



COMMERCIAL REDEVELOPMENT FOR SALE



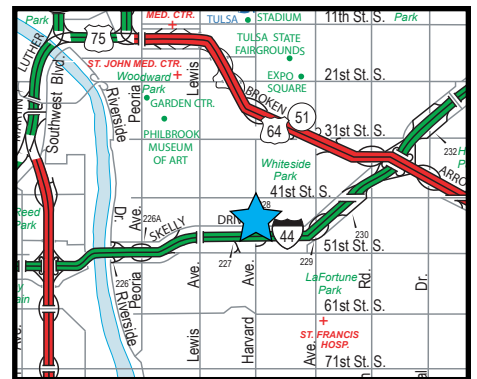
2705-2745 E SKELLY DR, TULSA, OK 74105

SIZES

- 46,005 SF Building (Per Architect)
 - 15,268 SF Upper Floor (2705 Skelly)
 - 19,375 SF Middle Floor (2725 Skelly)
 - 11,362 SF Lower Floor (2745 Skelly)
- 2.93 acres or 127,608 SF Land

FEATURES

- Prime Interstate 44 (I-44) redevelopment between Harvard and Lewis with excellent interstate frontage
- Flexible OM Zoning provides for office, medical and assembly uses; mini-storage by special exception
- Building CMU construction is structurally sound per architect; TPO Roof installed 2017
- 95,800 cars per day pass site
- Outside of Floodzone (Zone X)
- Central Tulsa location along improved I-44 (Skelly Drive)
- Redevelopment potential for repurposed building, or demo buildings for new, or lot split
- Sale to include separate land lease purchase between seller/land lease holder



ZONING USES

- By Right: Office, studios, medical, group/assisted living, schools, assembly, parking
- Self Service storage considered by special exception

