

# FOR LEASE

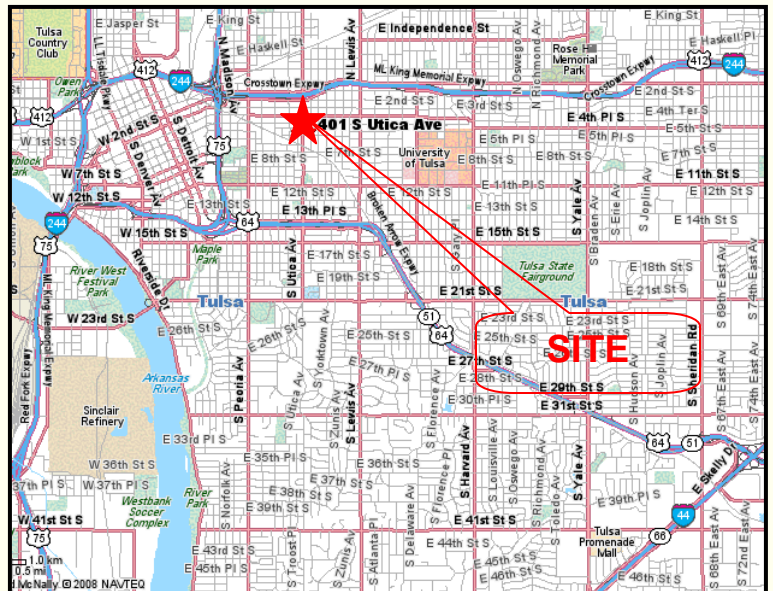
401 South Utica Avenue  
Tulsa, Oklahoma 74104

## 8,315 SF

- Rent Rate - \$6.00/SF, NNN
- Monument Signage
- Exterior Fascia Signage
- Overhead Door
- Surface Parking
- Easy access to I-244, and Tulsa's Central Business District



*Former eye care/vision center with large waiting room, large optical shop area, 2 exam rooms and training/flex space area with overhead door.*



**BEACON**  
COMMERCIAL GROUP, LTD  
8242 South Harvard, Suite I  
Tulsa, OK 74137

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the condition of the property and recommends purchaser's or tenant's independent investigation.

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401 South Utica Avenue  
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Lobby/Reception



Eyewear Fitting Area



Training/Flex Space

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