



7127 RIVERSIDE

7127 SOUTH RIVERSIDE PARKWAY
TULSA, OK 74136



INVESTMENT SUMMARY

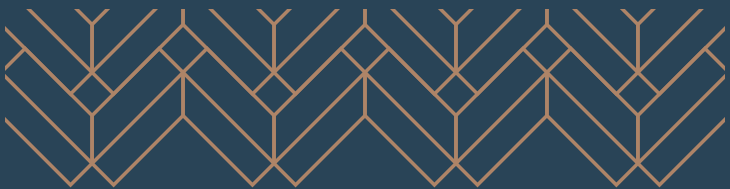
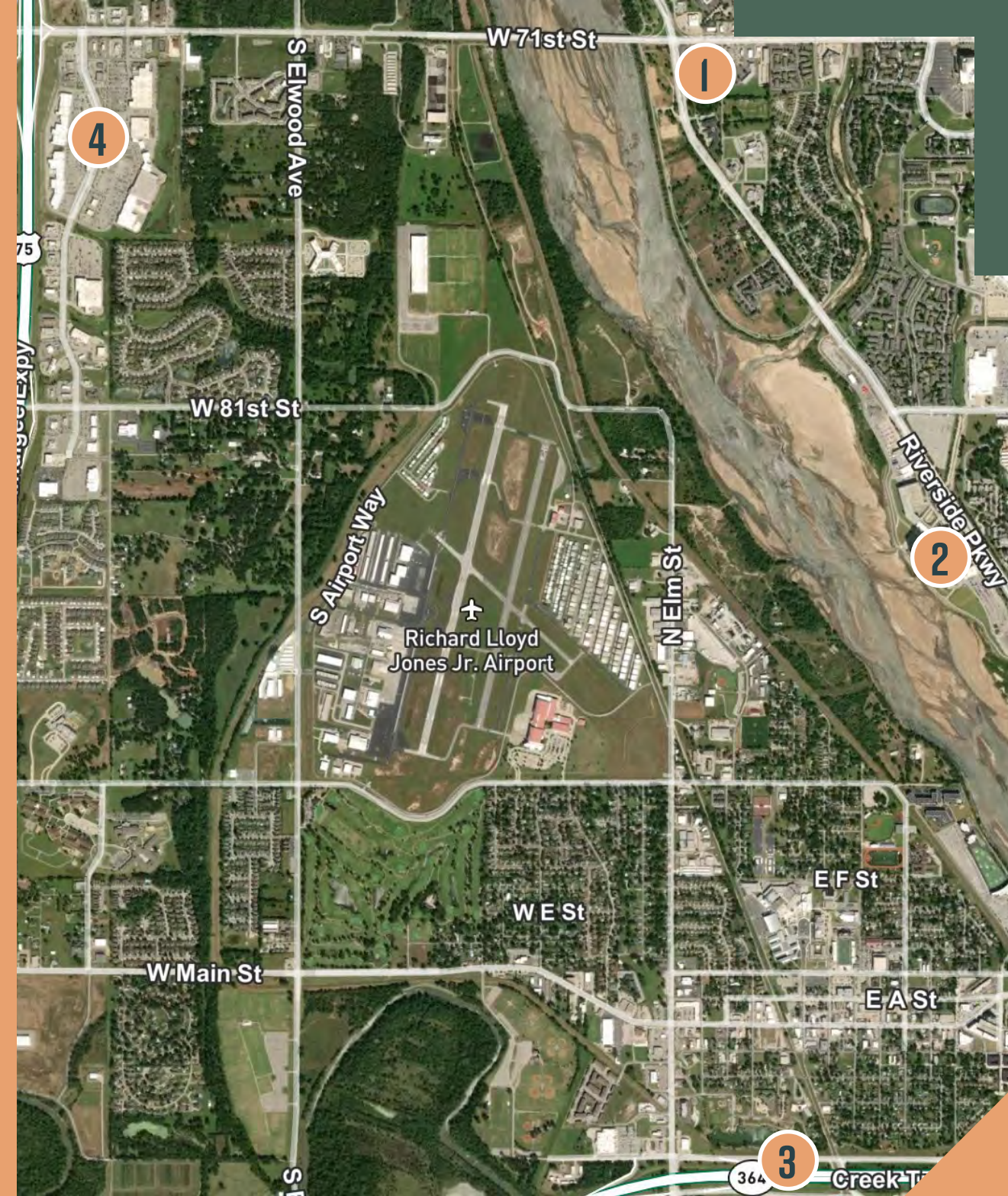
The 7127 South Riverside Office Building provides an attractive owner user / investment opportunity. This is a former Food Lion retail building converted to multi-tenant office use. The improvements total $\pm 37,700$ SF situated on ± 4.29 acres including ± 180 striped asphalt paved and striped parking spaces. The building is currently $\pm 18\%$ occupied with one tenant who plans to vacate in Q1 2025.

