

# BERKSHIRE PLAZA

## MEDICAL & OFFICE SPACE FOR LEASE



*Broken Arrow, OK*

**1615 & 1621 S. EUCALYPTUS AVE. | BROKEN ARROW, OK 74012**

## PROPERTY HIGHLIGHTS

- Flexible suite sizes – ideal for small users up to full-floor tenants
- Medical & general office space available
- Full-service leases for simplified occupancy costs
- Ample parking with convenient front-door access
- Quick access to U.S. Highway 169
- Located near major healthcare anchors including Saint Francis Hospital South and Hillcrest Hospital South
- Surrounded by dense South Tulsa residential growth and strong demographics
- Minutes from key retail amenities like Walmart Neighborhood Market and Target
- Positioned within an established medical/office corridor with built-in demand
- Easy access to Memorial Drive and 91st Street corridors



11,732 Vehicles per day - S. Garnett Rd.  
21,239 Vehicles per day - E. 91st Street

TRAFFIC COUNT - SOURCE INCOG 2025



### DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	8,864	90,687	235,420
TOTAL HOUSEHOLDS	2,888	35,091	86,014
TOTAL POPULATION	7,930	89,259	212,693
AVERAGE HH SIZE	2.66	2.51	2.45
AVERAGE HH INCOME	\$129,058	\$115,355	\$113,113

DEMOGRAPHICS - SOURCE: ESRI 2025

## BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**DOUG BAUER, CCIM**

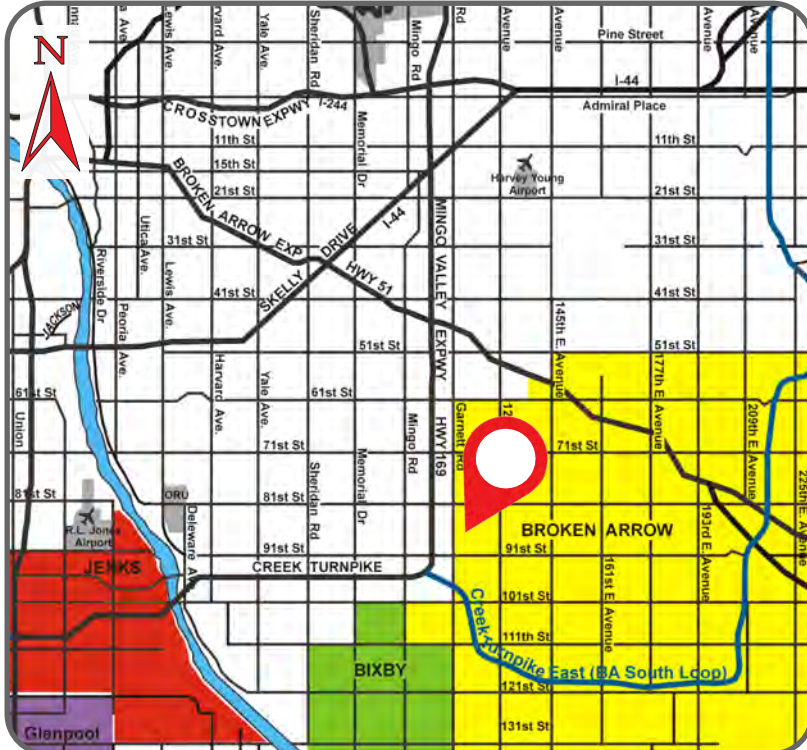
Office: 918-665-1210

# BERKSHIRE PLAZA

1615 & 1621 S. EUCALYPTUS AVE. | BROKEN ARROW, OK 74012



## GREATER TULSA AREA MAP



- NEARBY**
- BERKSHIRE DENTAL GROUP
  - BERKSHIRE SALON & DAY SPA
  - WALMART NEIGHBORHOOD MARKET
  - RC DICKENSON FAMILY YMCA
  - ST. FRANCIS HOSPITAL SOUTH
  - HILLCREST HOSPITAL SOUTH
  - QUIKTRIP
  - TULSA COMMUNITY COLLEGE
  - TARGET

**BAUER & ASSOCIATES, REALTORS®**  
 "A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
 Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
 All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**DOUG BAUER, CCIM**  
 Office: 918-665-1210  
[www.bauertulsa.com](http://www.bauertulsa.com)