

RIVER OAKS OFFICE CENTER



Property Description

The River Oaks Office Park is a 2-building, single story office complex totaling 39,680 sq. ft. on 3.35 acres. The property consists of two buildings, which sit on separate parcels;

With 14,000 SF of contiguous available space, this would be an excellent owner/user investment opportunity!

1422 Building contains 20,837 sq. ft. on 1.67 acres located at 1422 E 71st Street, Tulsa, OK 74136.

1418 Building contains 18,843 sq. ft. on 1.68 acres located at 1418 E 71st Street, Tulsa, OK 74136.

The business park is available as a portfolio purchase of both parcels at the discounted price of \$2,500,000.00 (\$63/SF), or each building could be sold individually.

Property Highlights

- Single-story office park

Offering Summary

SALE PRICE:	\$2,500,000
NUMBER OF UNITS:	11
LOT SIZE:	3.35 Acres
BUILDING SIZE:	39,680 SF
NOI:	\$120,137.72
CAP RATE:	4.80%

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,165	32,540	78,962
TOTAL POPULATION	12,349	65,894	163,426
AVERAGE HH INCOME	\$41,880	\$68,413	\$85,904

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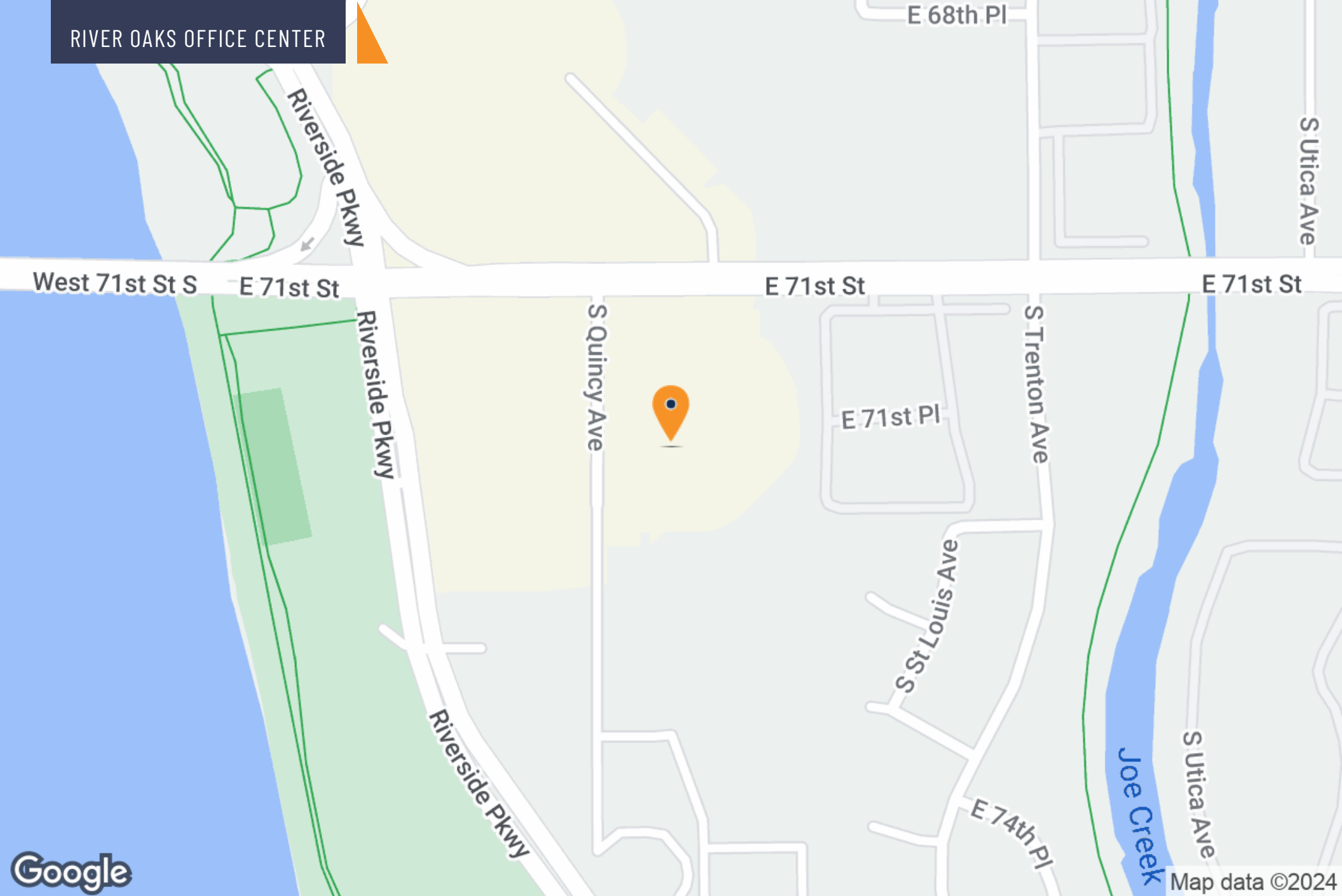
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Map data ©2024