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

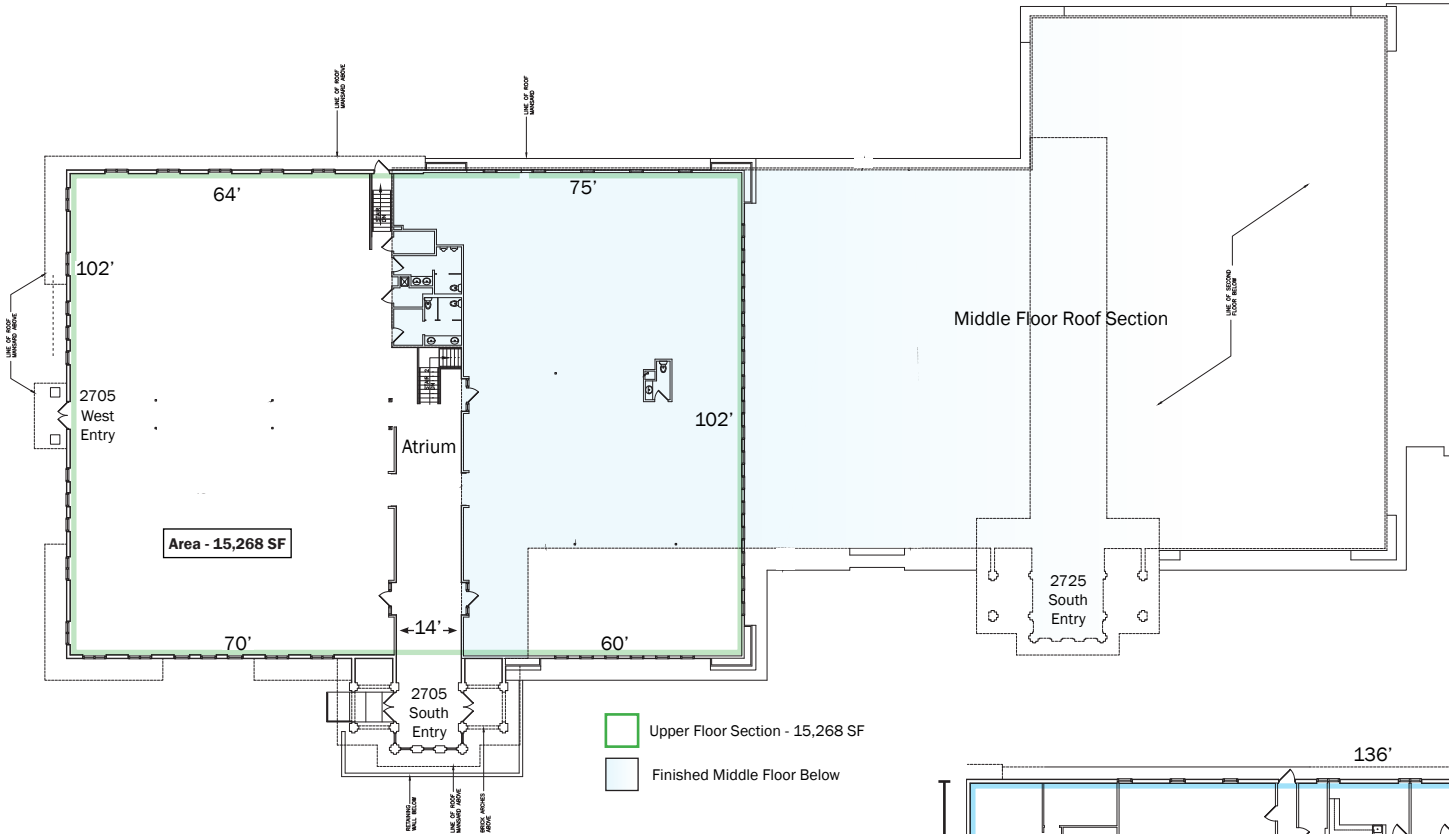
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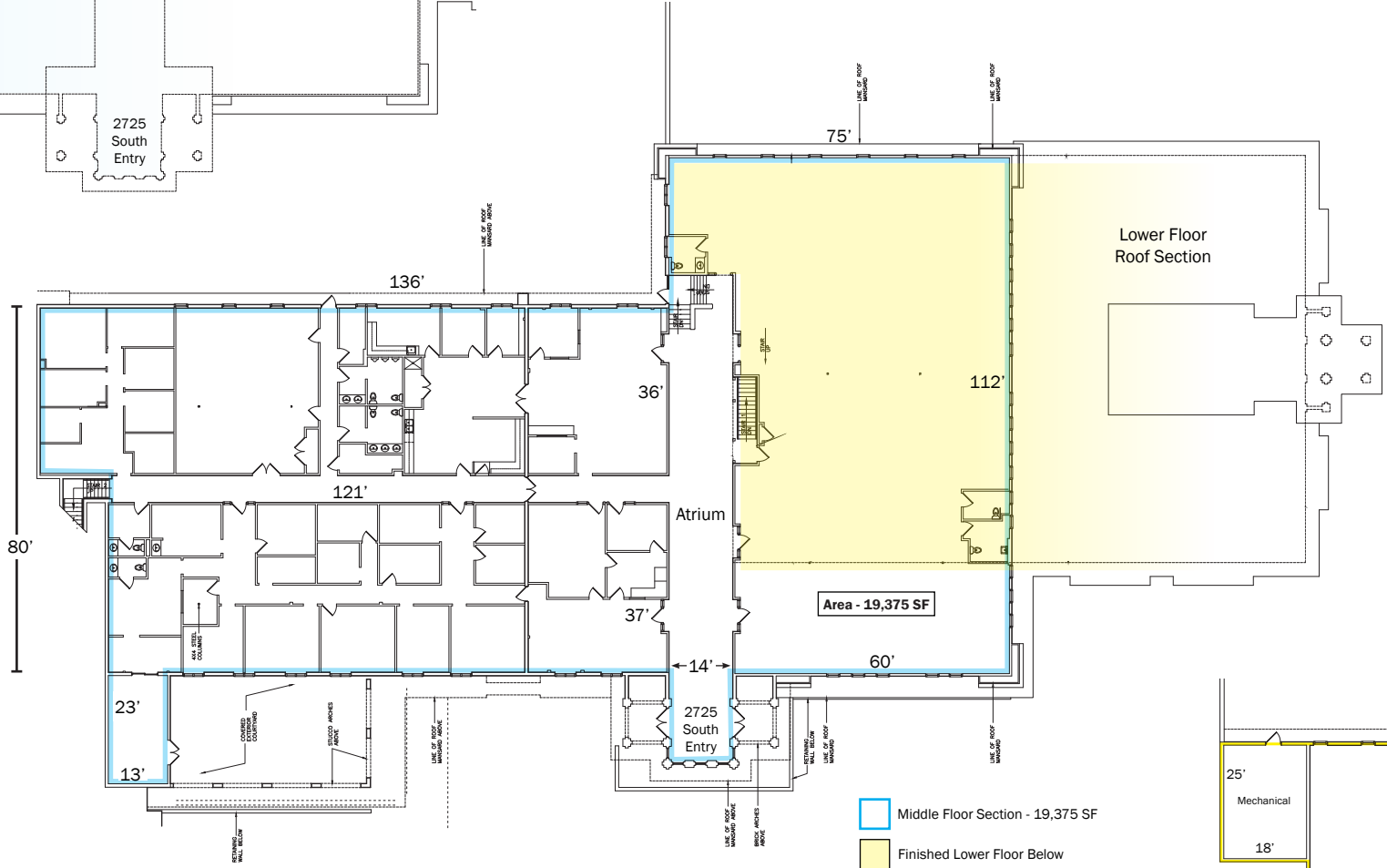
Aerial



