

## OAKTREE CENTER

### Retail & Office Space For Lease

8014 - 8030 South Memorial Drive, Tulsa, OK 74133



Oaktree is a 17,874 SF neighborhood center that is well positioned with high visibility & South Memorial Drive frontage. Located 1 mile south of Woodland Hills Mall and less than 1.5 miles north of Creek Turnpike. Extremely high traffic counts, 31,200 VPD. Strong demographics. Abundant, storefront parking. 3 lighted monument signs. Across the street from Quik Trip. Prime retail & office spaces available.

Suite	SF Available	Min Divisible	Max Contiguous	Rate	Available
8024-8026	1,861	771	1,861	\$14 MG	Now
COMMENTS: Formerly a dental office. Reception. 2 Kitchen/Break rooms. 2 ADA restrooms. 2 offices. 5 exam rooms. Storage. Can be divided					
200	875	437	875	\$12 Gross	Now
COMMENTS: Located on the 2nd Floor. Can be divided. Common area restrooms.					
8030 C-1	889	889	889	\$12 Gross	Now
COMMENTS: Large Reception. 3 Offices. 2 Storage Rooms. Common Area Restroom. 2nd Floor.					

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Suite 8026 - Exterior View



Suite 8026 - Reception



Suite 8026 - Reception Work Area



Suite 8030 C-2 - Exterior



Suite 8030 C-2 - Reception



Suite 8030 C-2 - Corner Office



Suite 200 - Reception



Suite 200 - Large Private Office

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### Current Demographics

#### Population

1 Mile	13,770
3 Miles	91,569
5 Miles	219,861

#### Avg. H.H. Income

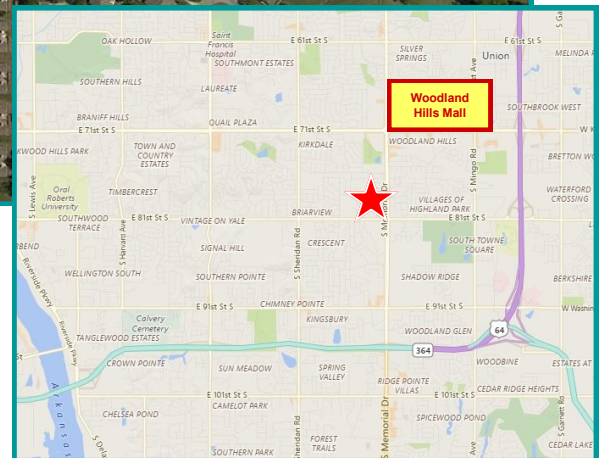
1 Mile	\$83,284
3 Miles	\$94,780
5 Miles	\$89,426

#### Households

1 Mile	6,337
3 Miles	37,750
5 Miles	85,005

#### Vehicles Per Day

S. Memorial Drive	31,200
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**For More Information Or  
Showing Of This Property,**

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