

# SOUTH SHERIDAN FLEX SPACES FOR LEASE



**Front Space Available  
1,500 - 2,100 SF**



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## 5401 SOUTH SHERIDAN, TULSA, OK **BRANIFF MART**

### SIZES

- 600 - 3,000 SF  
(see floor plans)

### FEATURES

- Office, retail, flex/warehouse spaces available
- All new reduced rental pricing
- Sizes from 600 SF Office to 3,000 SF Flex/Warehouse/Storage
- Prime 1,500 SF front space for office or retail (former salon)
- All warehouses/storage with full climate
- Newer roof, parking lot and exterior repainting
- Drive up front parking convenience/additional back area parking
- Building tenant signage facing Sheridan
- Central Tulsa location
- Great local ownership offers simple mod gross leases



**Signage**

*The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.*

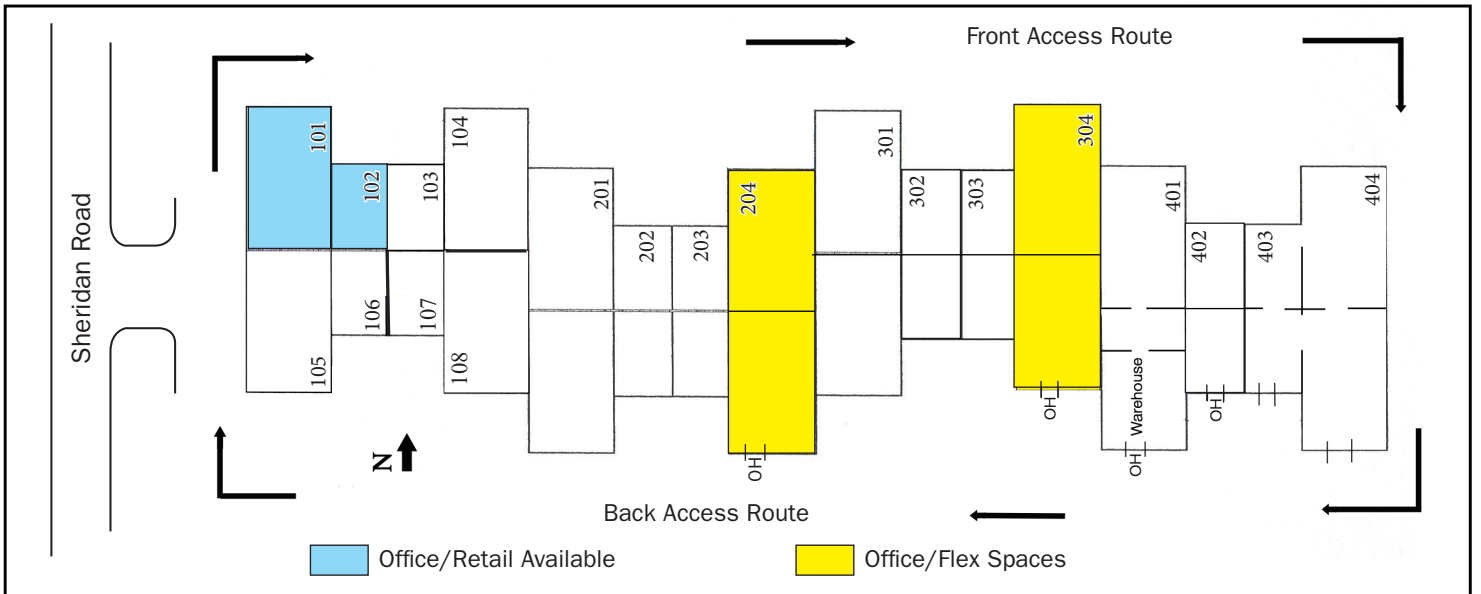
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# Aerial