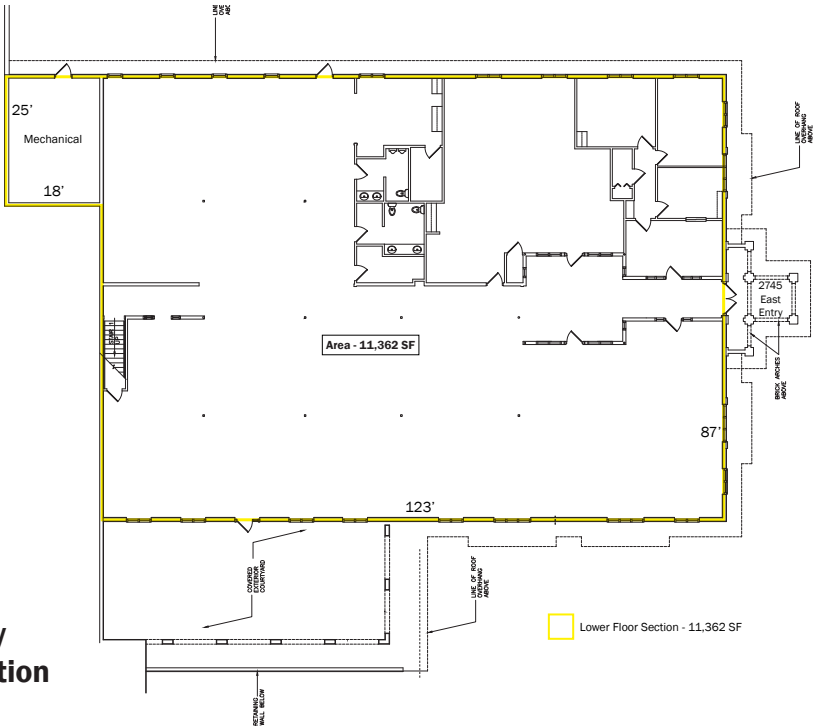
FLOORPLANS



**2705 E Skelly Dr
Upper Floor Section**



**2725 E Skelly Dr
Middle Floor Section**



**2745 E Skelly
Lower Floor Section**

CURRENT CONDITION



UPPER FLOOR (2705 E SKELLY)



SOUTH SIDE



UPPER FLOOR (2705 E SKELLY)



LOWER FLOOR (2745 E SKELLY)



ALL FLOORS



LOWER FLOOR (2745 E SKELLY)

CONCEPTUAL REMODEL RENDERINGS

