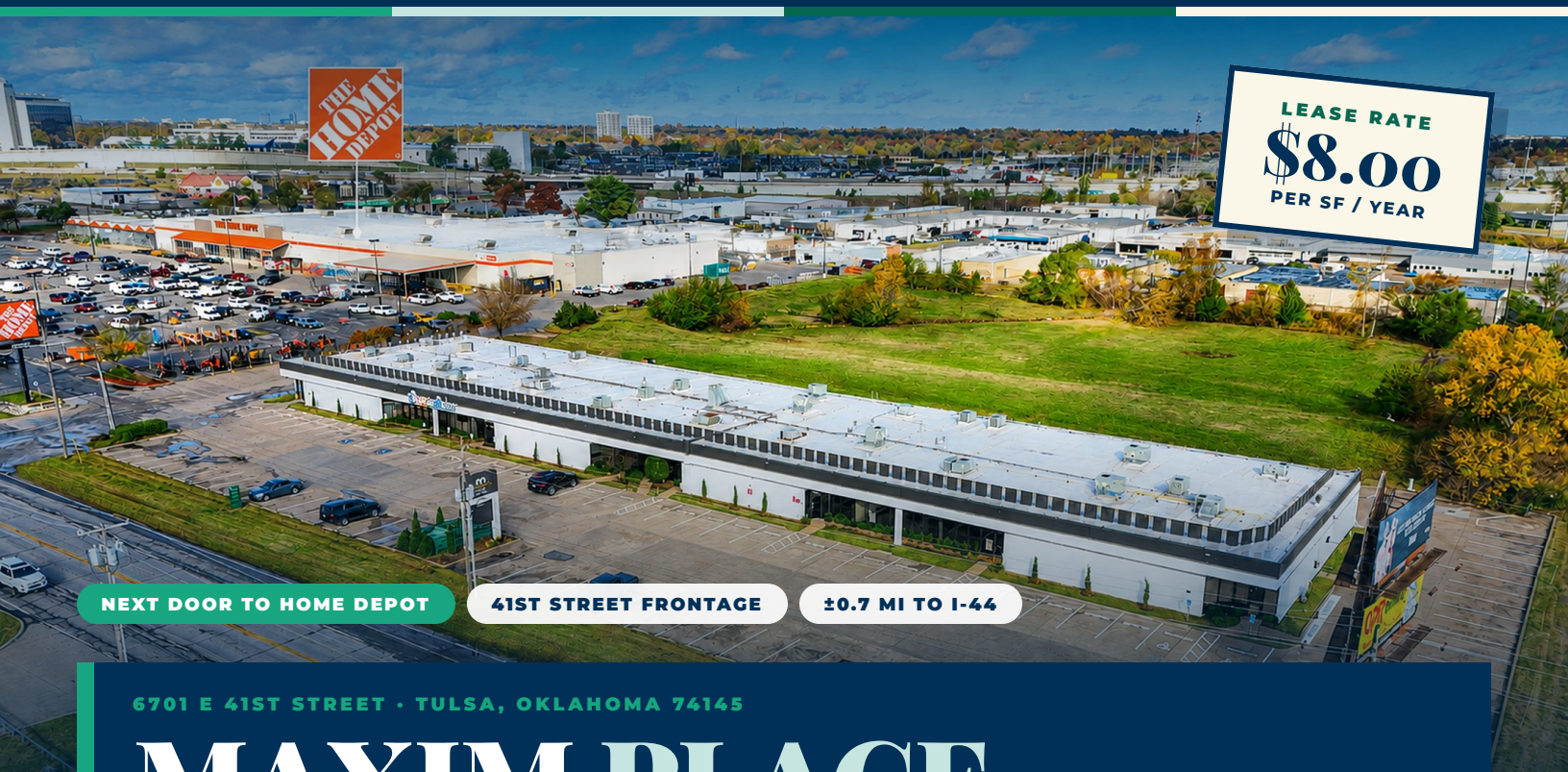




NEXT DOOR TO HOME DEPOT

41ST STREET FRONTAGE

±0.7 MI TO I-44

6701 E 41ST STREET • TULSA, OKLAHOMA 74145

# MAXIM PLACE

SIX SUITES ♦ 3,457 – 30,352 SF CONTIGUOUS ♦ SIGNAGE ON 41ST ♦ FRONT-DOOR PARKING

**33,750 SF**

TOTAL BUILDING

Single-story • fully sprinklered

**±30,352 SF**

CONTIGUOUS AVAILABLE

Six suites • divisible to 3,457 SF

**±13,825**

VPD ON E 41ST ST

INCOG AADT, 2025

**IL**

ZONING

Retail • office • flex uses

## THE OPPORTUNITY

A 33,750 SF retail, office and flex building on E 41st Street — sitting directly next to Home Depot with its own front-door parking, private entrances and **signage for every suite**. Take 3,457 SF or take the whole run.

## PROPERTY HIGHLIGHTS

- ♦ Private suite entries
- ♦ Overhead doors
- ♦ Front-door parking
- ♦ Fully sprinklered
- ♦ Monument signage
- ♦ Landscaped frontage
- ♦ Exterior suite signage
- ♦ Loading varies by suite

## SUITES AT A GLANCE

**6701A**  
5,430 SF

**6703**  
5,796 SF

**6707**  
5,321 SF

**6709**  
4,095 SF

**6711**  
3,457 SF

