

FOR SALE

Walnut Creek Office Park | 3114 E. 81st Street South, Tulsa, OK, 74137

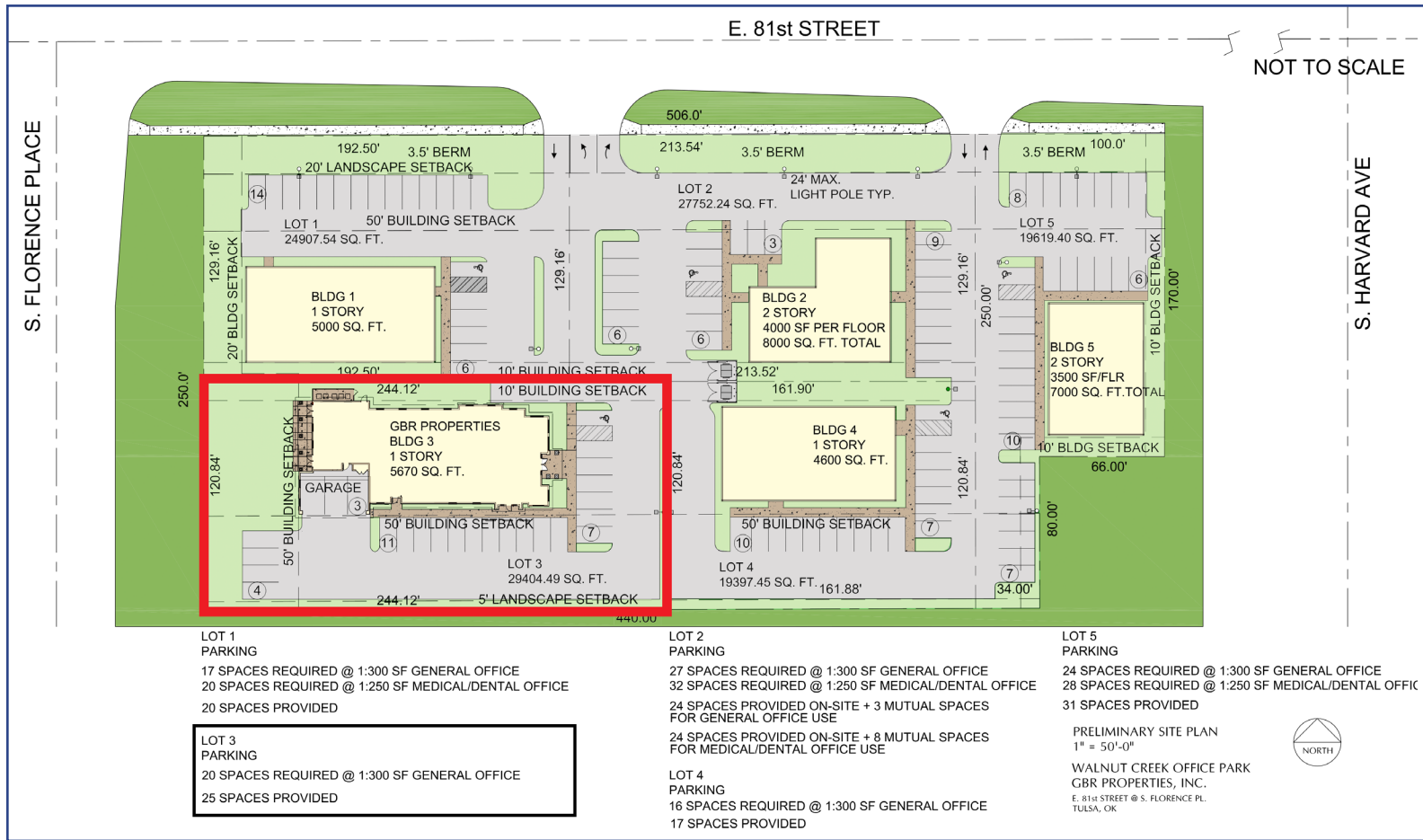


PROPERTY FEATURES

