

AVAILABLE



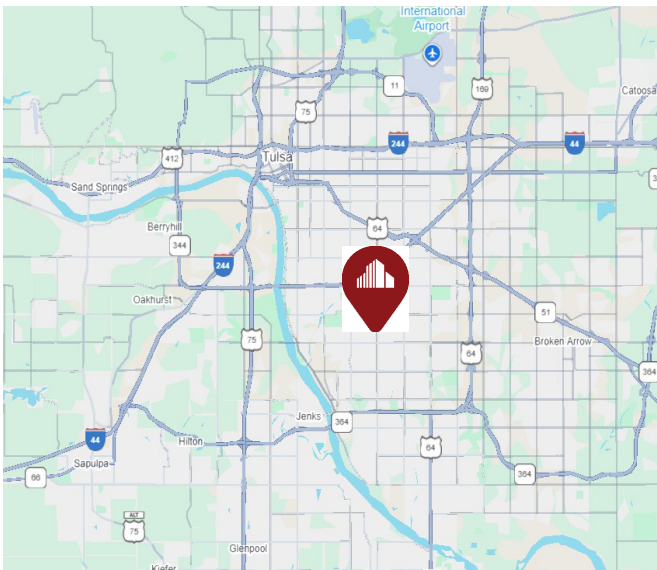
**COMMERCIAL
OKLAHOMA**



FOR LEASE

Oak Cliff Terrace #1

6711 S YALE AVE
TULSA, OK 74136



Property DETAILS

Building Size:	± 20,000 SF
Available:	± 4,519 SF
Lot Size:	± 1.90 Acres
Year Built:	1990
Stories:	2
Parking:	62 Surfaces
Parking Ratio:	3.10 / 1,000
Zoning:	OM
Tenancy:	Multi
Use:	Office
Lease Rate:	\$19.50 FSG

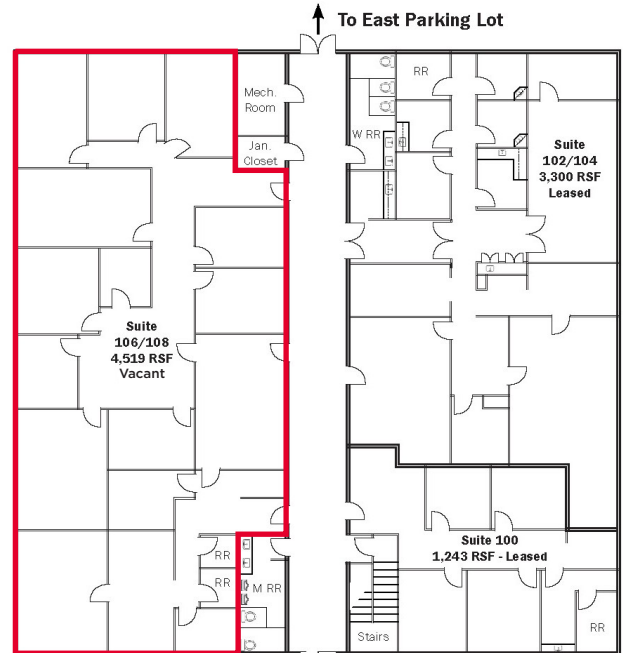
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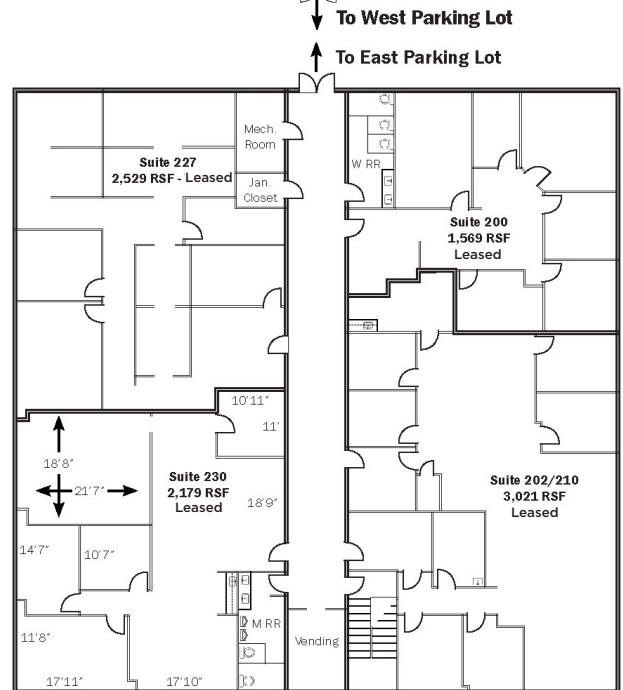
Available Suites

- **1ST FLOOR:**
Suite 106/108: ± 4,519 SF



Convenience Along Yale Ave

Strategically located along South Yale Avenue, 6717 S Yale Ave sits within one mile of several key medical, dining, and service amenities concentrated directly on Yale. The property offers immediate access to the Saint Francis Hospital campus, Warren Clinic, and a wide range of specialty medical providers that anchor this corridor. Tenants also benefit from nearby dining options including Charleston's Restaurant, Chick-fil-A, Starbucks, and Jason's Deli—all positioned along Yale and easily accessible for employees and visitors. Additional conveniences such as The UPS Store, Envision Imaging at Yale, and multiple professional offices and financial institutions further enhance this service-rich environment. This collection of directly adjacent amenities



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