**6713**  
6,253 SF

**6715**  
LEASED

**±30,352 SF**  
CONTIGUOUS

## LEASING CONTACT


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## SPACE AVAILABILITY

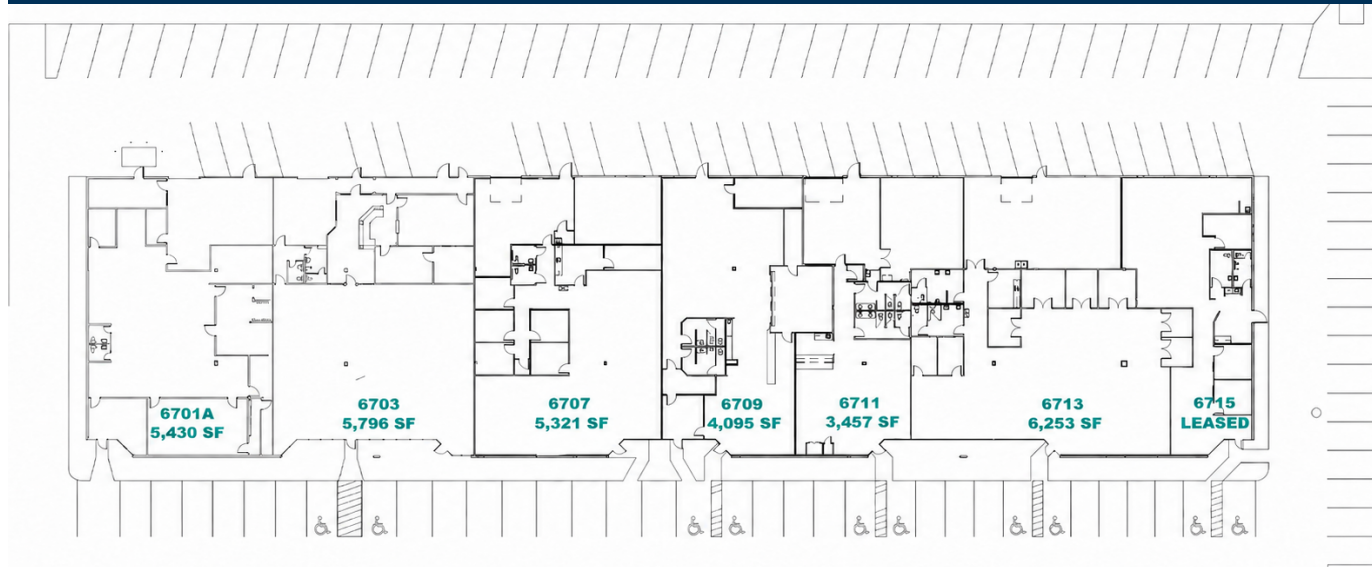
| SUITE                                  | RATE                | SIZE              |
|----------------------------------------|---------------------|-------------------|
| <b>6701A</b><br>West end cap           | <b>\$8.00 SF/YR</b> | <b>5,430 SF</b>   |
| <b>6703</b><br>Inline                  | <b>\$8.00 SF/YR</b> | <b>5,796 SF</b>   |
| <b>6707</b><br>Inline                  | <b>\$8.00 SF/YR</b> | <b>5,321 SF</b>   |
| <b>6709</b><br>Inline                  | <b>\$8.00 SF/YR</b> | <b>4,095 SF</b>   |
| <b>6711</b><br>Inline · smallest suite | <b>\$8.00 SF/YR</b> | <b>3,457 SF</b>   |
| <b>6713</b><br>Inline · largest suite  | <b>\$8.00 SF/YR</b> | <b>6,253 SF</b>   |
| <b>6715</b><br>East end cap            | Leased              | —                 |
| <b>TOTAL AVAILABLE · CONTIGUOUS</b>    |                     | <b>±30,352 SF</b> |

