

Hwy 169



TULSA INNOVATION CENTER TULSA, OK 74146

FORMERLY MAXIM BUSINESS PARK



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



10001

10002

9916

9902

4305



9910

9906

Commercial
Medical
Electronics

9905

SUBWAY



Gardner's
Used Books

N

E 45th Place

HercRentals

E 44th Place

SecurCare
Self Storage



S Mingo Rd

NEWLY IMPROVED INDUSTRIAL BUSINESS PARK



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

Monty Berry, CCIM, SIOR
Cell (918) 695-4162
E-mail Monty@EquitasRealty.com

Garrett Dunn, CCIM
Cell (918) 6764-5865
E-mail Garrett@EquitasRealty.com

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:

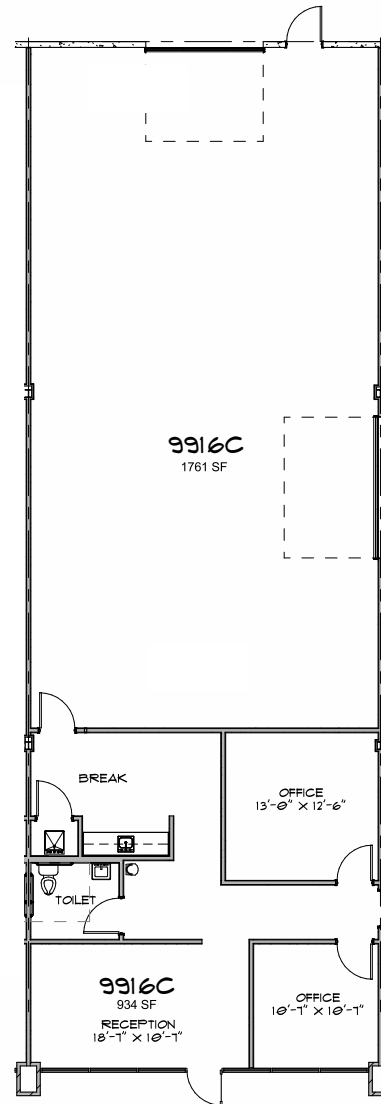
- Exposed Ceiling with White Spray Foam Insulation Material
- LED Halo lighting along trusses
- Polished & sealed concrete floors
- 13' clear heights to trusses
- Finished Walls Painted

EMP:

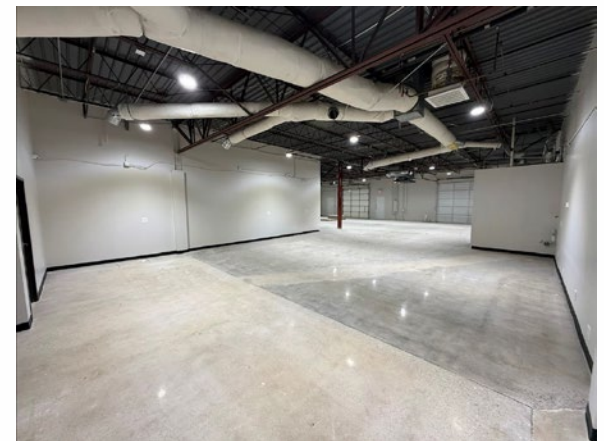
- Standard Interior 110 Outlets
- 120/240 200 AMP
(Higher service at 10002 Building)
- HVAC with programmable thermostats

