

51ST/I-44 GARDEN OFFICE/MEDICAL SPACES FOR LEASE



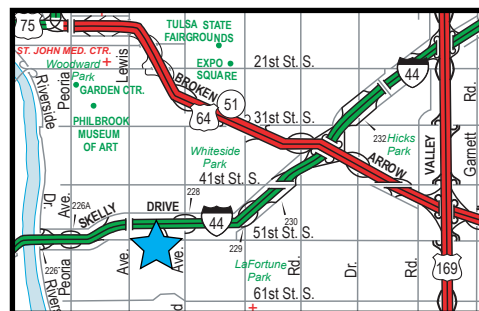
2840 EAST 51ST STREET, TULSA, OK
BRITTANY SQUARE

AVAILABLE SPACES

- Suite 105: 3,381 RSF Prime ground floor office space
- Suite 200-204: 670-3,113 RSF Divisible medical/office space
(See floor plans on back)

FEATURES

- 16,456 SF, 2-story, multi-tenant, professional office and medical building
- New exterior restoration in 2026
- Individual thermostat control
- Abundant surface parking with 70+ spaces (4.25/1,000 SF)
- Building security/card key access
- Flexible Office Light (OL) Zoning
- Central Tulsa location with convenient access to I-44
- Nearby proximity to medical services and hospitals
- Brittany Square building name visible to I-44 (104,000 VPD ODOT)



