

SHERIDAN CHASE OFFICE PARK SPACE FOR LEASE



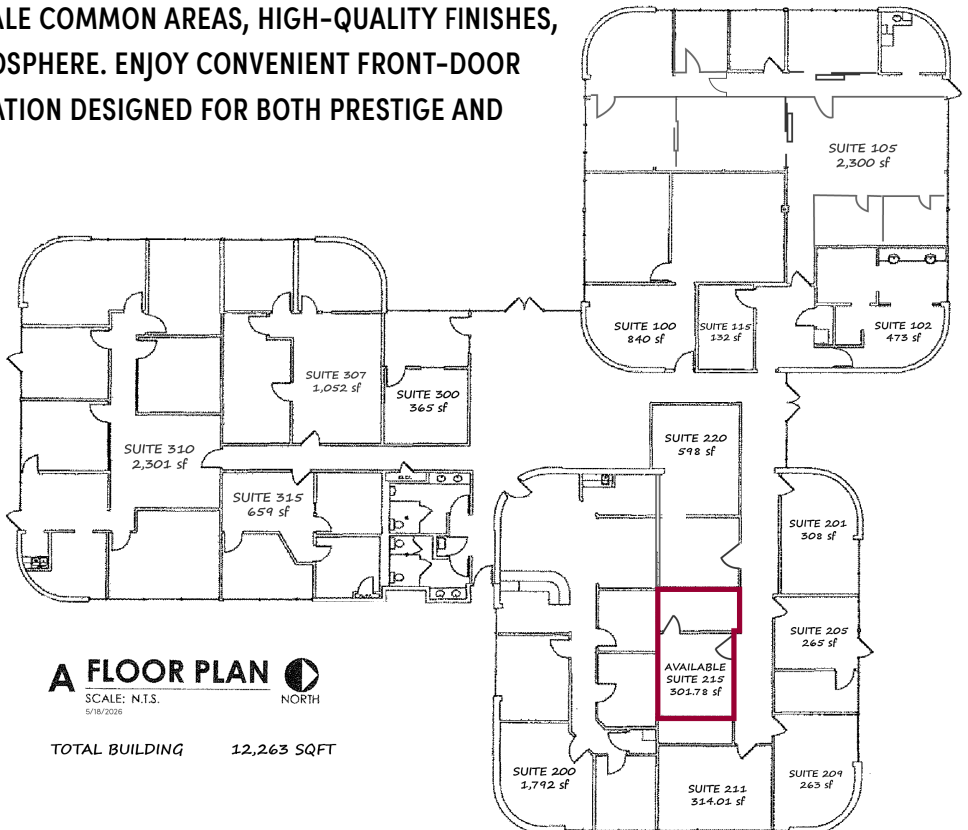
6931 S. 66th E. Ave. - Tulsa, OK 74133

PROPERTY HIGHLIGHTS

SHERIDAN CHASE II AVAILABLE - SUITE 215 (302 SF)

LOCATED JUST OFF 71ST STREET, SHERIDAN CHASE II OFFERS A MODERN, SINGLE-STORY OFFICE ENVIRONMENT WITH UPSCALE COMMON AREAS, HIGH-QUALITY FINISHES, AND A QUIET, PROFESSIONAL ATMOSPHERE. ENJOY CONVENIENT FRONT-DOOR PARKING AND A PRIME TULSA LOCATION DESIGNED FOR BOTH PRESTIGE AND PRODUCTIVITY.

- EASY ACCESS TO 71ST STREET
- ONE STORY BUILDING
- UPSCALE COMMON AREAS
- QUIET OFFICE ATMOSPHERE
- HIGH QUALITY FINISHES
- EXCELLENT FRONT DOOR PARKING



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

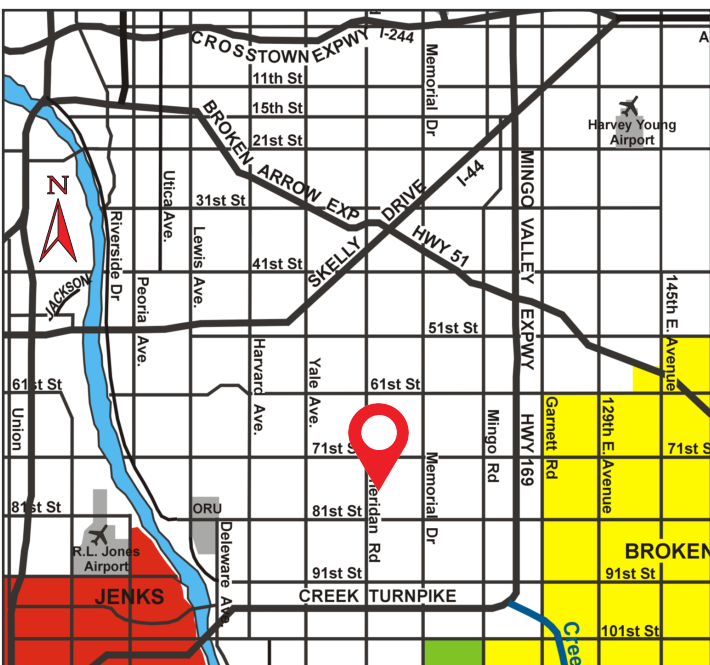
6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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.

