



AVAILABLE FOR SUBLEASE · 3700 CENTER

3711 S Harvard Ave

Suite D · Tulsa, OK 74135

±1,410 SF · HIGH-END 2023 BUILDOUT · TERM THROUGH MARCH 2028

SUBLEASE RATE

\$21.63/SF

NNN · \$2,541.52 per month

ESTIMATED NNN

±\$5.89/SF

±\$692 per month

SUITE

±1,410 SF

Suite D · fully built out

TERM

Thru 3/2028

±19 months remaining

CENTER

13,160 SF

Built 2023 · 100% leased

TRAFFIC

±18,274 VPD

S Harvard Ave at subject

A designer office suite in a 2023-built Harvard Avenue center — originally built out and occupied by the **former owner of the center**, with a finish level well above what this rent buys anywhere in the submarket. **Glass office fronts, a walnut slat feature wall, designer lighting and a full kitchen — plug-in ready.**


Josh Love

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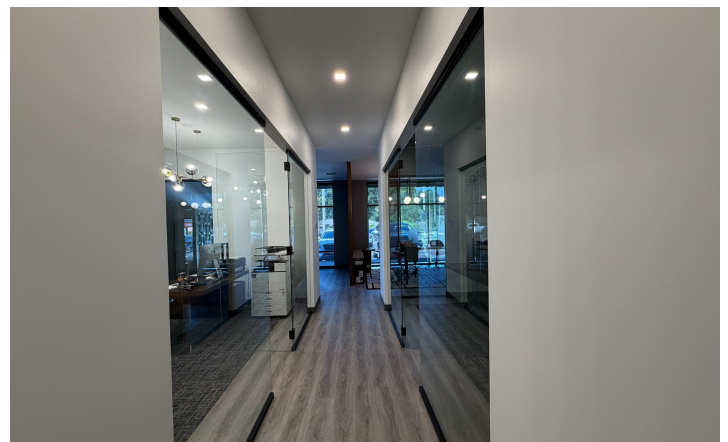
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SUBLEASE HIGHLIGHTS

- **Owner's own office.** Built out by the former owner of 3700 Center as his own space — the finish budget reflects it and none of it is coming back out.
- **Finishes you can't rebuild at this rent.** Full-height glass office fronts, walnut slat feature wall, designer lighting, patterned wallcovering, LVP and carpet tile, ceiling speakers.
- **2023 construction, 100% leased center.** Co-tenancy includes The UPS Store, Phat Tire Bike Shop, Country Financial and Active Approach Chiropractic.
- **Strong daytime and residential base.** 569,375 people in the trade area at a \$94,183 average household income; 396,777 residents within seven miles.
- **Turnkey and plug-in ready.** Reception and seating area, conference room, private offices, open work area, full kitchen, storage and a private restroom.
- **Below-market rate, with a runway.** \$21.63/SF NNN on a 2023-built center, and the prime lease carries a three-year extension option — a sublease here can become a long-term home.
- **Harvard & 41st location.** ±18,274 VPD on Harvard and ±22,645 VPD on 41st Street, with direct access to I-44 (±98,825 VPD).
- **Everything nearby.** Sprouts, CVS and Sonic within a half mile; Southroads Shopping Center — Reasor's, AMC, Barnes & Noble — ±1.5 miles east.





TENANT-UNIT D
1,312 SF

ROOMS AND DIMENSIONS:

- Office: 25'-5 1/4" x 11'-9 1/8"
- Office: 18'-6 1/8" x 12'-0"
- Kitchen: 12'-0" x 4'-0"
- Toilet: 2'-8" x 2'-4 1/8"
- Storage: 6'-4" x 10'-11"
- Storage: 13'-10 1/4" x 4'-0"

Other labels: ELECTRICAL PANEL, WATER HEATER, D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100.