# Site Plan

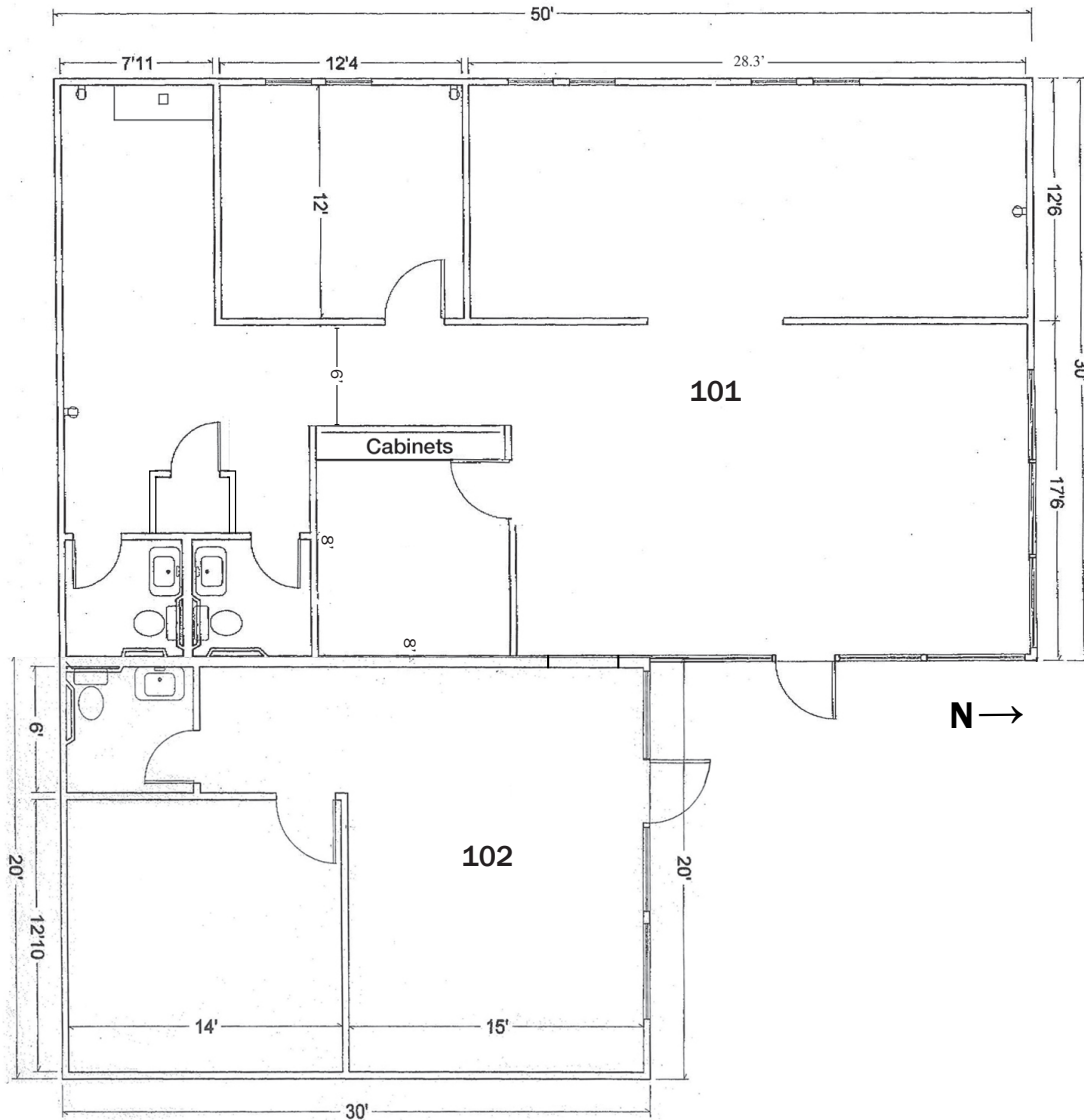


# Floor Plans

Suite 101: 1,500 SF (30'x50') - Front space facing Sheridan

Suite 102: 600 SF (20'x30')

Office or Retail Potential



**\*Suites 101/102: Contiguous 2,100 SF**

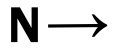


**Courtyard Area**

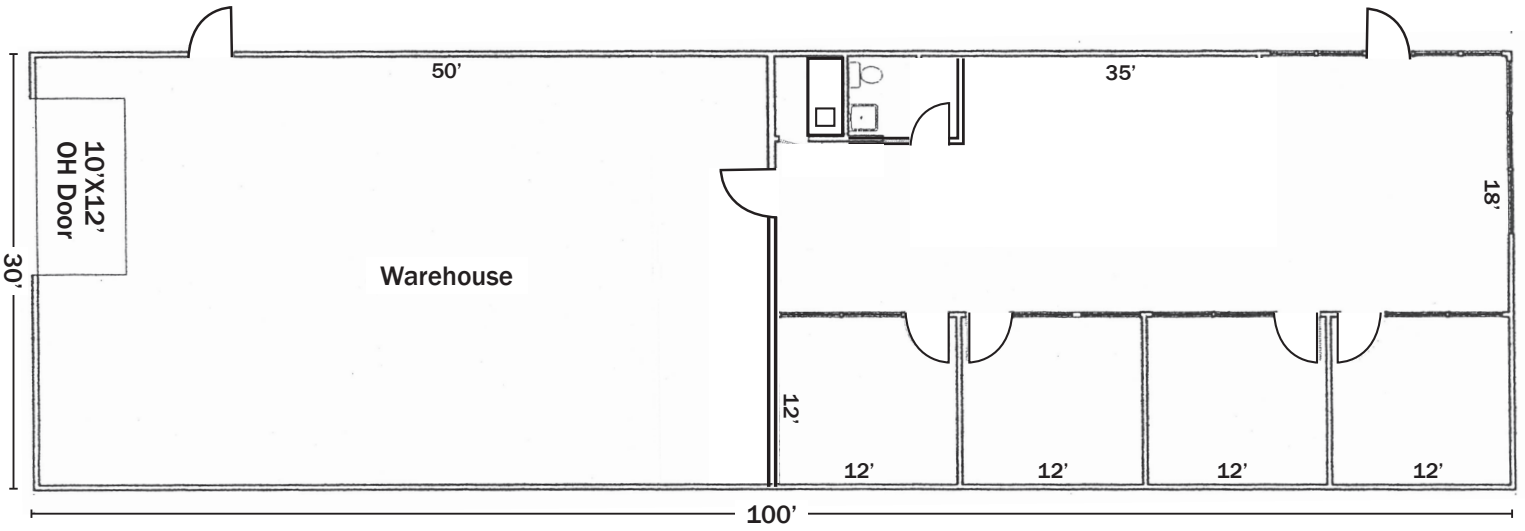


**Back Section with New OH Doors**

# Floor Plans



Suite 204: 3,000 SF (30'x100') Full HVAC



Suite 304: 3,000 SF (30'x100') Full HVAC - Proposed Plan (divisible to 1,500 SF units)

