

PEARL DISTRICT FLEX BUILDING AND LARGE PARKING FOR LEASE



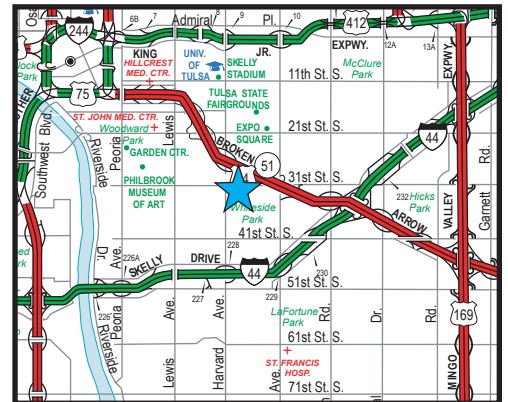
1433 E 6TH STREET, TULSA, OK 74120

AVAILABLE SPACE

- 8,100 RSF± Space
- 26,001 SF Land (.60-AC)
(see floor plans on back)

FEATURES

- Prime 6th Street/Pearl 6th Street building opportunity
- Full Climate with 23 Tons HVAC delivered in working condition
- Heavy Electric with 800 Amps/ 240V 3 Phase power
- 9'X10' Side overhead door for supply delivery/loading
- Multiple Water and Drain Sources
- Gated/secured gravel parking with up to 25± spaces
- Laydown yard storage potential
- Zoned Commercial Heavy (CH)
- Originally constructed for Optometry Lab; formerly US Safety Sign & Decal
- Prominent building signage to 6th Street
- Adaptable for many uses including retail, industrial, tech, etc.
- Eclectic district with nearby access to CBD