This office building features an attractive investment opportunity in a prime location, with access to the West from 71st Street to the Tulsa Hills retail development and US-75 and to the South to the River Spirit Casino and Creek Expressway.



AERIAL

- 1 7127 RIVERSIDE
- 2 RIVER SPIRIT CASINO
- 3 CREEK TURNPIKE
- 4 TULSA HILLS SHOPPING CENTER

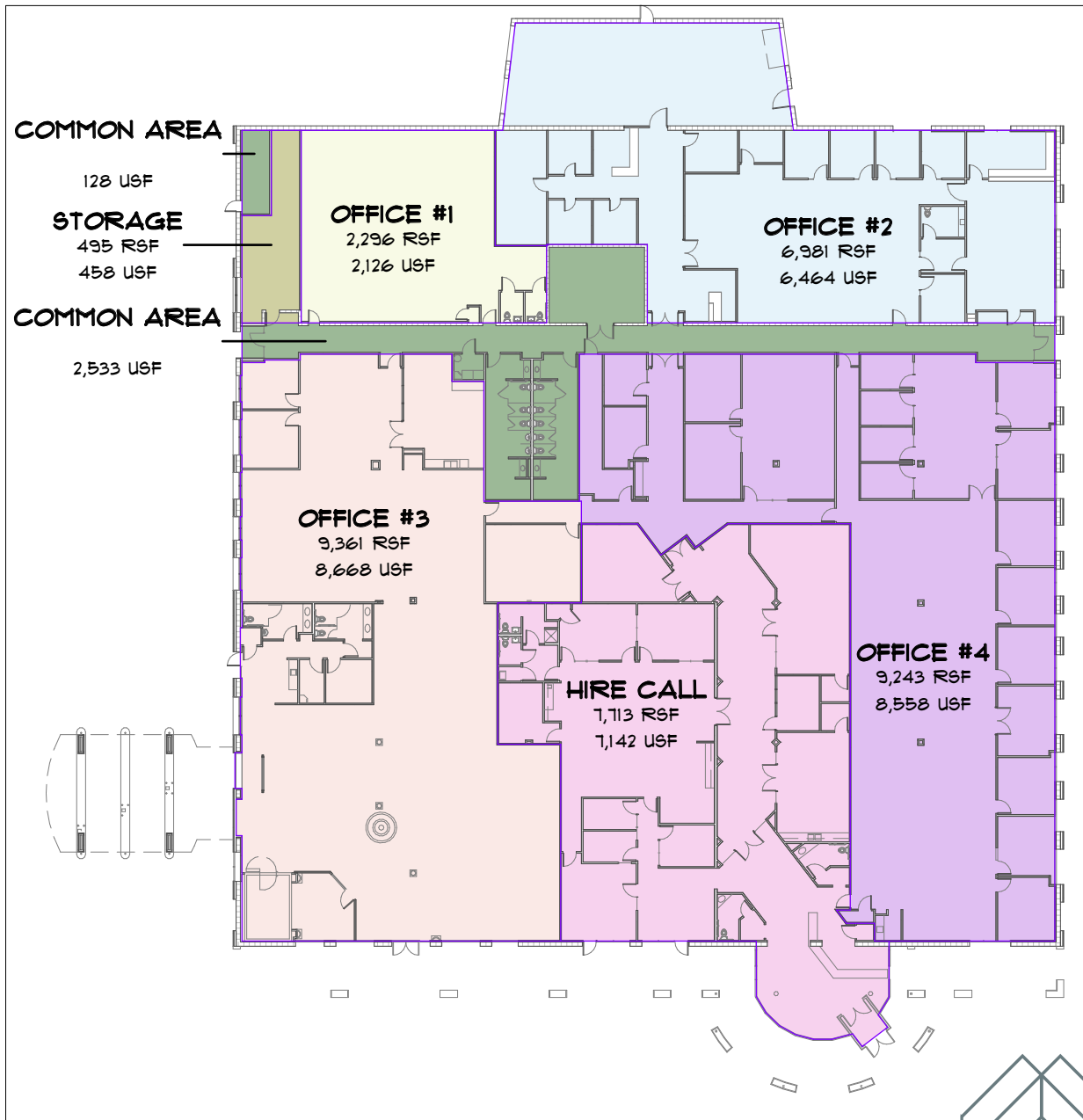




BUILDING SPECIFICATIONS

LOCATION	7127 South Riverside Parkway	ELECTRICAL	±2,000 amp panel (3 phase - 120/208v)
NET RENTABLE AREA	±37,700 SF	HVAC	Eight roof top units - (1) 12.5 ton RTU replaced Q1 2026
LAND AREA	±4.29 Acres	TELCOM	Cox fiber to building
YEAR BUILT	1992 Renovated 1998	DOCKS	Three Docks One 8'x8' dock at South with pit leveler Two 8'x8' docks at North with bumpers and upper dock seal
PARKING	Striped asphalt with ±180 total spaces (4.77 per 1,000 parking ratio)	INTERIOR	Open office plans with offices, conference and break room. Flooring is carpet, ceramic tile and vinyl tile.
ZONING	-CS - Commercial with River Design Overlay (RDO 3) and PK - Parking on South portion of site	CEILING	Both 2'x2' and 2'x4' in metal grid. LED and parabolic lights. 11', 12' and 16' ceiling heights
CONSTRUCTION	Concrete block with EIFS exterior and glass aluminum windows	RESTROOMS	Six restrooms including larger mens and womens in rear. Men (3 commodes, 2 urinals, 2 sinks). Women (5 commodes, two sinks)
ROOF	New TPO Roof Q1 2026 - Roof slopes to rear		
DESIGN	Rectangular design with glass storefront and 4 bank drive-in lanes		
SPRINKLER	Fully sprinklered wet monitored system by Simplex Grinnell		