### BUILDING SPECIFICATIONS

|           |                                           |
|-----------|-------------------------------------------|
| ADDRESS   | 6701 E 41st St<br>Tulsa, OK 74145         |
| BUILDING  | ±33,750 SF single-story                   |
| USE       | Retail / Office / Flex                    |
| SUITES    | Six available of seven                    |
| DIVISIBLE | 3,457 SF minimum                          |
| ZONING    | IL — Industrial Light<br>(City of Tulsa)  |
| SPRINKLER | Fully sprinklered                         |
| LOADING   | Overhead doors —<br>varies by suite       |
| PARKING   | Front-door surface<br>parking; rear lot   |
| SIGNAGE   | Monument + exterior<br>signage each suite |
| FRONTAGE  | E 41st Street                             |

### SITE PLAN

Suite sizes as marked · not to scale



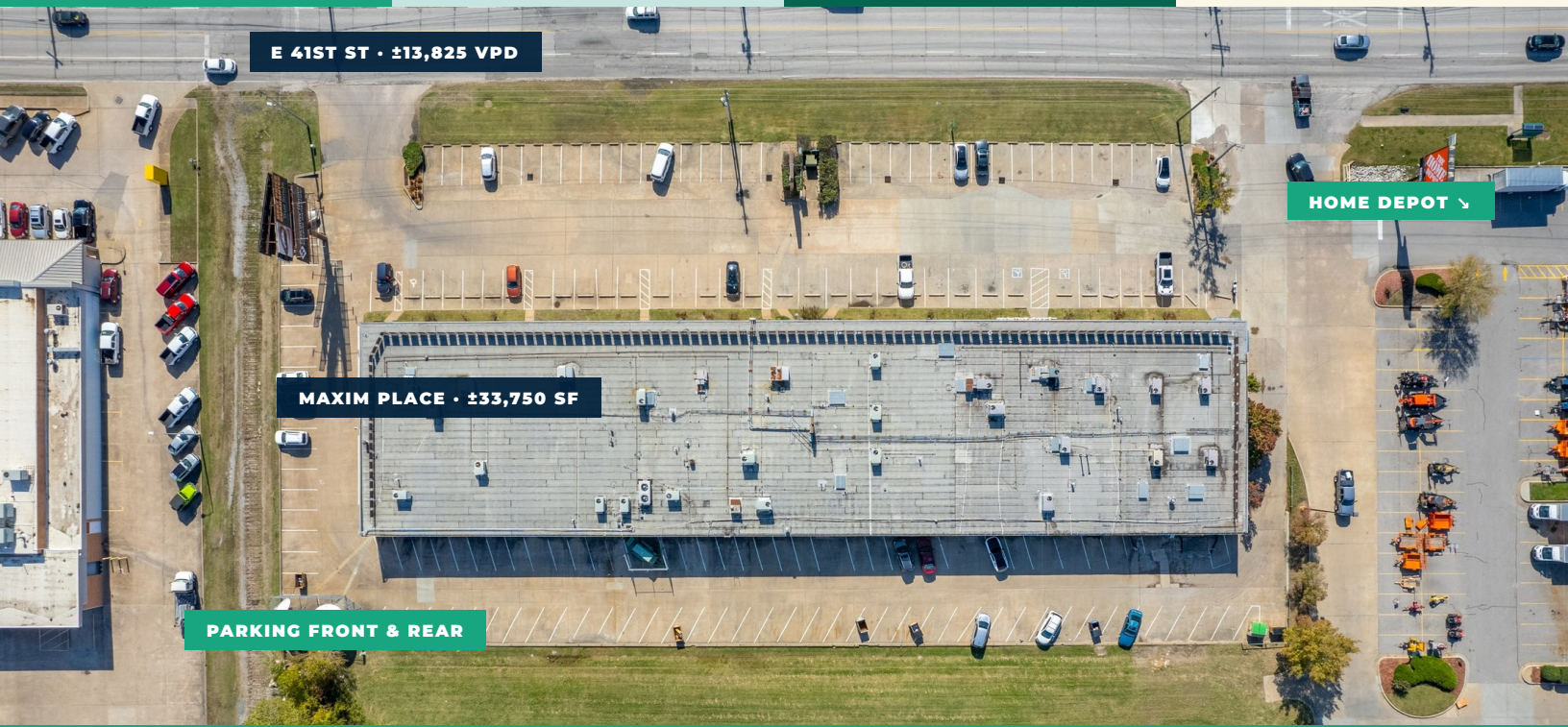
WEST END CAP · SUITE 6701A



EAST ELEVATION · 41ST STREET



ADJACENT TO HOME DEPOT



DEMOGRAPHICS

TRAFFIC & ACCESS

|                  | 1 MILE   | 2 MILES  | 3 MILES  |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 6,935    | 39,892   | 90,598   |
| TOTAL HOUSEHOLDS | 3,241    | 19,723   | 44,075   |
| AVG HH INCOME    | \$50,369 | \$57,008 | \$64,038 |
