading, vehicle storage, indoor-outdoor flex events, or conversion to additional drive-in space.

SECTION 06 — CONTEXT

# EAST VILLAGE - DOWNTOWN TULSA

NE corner of the I-244 / Hwy 75 interchange · East of the Tulsa CBD



## ACCESS & DRIVE TIMES

I-244	0.3 mi	< 1 min
Highway 75	0.6 mi	2 min
Downtown Core	0.5 mi	2 min
ONEOK Field	0.6 mi	2 min
Greenwood / BOK	0.8 mi	3 min
OSU-Tulsa	0.9 mi	3 min
Cherry Street	2.4 mi	7 min

## DEMOGRAPHICS

	1 MI	3 MI
Population	8,307	74,718
Households	3,985	31,296
Median Age	36.0	36.8
Median HH Income	\$52,175	\$57,245
Per Capita Income	\$32,340	\$40,280
Disposable Income	\$42,584	\$46,432

## SECTION 06 — CONTACT

# SCHEDULE A TOUR

1201 E 3rd St · Tulsa, OK 74120 · For sale at \$800,000 or lease at \$14/SF NNN



## LISTING BROKER

### THOMAS CARLSON

Principal · Carlson Group

**OFFICE** 918-517-6220

**CELL** 918-906-1601

**EMAIL** tcarlson@groupcarlson.com

**LICENSE** OK RE# 180271

## CARLSON GROUP

Tulsa-based commercial real estate firm specializing in office, retail, and mixed-use leasing and acquisitions across Northeastern Oklahoma. Established 2015.

## QUICK FACTS

<b>SALE PRICE</b> \$800,000	<b>SALE / SF</b> ≈ \$179
<b>LEASE RATE</b> \$14 / SF	<b>NNN</b> \$3.19 / SF
<b>BUILDING</b> 4,480 SF	<b>PARKING</b> 20 street

## SHOWINGS

Tours by appointment. Please contact Thomas Carlson directly to coordinate. The space shows best during business hours; evening tours available by request.

## DISCLAIMER

Information has been obtained from sources deemed reliable; however, Carlson Group makes no guarantee, warranty, or representation about it. Square footages, dimensions, and demographics are approximate and should be independently verified.