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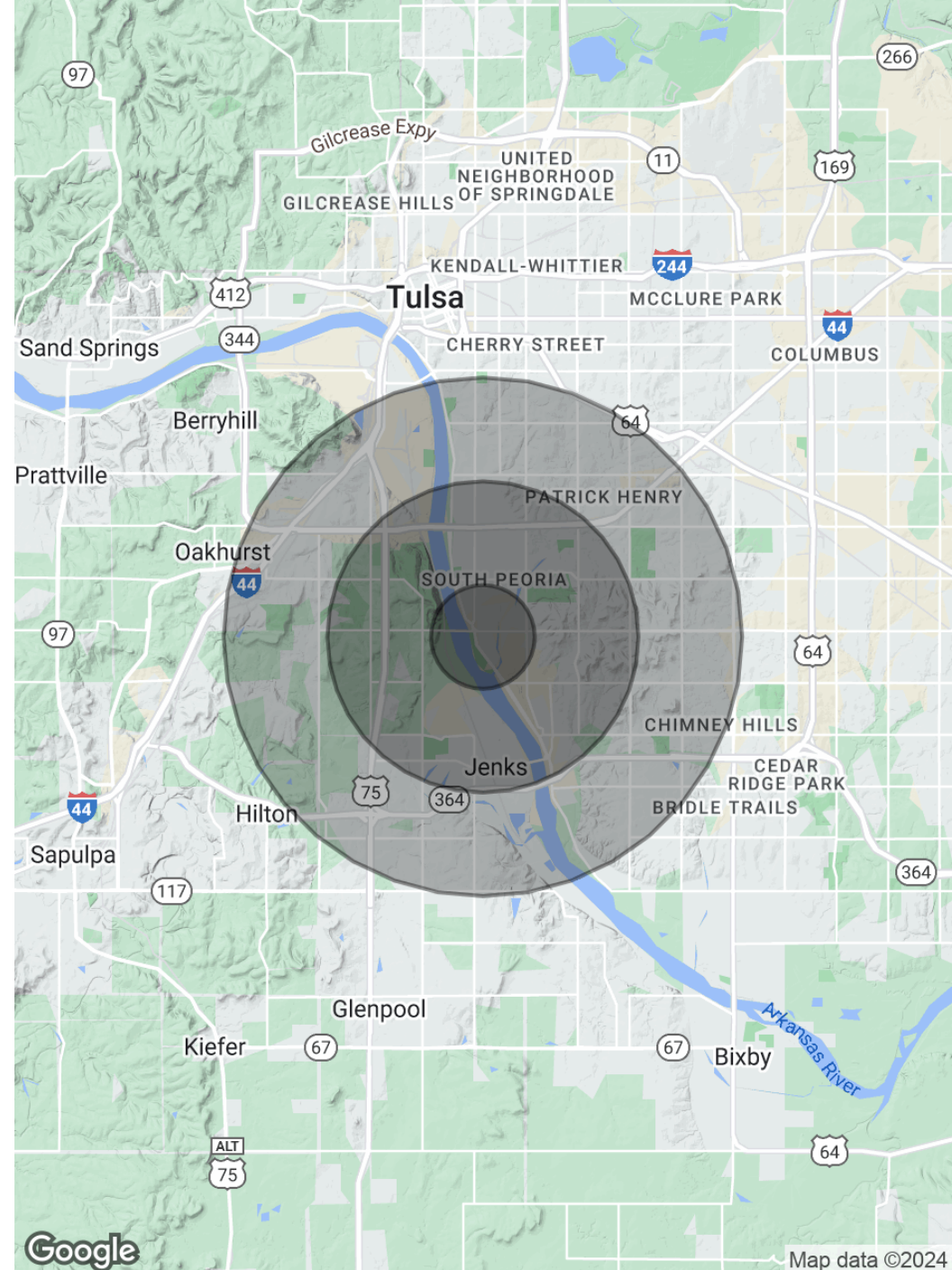
Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,349	65,894	163,426
AVERAGE AGE	31.1	37.1	40.3
AVERAGE AGE (MALE)	30.1	36.0	38.9
AVERAGE AGE (FEMALE)	32.2	38.2	41.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,165	32,540	78,962
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$41,880	\$68,413	\$85,904
AVERAGE HOUSE VALUE	\$59,178	\$162,791	\$209,323

* Demographic data derived from 2020 ACS - US Census



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