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

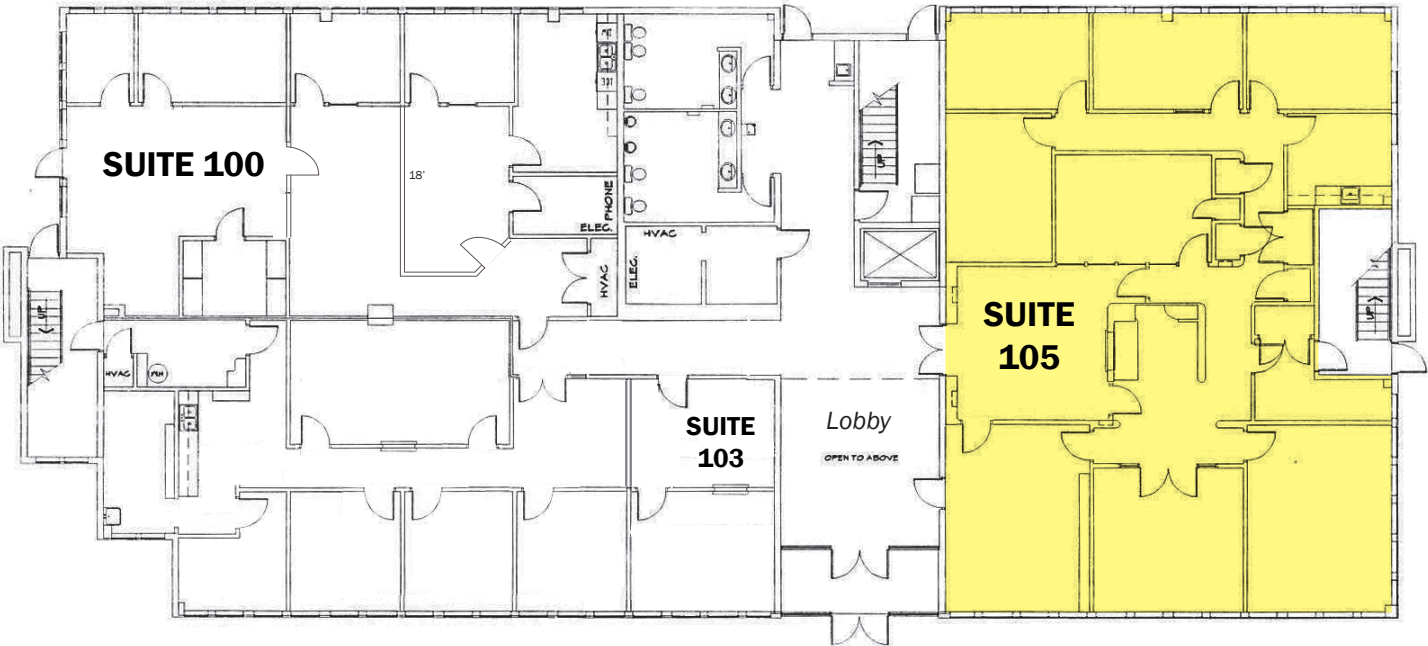


Exterior Corridor



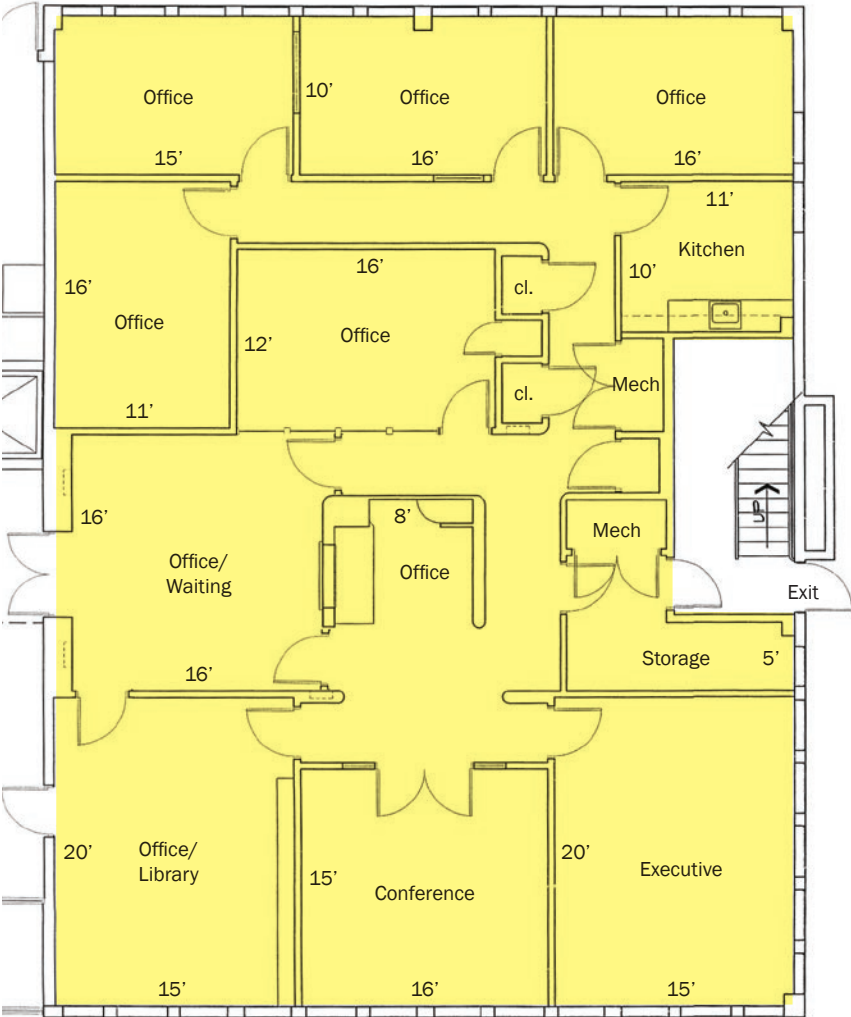
Side of Building Exterior

FIRST FLOOR



SUITE 105 - 3,381 RSF

Prime lobby space with private exterior entrance.