SUBLEASE TERMS

SUBLEASE RATE	\$21.63/SF NNN · \$2,541.52/month In-place rent through March 31, 2027
ESCALATION	\$22.28/SF · \$2,617.77/month effective April 1, 2027 (3% annual)
ESTIMATED NNN	±\$5.89/SF · ±\$692/month CAM ±\$1.11 · Insurance ±\$1.30 · Taxes ± \$3.48
GROSS EQUIVALENT	±\$27.52/SF · ±\$3,234/month
TERM	Through March 31, 2028 (±19 months)
RENEWAL OPTION	Three-year extension at 3% annual increases; written notice due 180 days prior to expiration
AVAILABILITY	Contact broker
APPROVALS	Sublease subject to landlord consent

ADDRESS	3711 S Harvard Ave, Suite D Tulsa, OK 74135
SUITE SIZE	±1,410 SF
CENTER	3700 Center · ±13,160 SF · built 2023
CONFIGURATION	Reception, conference room, private offices, open work area, kitchen, storage, restroom
RESTROOM	Private ADA restroom in suite
PARKING	Shared surface parking · three points of ingress/egress on Harvard and E 37th St
SIGNAGE	Building identification signage plus use of the center sign pole, per prime lease
UTILITIES	Tenant pays electric and gas; water paid by landlord
HVAC	Tenant-maintained, capped at \$1,500 per year under prime lease



CREEK
PRICE EDWARDS

3700 CENTER — SITE PLAN



SUITE D FRONTS THE EAST BUILDING BETWEEN COUNTRY FINANCIAL AND ACTIVE APPROACH CHIROPRACTIC

CENTER CO-TENANCY

TENANT	SF
The UPS Store	2,444
Phat Tire Bike Shop	2,820
Country Financial	1,410
Active Approach Chiropractic	1,410
World Finance Corp	1,222
Treat Hair, Skin & Lashes	1,222
Black Hat	1,222
Suite D — Available for Sublease	1,410

CENTER IS 100% LEASED · 13,160 SF TOTAL

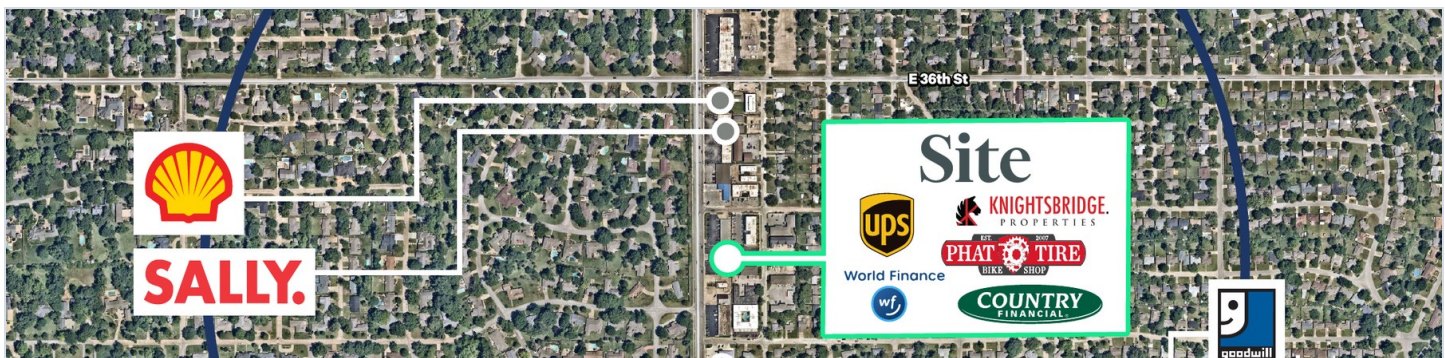
TRADE AREA DEMOGRAPHICS

METRIC	TRADE AREA
Total Population	569,375
Total Households	230,812
Avg. Household Income	\$94,183
Median Age	37
Bachelor's Degree or Higher	37%
Residents Within 7 Miles	396,777

TRAFFIC & ACCESS

S Harvard Ave — at subject	±18,274 VPD
E 41st St — at Harvard	±22,645 VPD
I-44 — south of subject	±98,825 VPD
Southroads Shopping Center	±1.5 miles

SURROUNDING RETAIL — HALF-MILE RADIUS

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