

SOUTH SHERIDAN SERVICE CENTER FOR LEASE



5401 SOUTH SHERIDAN, TULSA, OK **BRANIFF MART**

SIZES

- 600-3,000 SF Office and Flex spaces available
(See floor plans)

FEATURES

- Prime office/flex service center
- Self contained units with private restrooms
- Climate controlled warehouse
- Luxury vinyl flooring, LED lighting & epoxy bathroom floors
- Ample parking with front door “drive-up” convenience
- Building tenant signage facing Sheridan
- New concrete parking lot completed
- Central Tulsa location
- Local and accessible ownership
- Next door to emerging Farm Shopping Center



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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Aerial



Photos

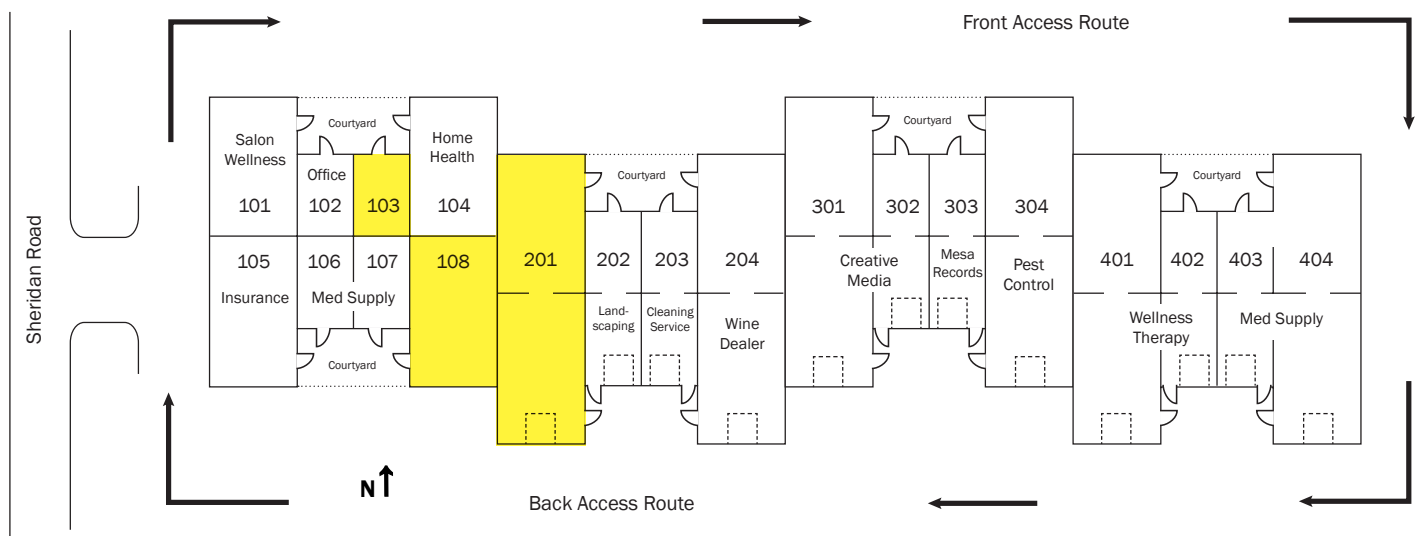


Front Parking

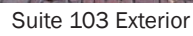


Back Section/OH Door Access