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

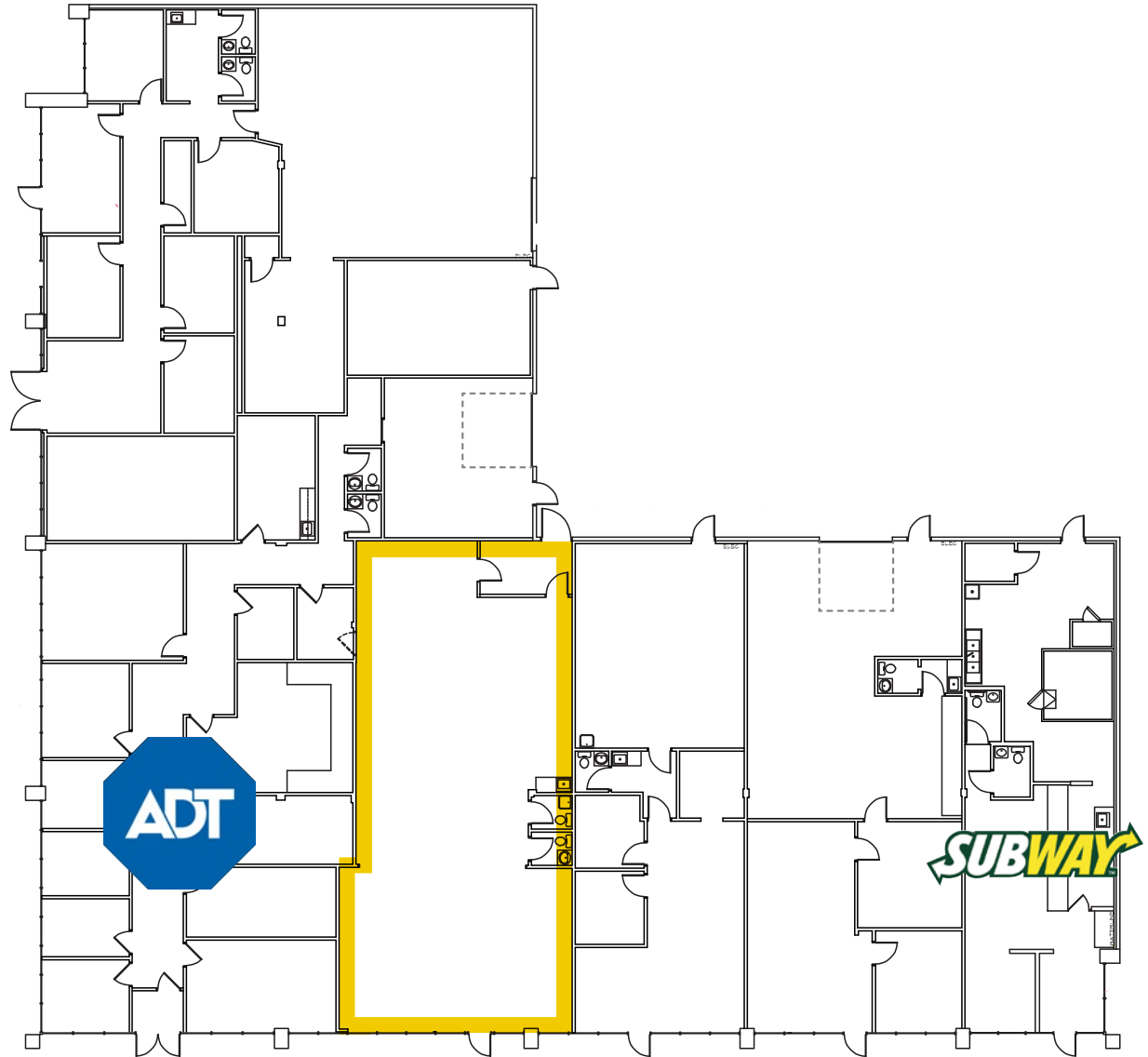


TULSA INNOVATION CENTER

4305 S Mingo Rd
As-Built & Vacancies

Tenant mix includes
National Tenants

Suite C
2,031 SF Retail Space



TULSA INNOVATION CENTER

9906 E 43rd St
As-Built & Vacancy

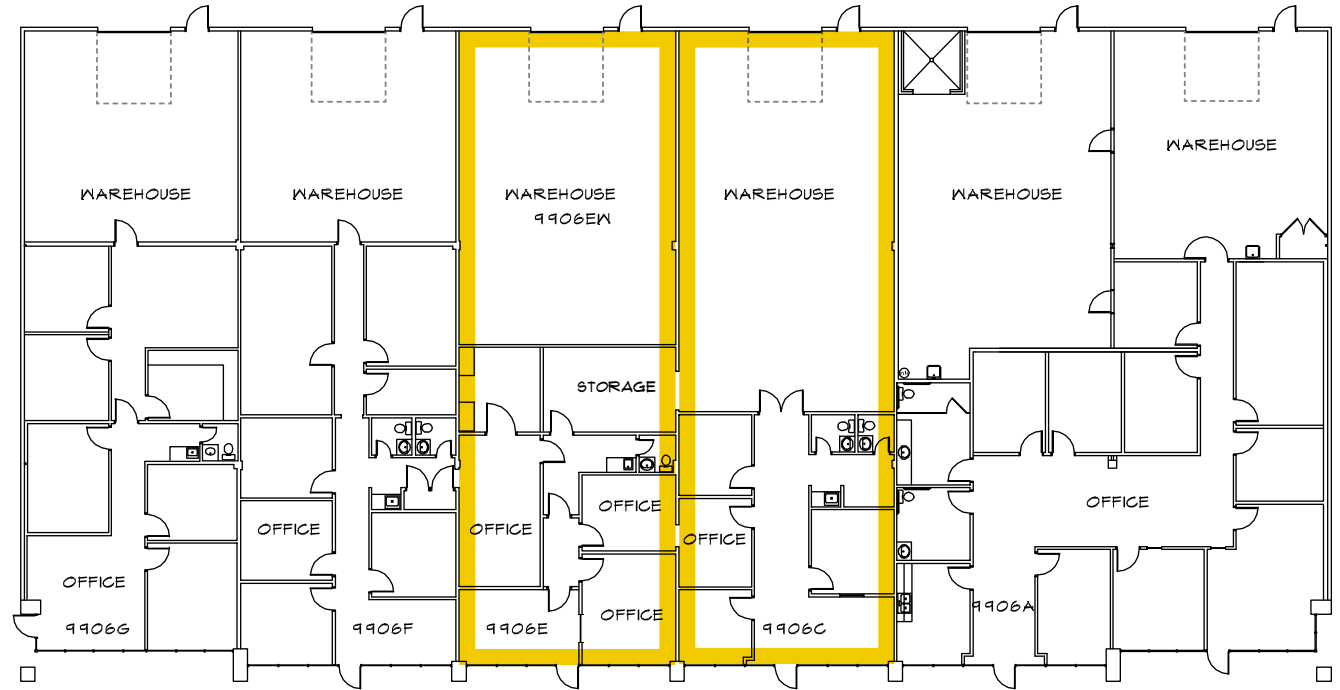
Suite C

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

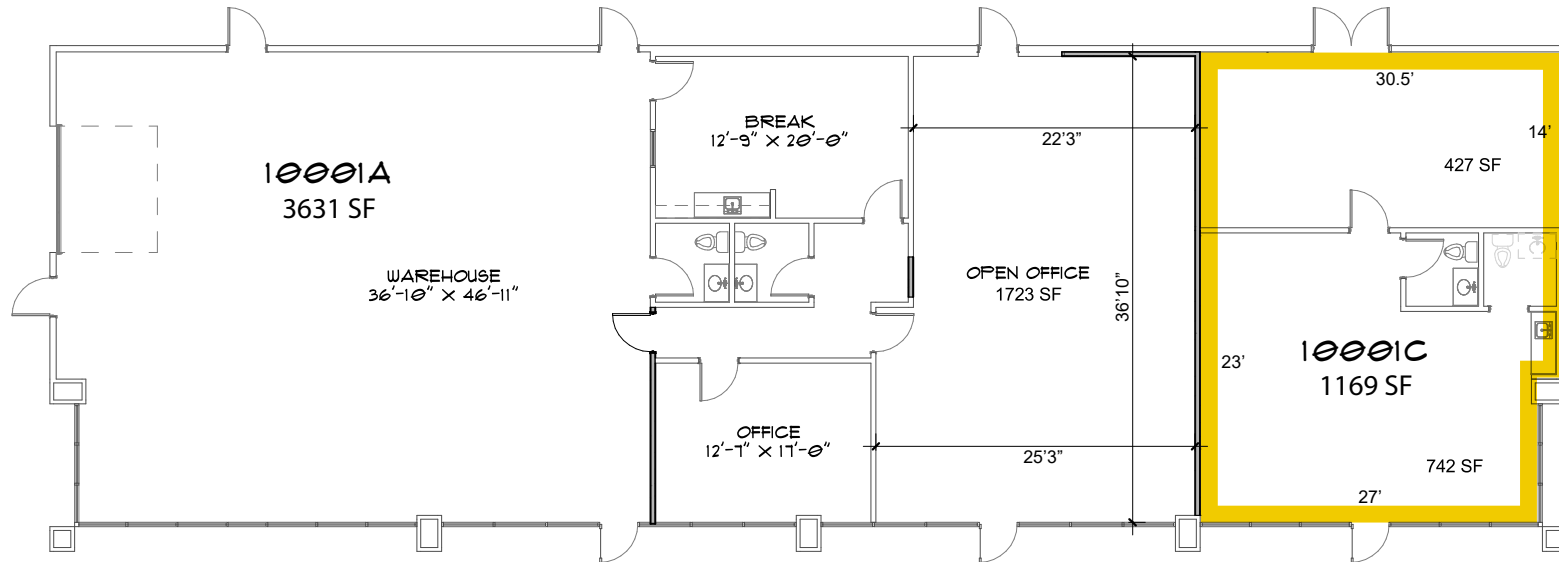


TULSA INNOVATION CENTER

10001 E 43rd St
As-Built & Vacancy

Suite C

1,169 SF Office/Storage Room



TULSA INNOVATION CENTER

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