| AVERAGE AGE      | 36.7     | 39.1     | 38.7     |
| PERSONS PER HH   | 2.1      | 2.0      | 2.1      |

Demographic figures per ownership's third-party report and are approximate.

|                               |                    |
|-------------------------------|--------------------|
| E 41ST ST — AT SUBJECT        | ±13,825 VPD        |
| S SHERIDAN RD — AT 41ST       | ±23,600–27,400 VPD |
| I-44 — AT 41ST ST INTERCHANGE | ±108,269 VPD       |
| BROKEN ARROW EXPY (US-64)     | ±93,499 VPD        |
| I-44 ACCESS                   | ±0.7 mi • 2 min    |
| DOWNTOWN TULSA                | ±7.7 mi • 14 min   |

Traffic: INCOG Tulsa Area AADT estimates, 2025. Distances approximate.

THE NEIGHBORHOOD

Home Depot — adjacent

Academy Sports — ±0.35 mi

Starbucks

Chick-fil-A

Ulta Beauty

PetSmart

Reasor's

AMC Southroads

Barnes & Noble

Ross

Five Below

Michaels

Petco

Chase Bank

WeStreet Ice Center

OU-Tulsa Schusterman Center

Home Depot and Academy Sports + Outdoors are within a half mile. Remaining retailers are located in the 41st & Yale / Southroads node, approximately 1.1 miles west.

FOR MORE INFORMATION



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