

BAUER
& ASSOCIATES
REALTORS®



Position your business at Fulton 46, a centrally located Tulsa office property offering flexible options for executive suites, private offices, and coworking space. The property features adaptable floor plans, multiple restrooms, abundant gated parking, and convenient access to I-44, restaurants, and shopping—providing an accessible, professional setting for businesses of varying sizes.

- Executive suites, private offices, and coworking options
- Flexible floor plans
- Abundant gated parking
- Convenient access to I-44
- Nearby restaurants and shopping
- Multiple restrooms
- 22,792 SF building*
- ±1.66-acre site (72,201 SF)

AVAILABLE SUITES:

Suite 106	1,096 sf	Suite 110	440 sf
Suite 116	631 sf	Suite 120	256 sf
Suite 127	192 sf	Suite 128	250 sf
Suite 139	159 sf		

Executive Suites - 2nd Floor

Suite 200	246 sf
Suite 202	272 sf
Suite 203	165 sf
Suite 204	271 sf
Suite 205	158 sf

AVAILABLE Executive Suites 2nd Floor

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

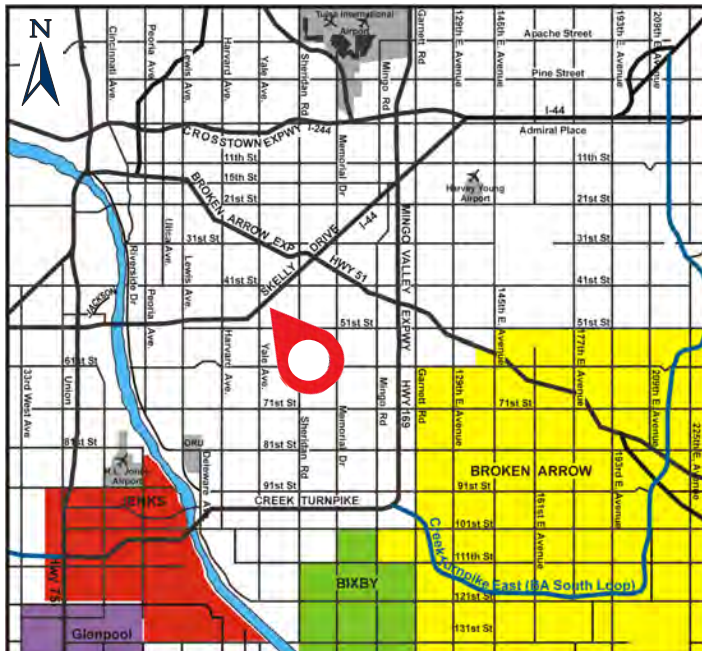
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Cell: 918-724-5140
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FULTON 46 OFFICE BUILDING SPACE FOR LEASE



5350 E. 46th St. - Tulsa, OK 74135



GREATER TULSA AREA MAP

NEARBY

- TANDY FAMILY YMCA
- ARBY'S
- OUTBACK STEAKHOUSE
- QUIKTRIP
- ARVEST BANK
- DUTCH BROS COFFEE
- RAISING CANE'S CHICKEN
- LAFORTUNE PARK

DRIVE TIME DEMOGRAPHICS



	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	27,900	204,000	536,000
TOTAL HOUSEHOLDS	6,961	71,100	179,000
TOTAL POPULATION	15,300	158,000	427,000
AVERAGE HH SIZE	2.17	2.19	2.32
AVERAGE HH INCOME	\$105,142	\$99,529	\$100,901

DEMOGRAPHICS - SOURCE: ESRI 2026

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

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SHEILA COOPER

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