25,164 SF

Fully conditioned

Heavy electric

Secured fenced storage area

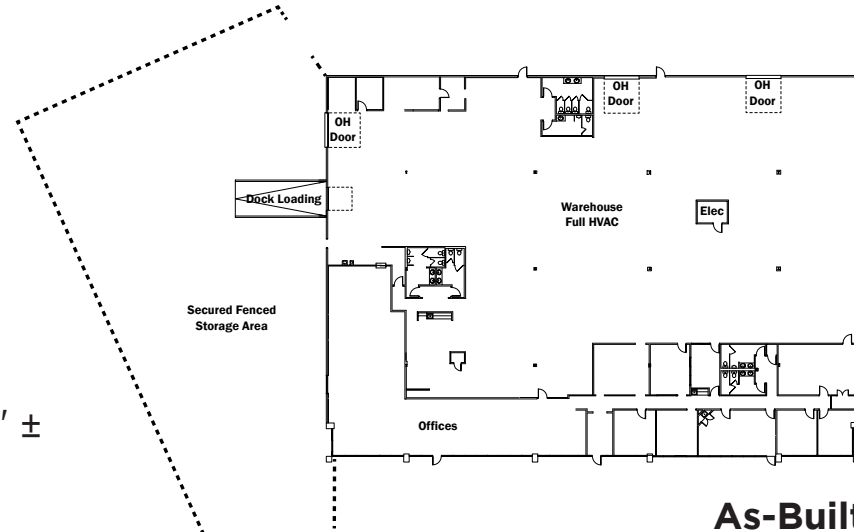
Warehouse Clear Height: 13'-14.5' ±

Suite A (Potential)

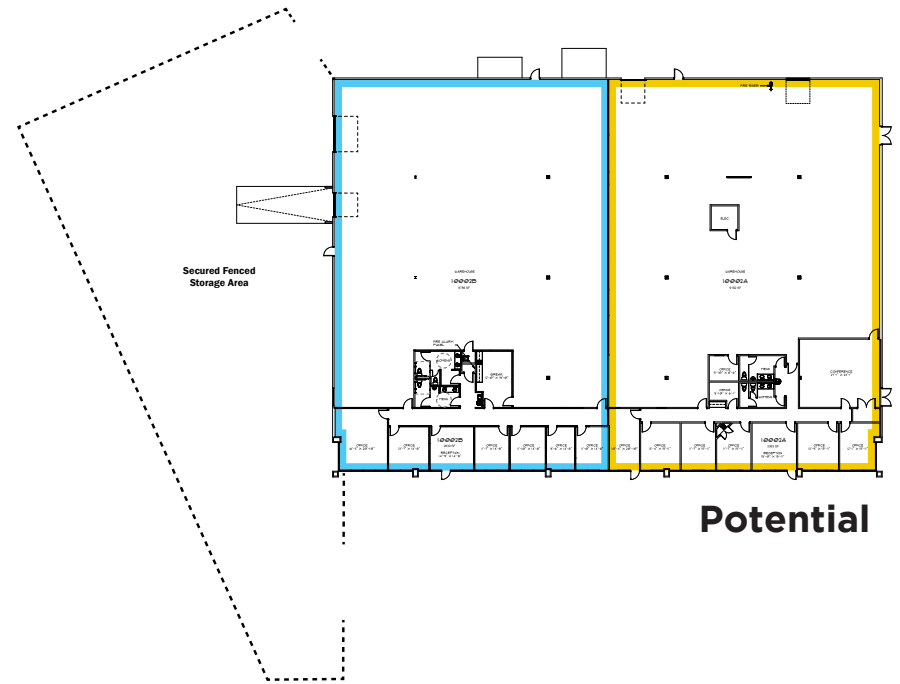
12,545 SF Office/Warehouse

Suite B (Potential)

12,619 SF Office/Warehouse



As-Built



Potential



COMPANY DISCLAIMER

The information contained herein is obtained from sources deemed reliable, but is not guaranteed as to accuracy. All information, including but not limited to square footage calculations, measurements, expenses and income (if any) should be independently verified. Equitas Realty Advisors, LLC (including its principals, associates and employees) is not liable for the accuracy or completeness of information provided. .

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.



Monty Berry, CCIM, SIOR
Equitas Realty Advisors, LLC

5100 E Skelly Dr, Suite 1030
Tulsa, OK 74146

Office: (918) 280-9900
Cell (918) 695-4162
E-mail Monty@EquitasRealty.com



Garrett Dunn, CCIM
Equitas Realty Advisors, LLC

5100 E Skelly Dr, Suite 1030
Tulsa, OK 74146

Office: (918) 280-9900
Cell (918) 764-5865
E-mail Garrett@EquitasRealty.com