SHEILA COOPER
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SHERIDAN CHASE OFFICE PARK

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TULSA AREA MAP

- REASOR'S
 - BANK OF OKLAHOMA
 - SMITTY'S GARAGE
 - BRAYOS MEXICAN GRILL
 - ARVEST BANK
 - SENOR TEQUILA
 - SOUTHERN AGRICULTURE
- NEARBY
-

DRIVE TIME DEMOGRAPHICS

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|--------------------|-----------|------------|------------|
| DAYTIME POPULATION | 14,381 | 127,674 | 290,886 |
| TOTAL HOUSEHOLDS | 5,653 | 42,386 | 105,632 |
| TOTAL POPULATION | 12,190 | 96,640 | 246,541 |
| AVERAGE HH SIZE | 2.11 | 2.21 | 2.29 |
| AVERAGE HH INCOME | \$104,501 | \$104,356 | \$107,770 |

21,781 Vehicles per day - S. Sheridan Rd.
 31,502 Vehicles per day - E. 71st St.

TRAFFIC COUNT- SOURCE: INCOG 2025

DEMOGRAPHICS - SOURCE: ESRI 2025

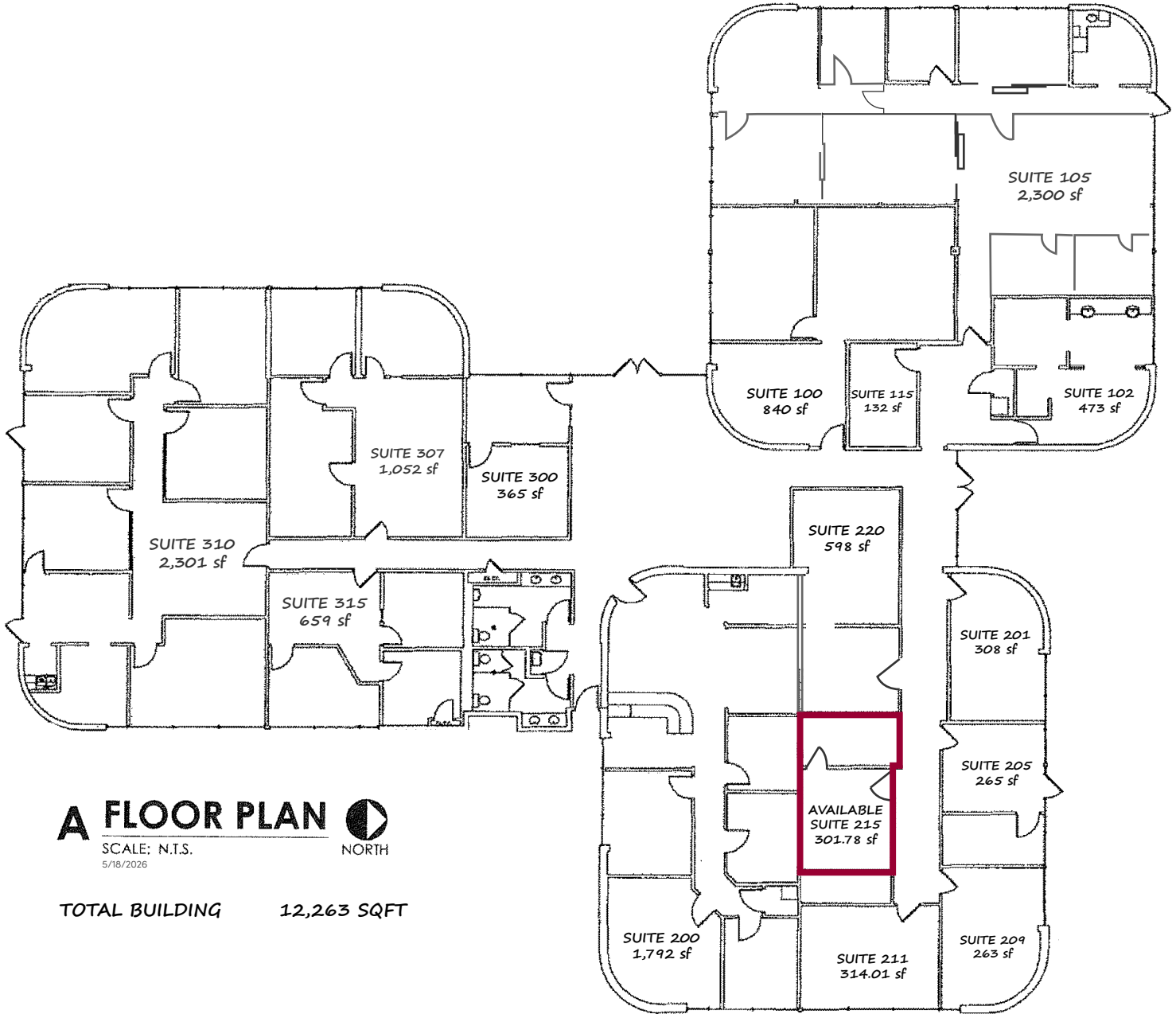
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A FLOOR PLAN

SCALE: N.T.S.
5/18/2026

NORTH

TOTAL BUILDING 12,263 SQFT