FLOOR PLAN



TULSA HILLS

RIVERPARKS
AUTOBLET

BUENO
Taco Bueno

BURGER
KING

planet
fitness

TTCU
Federal Credit Union

Riverside Parkway

FedEx

MATTRESS
FIRM



STARBUCK
COFFEE

E 71st Street

McDonald's logo

POPEYES





CITYPLEX TOWERS

RIVER SPIRIT
CASINO RESORT

ORU
ORAL ROBERTS UNIVERSITY

MABEE
CENTER

Ascension

Asher Paint
Independent Living of Tulsa

TCU
Federal Credit Union

POPEYES

Firestone
COMPLETE AUTO CARE

McDonald's

STARBUCKS
COFFEE

planet fitness

FedEx

BURGER KING

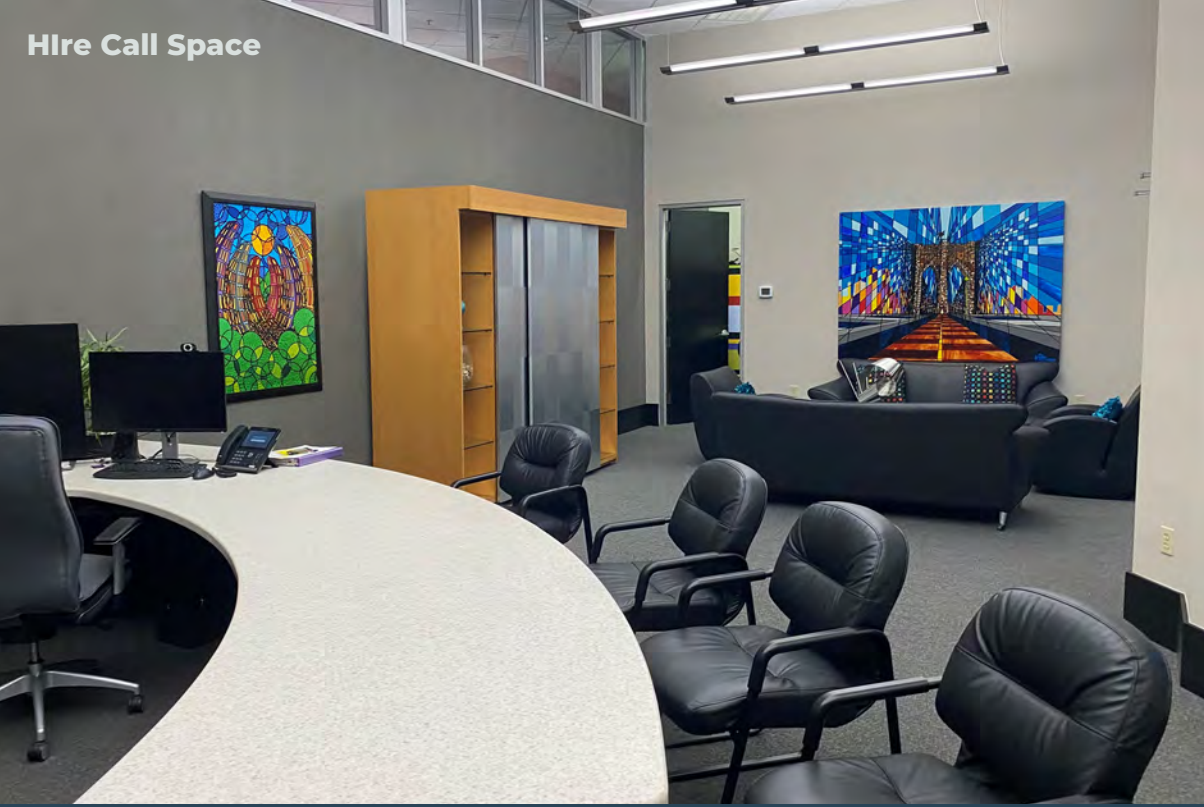
E 71st Street

Riverside Parkway

RIVERPARKS
AUTHORITY



Hire Call Space



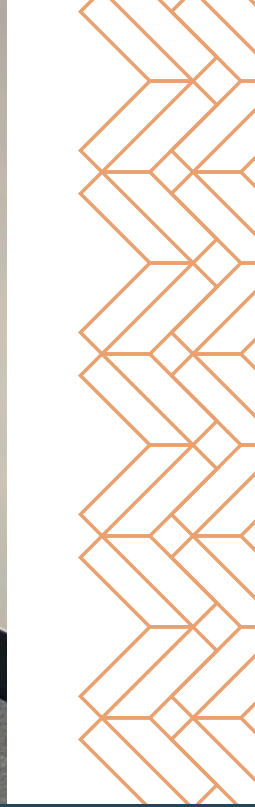
Vacant

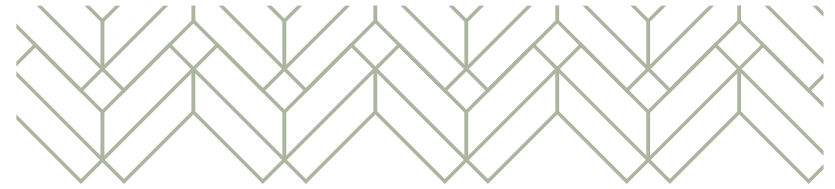


Medical



Hire Call Space





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