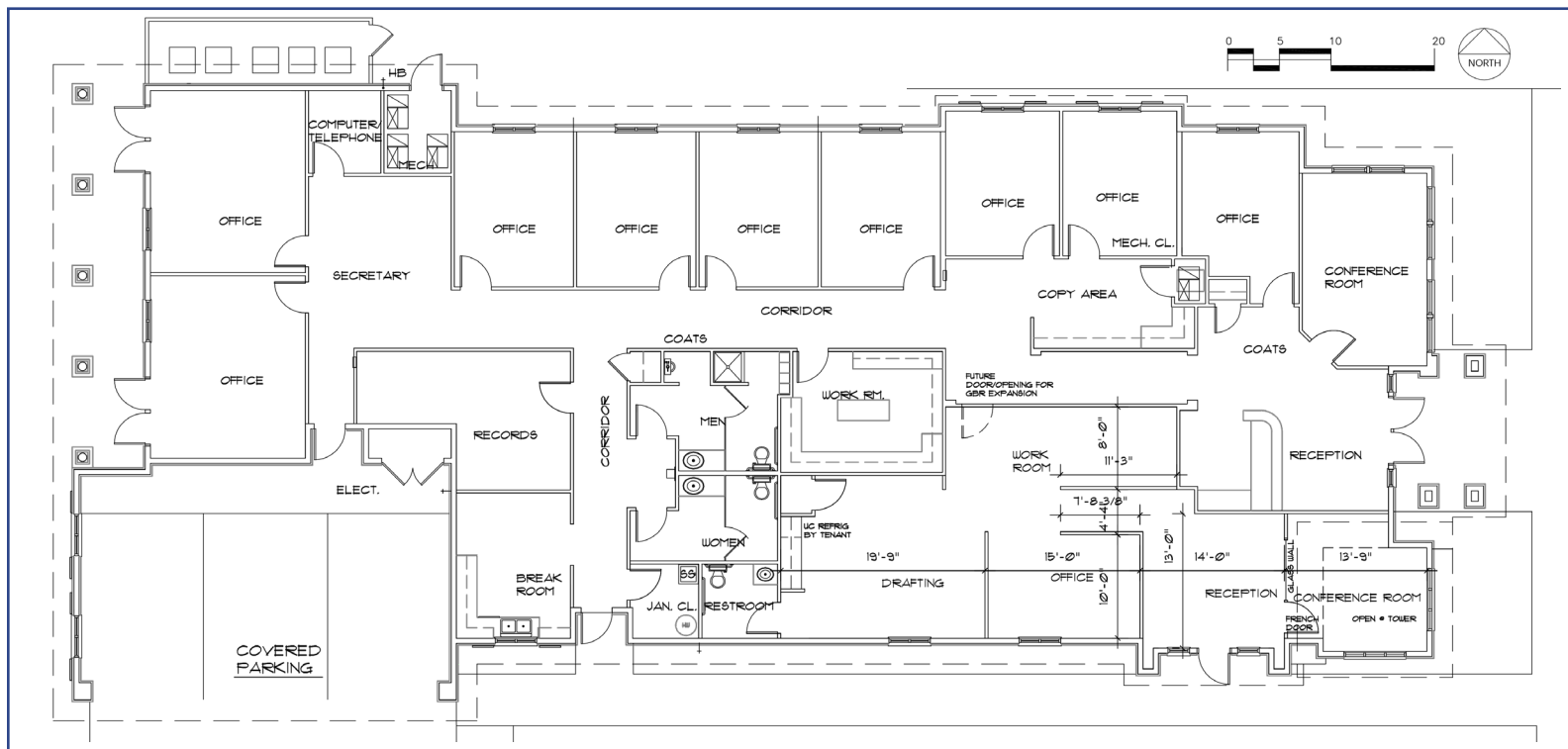
- » Gross building area: 5,670 SF
- » Date of construction: 2008
- » Zoning: OL, PUD 651
- » Land area: ±0.68 acres
- » Price: \$993,000

