

FOR SALE
112,173 SF



7777 E 42ND PLACE
TULSA, OK

FLEX | INDUSTRIAL | OFFICE



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

7777 E 42ND PLACE



A LANDMARK CORPORATE CAMPUS POSITIONED FOR WHAT'S NEXT

Cushman & Wakefield | Commercial Oklahoma is pleased to present 7777 E 42nd Place, a landmark corporate campus strategically located within Tulsa's established Memorial Corridor. The property offers a rare opportunity to acquire an institutional-quality asset with exceptional visibility, accessibility, and long-term potential in one of the city's most recognized business districts.

Strategically located within Tulsa's Memorial Corridor, the property offers convenient access to Downtown Tulsa, Tulsa International Airport, and a wide range of business, retail, and lifestyle amenities.

With its scale, flexibility, extensive parking, and established corporate environment, 7777 E 42nd Place is uniquely positioned to accommodate a wide range of future uses. Whether envisioned as a corporate headquarters, multi-tenant office investment, educational facility, healthcare campus, flex commercial property, light industrial operation, or redevelopment opportunity, the property offers a compelling combination of functionality, adaptability, and enduring value.





Building Amenities

- Prominent Memorial Corridor Location
- Institutional-Quality Corporate Campus
- Extensive Surface Parking
- Large, Efficient Floor Plate
- Multiple Building Entrances
- Flexible Workplace Designs
- Conference Rooms
- Dedicated Training Rooms
- Employee Cafeteria/Break Areas
- Professional Lobby & Reception Areas
- Outdoor Gathering Area
- Freight & Service Access
- ADA Accessible Facility
- Visitor Parking Areas
- Professional Maintained Grounds
- Monument & Building Signage Opportunities
- Data & Technology Infrastructure
- Flexible Multi-Department Layout Capability
- Secure Access Control System

PROPERTY HIGHLIGHTS

The highlights below summarize the key physical and operational attributes of the property.

Building Space:	112,173 SF
Available Space:	112,173 SF
Site Area:	10.38 AC
Stories:	1
Clear Height:	20'
Docks:	2 Exterior
Levelers:	2 Exterior
Parking:	615 Surface Spaces
Year Built/Renovated:	1986/2008
Signage Opportunities:	Marque & Building Exterior
Suggested Use:	Flex, Industrial, Office
Zoning:	Industrial
Sale Price:	\$7.5M (\$66.86/SF)





TL8 - 1ST FLOOR
SCALE= NTS
NORTH

FLOOR PLAN
112,173 SF

A DRIVING WORKFORCE

Strong population density, above-average household incomes, and an established residential base reinforce the long-term desirability of this premier Tulsa location.



262,656
POPULATION
Within 5 Miles



\$85,561
AVG. INCOME
Within 5 Miles



\$223,972
AVG. HOME VALUE
Within 5 Miles



36.9
AVG. AGE
Within 5 Miles

597,140
POPULATION
Within 10 Miles

\$89,327
AVG. INCOME
Within 10 Miles

\$238,377
AVG. HOME VALUE
Within 10 Miles

37.1
AVG. AGE
Within 10 Miles







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