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

Contact: Monty Berry, CCIM, SIOR

Office (918) 280-9900 | **Cell** (918) 695-4162 | **Fax** (918) 280-9902

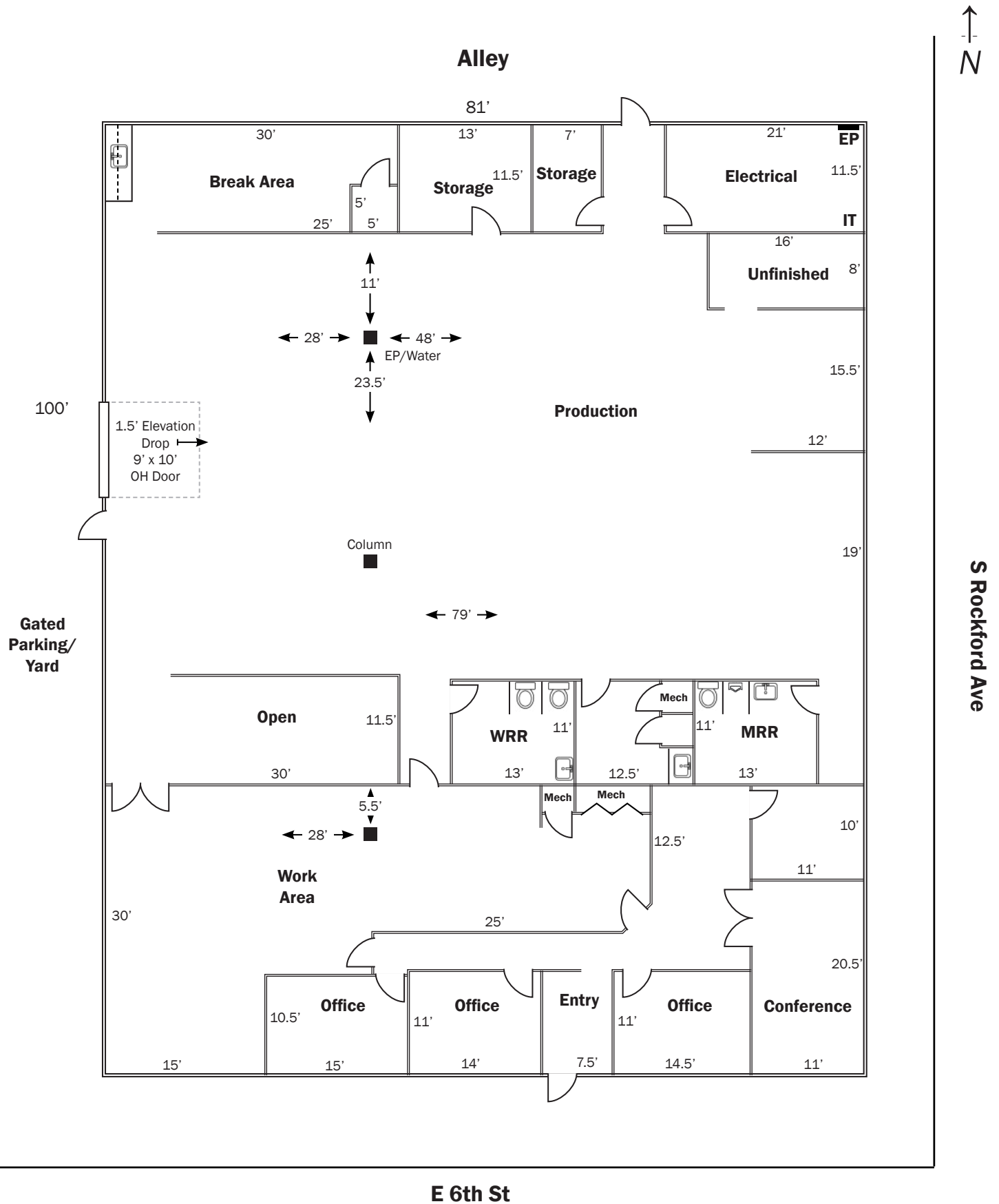
E-mail Monty@EquitasRealty.com



Aerial



Floor Plan



* Dimensions are approximate

Photos



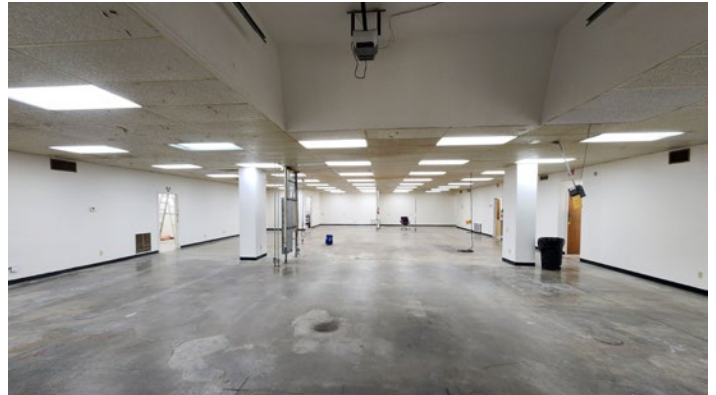
Exterior with Yard/Parking



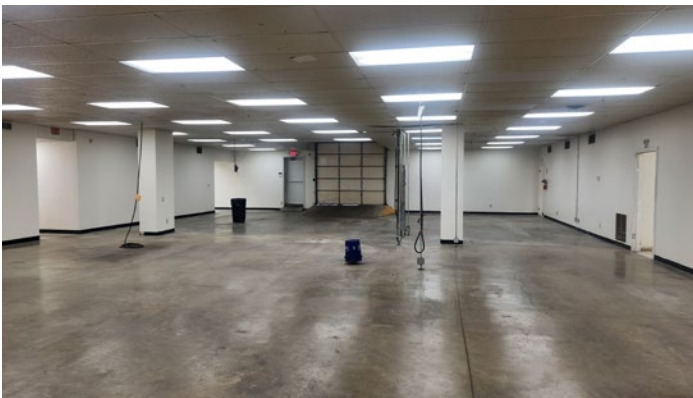
Yard/Parking Area



Exterior



Warehouse



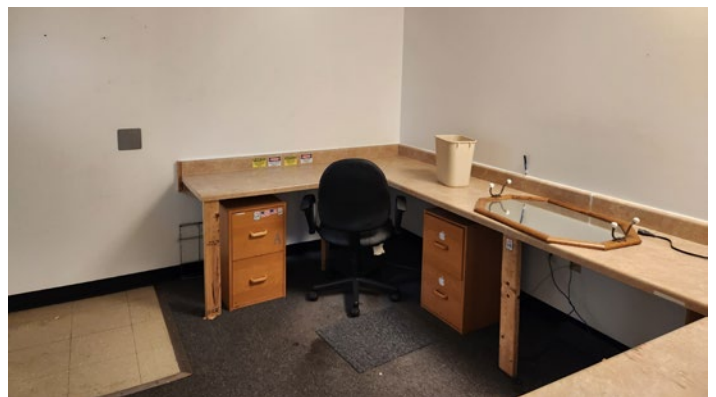
Warehouse with OH Door



Work Room



Break Area



Typical Office