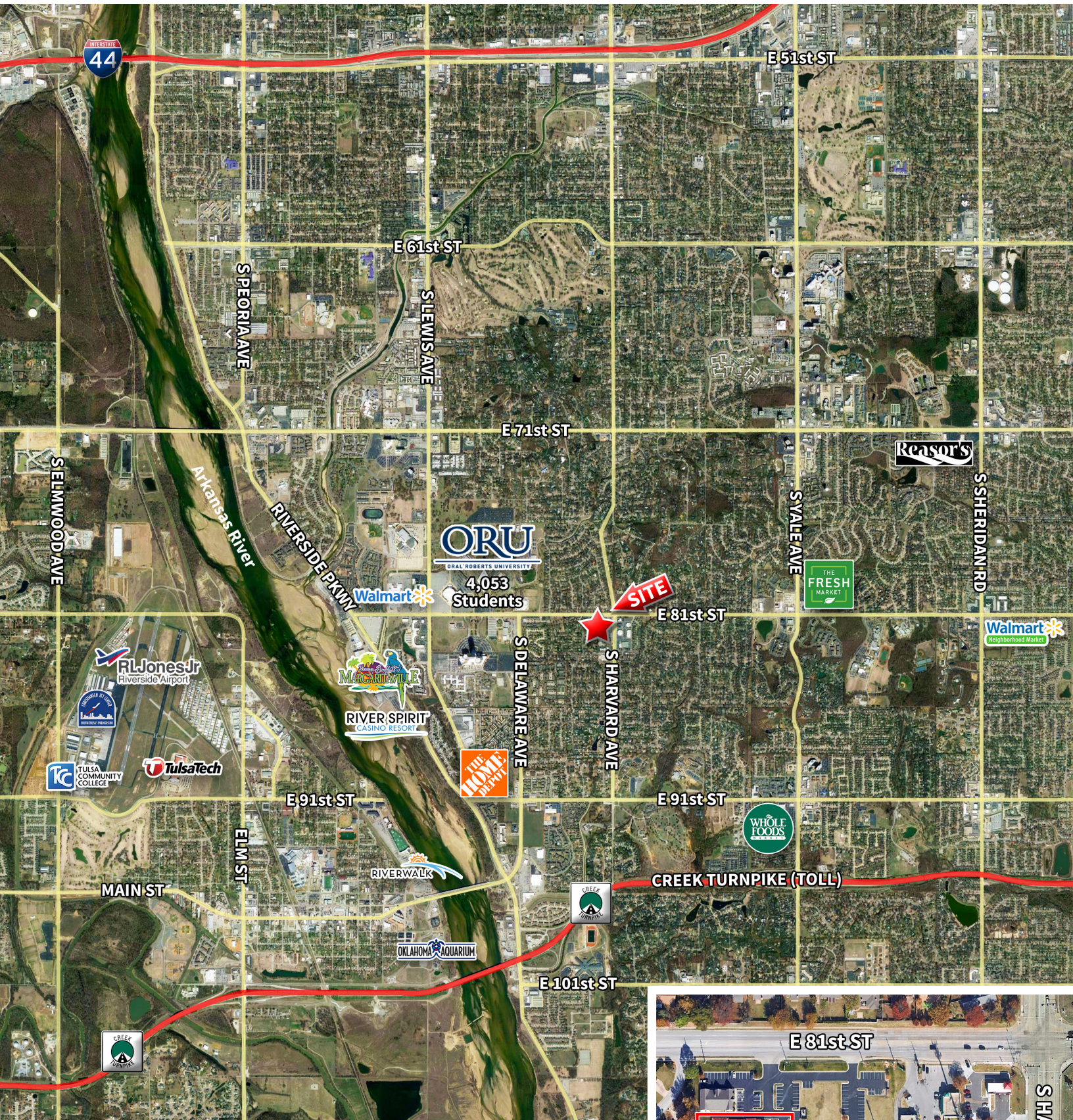


SITE PLAN



FLOOR PLAN





BUILDING & PROPERTY SPECIFICATIONS

- Building exterior: stucco on wood stud
- Roof: clay tile on wood truss of structure
- Parking: 25, including 1 handicap, ratio 4.4
- Parcel ID: 73940-83-17-02960
- HVAC: (2) 2.5 ton, (4) 4 ton, (1) 5 ton, (1) 22,000 BTU min split system in server room
- Flood Map: not in regulatory flood plain per Tulsa Regulatory Flood Plain map, dated January 2008
- Foundation: concrete grade beam
- Lighting: 5" recessed can lighting and 4'x10" indirect light fixtures
- Ceilings: gypsum board
- Comments: 3 car garage, granite counter tops in kitchen and bathroom



DISCLAIMER

This information contains select information pertaining to the Property, and does not imply to contain all or part of the information which prospective buyers may require to evaluate a purchase of the Property. The information contained in these marketing materials has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness for any particular purpose.

All information is presented "as is" without representation or warranty of any kind. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

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