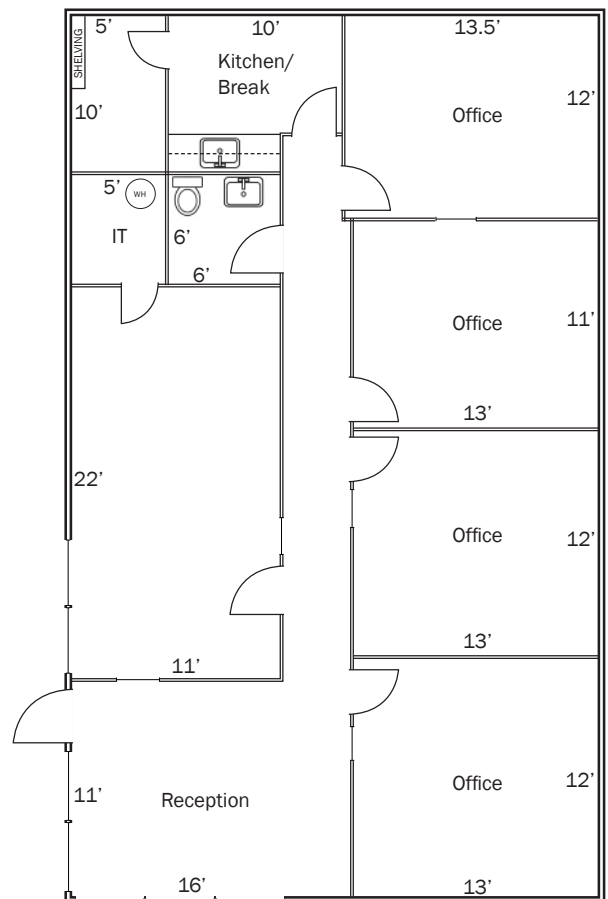
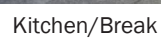
Site Plan



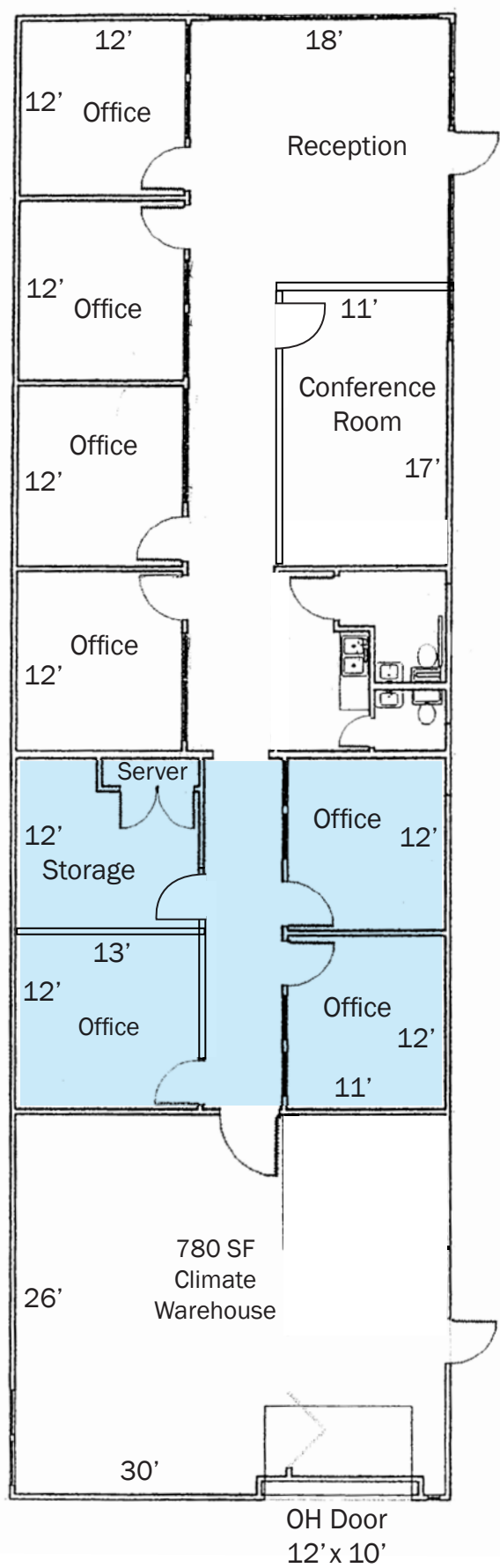
The floor plan for the second floor is divided into several rooms. On the left, there is a large office measuring 15' by 10'. Below this office is another office measuring 14' by 11'. To the right of the top office is an entry/lobby area measuring 22' by 9'. At the bottom right, there is a bathroom containing a toilet, a sink, and a shower stall. The dimensions for the bathroom area are 6' and 8'. The overall layout is rectangular with a central hallway or entry area connecting the rooms.



Suite 108 Exterior



Suite 201 - 3,000 SF Office and Climate Warehouse



Reception



Entry/Lobby



Conference Room



Finish Sample

Additional warehouse expansion can be considered