

INTERNATIONAL TOWER

OFFICE SPACE FOR LEASE



5200 S. Yale Ave. - Tulsa, OK 74135

PROPERTY HIGHLIGHTS

- TOTAL BUILDING SQ. FT.: 39,849 SF
- CONVENIENTLY LOCATED NEAR EXPRESSWAYS, SHOPPING CENTERS & RESIDENTIAL NEIGHBORHOODS
- FULL SERVICE OFFICE LEASE
- PROFESSIONALLY MANAGED
- BEAUTIFULLY MANICURED GROUNDS
- OUTDOOR EATING SPACE
- VIEWS OVERLOOKING LAFORTUNE PARK GOLF COURSE



DOUG BAUER, CCIM
Office: 918-665-1210



39,689 Vehicles per day - S. Yale Avenue
18,428 Vehicles per day - E. 51st Street

TRAFFIC COUNT - SOURCE INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	36,258	197,182	509,165
TOTAL HOUSEHOLDS	8,375	70,709	167,547
TOTAL POPULATION	17,844	156,147	395,886
AVERAGE HH SIZE	2.11	2.15	2.30
AVERAGE HH INCOME	\$102,980	\$95,061	\$95,226

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.

Office 918-665-1210

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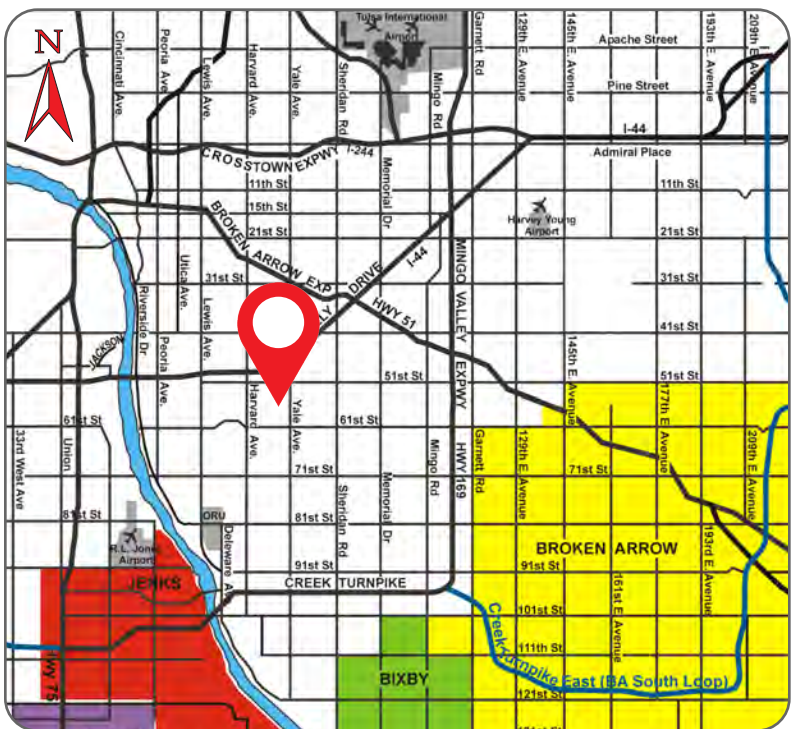
www.bauertulsa.com

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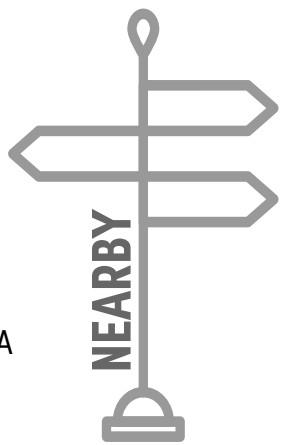


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5200 S. Yale Ave.



GREATER TULSA AREA MAP

- QUIKTRIP
- BROS HOULIGAN
- DUTCH BROS COFFEE
- ARBY'S
- RED LOBSTER
- CANE'S CHICKEN
- LAFORTUNE PARK
- TANDY FAMILY YMCA
- BIG WISKEY'S



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