Lobby

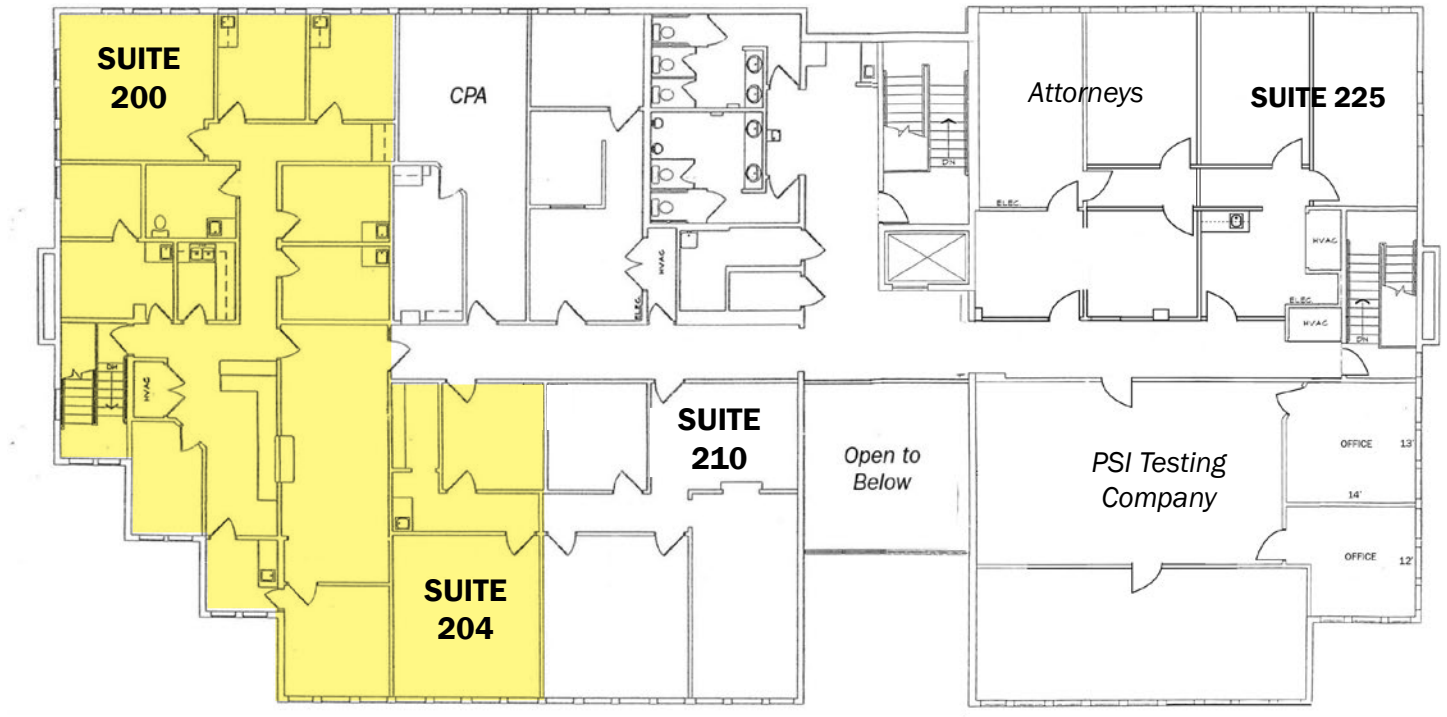


Suite 105 Entry

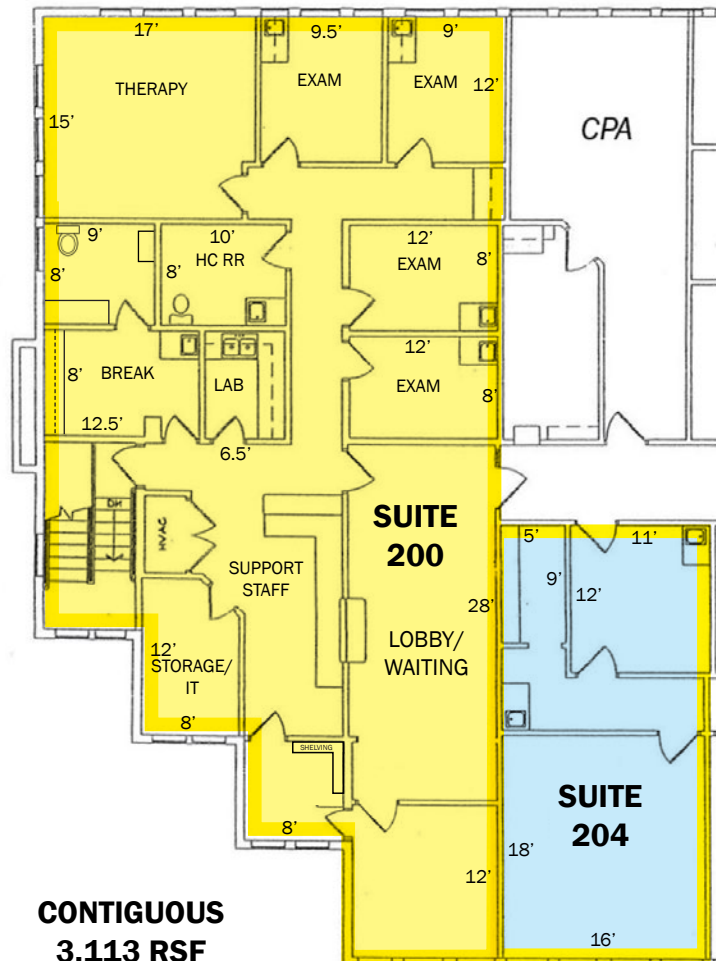


Suite 105 Typical Office

SECOND FLOOR



SUITE 200
2,443 RSF



CONTIGUOUS
3,113 RSF

SUITE 204
670 RSF

* Dimensions are approximate.