

**PEARL DISTRICT OFFICE AND WAREHOUSE SPACE**

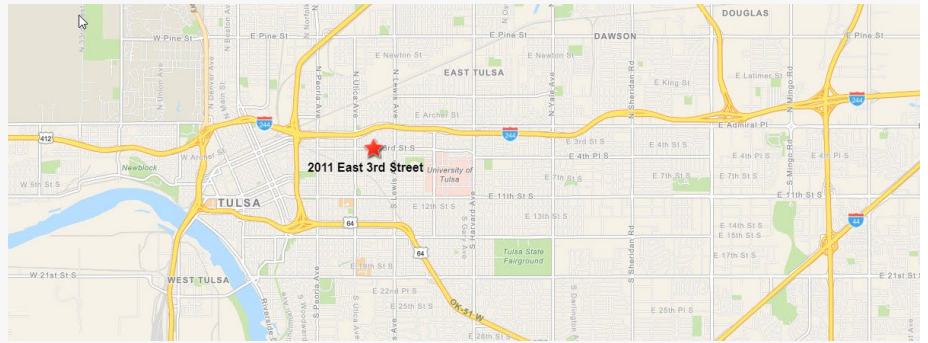
**FOR LEASE**  
**3rd Street Building**

James B. McCoy, CCIM  
(918) 836-9900  
jim@mccoyproperties.com  
www.mccoyproperties.com/3rdstreet



**Pearl District Office and Warehouse**  
**2011 East 3rd Street**  
**Tulsa, Oklahoma 74104**

- 6,200±sf total**
- 2,400±sf Office(2 floors)**
- Kitchen**
- 11' Clear Height**
- Zoned CH**
- 3 Phase, 200 Amp Service**
- Brick and Block Construction**
- Large Yard Area (9,500±sf)**
- Additional Parking Across Street**
- 2 Overhead Doors**



- Easy highway access**
- 3 Blocks South of I-244**
- 1/2 mile North of BA Expressway**
- Close Proximity to Downtown**
- 3rd Street Frontage**
- Excellent Visibility**

**For more information, contact:**  
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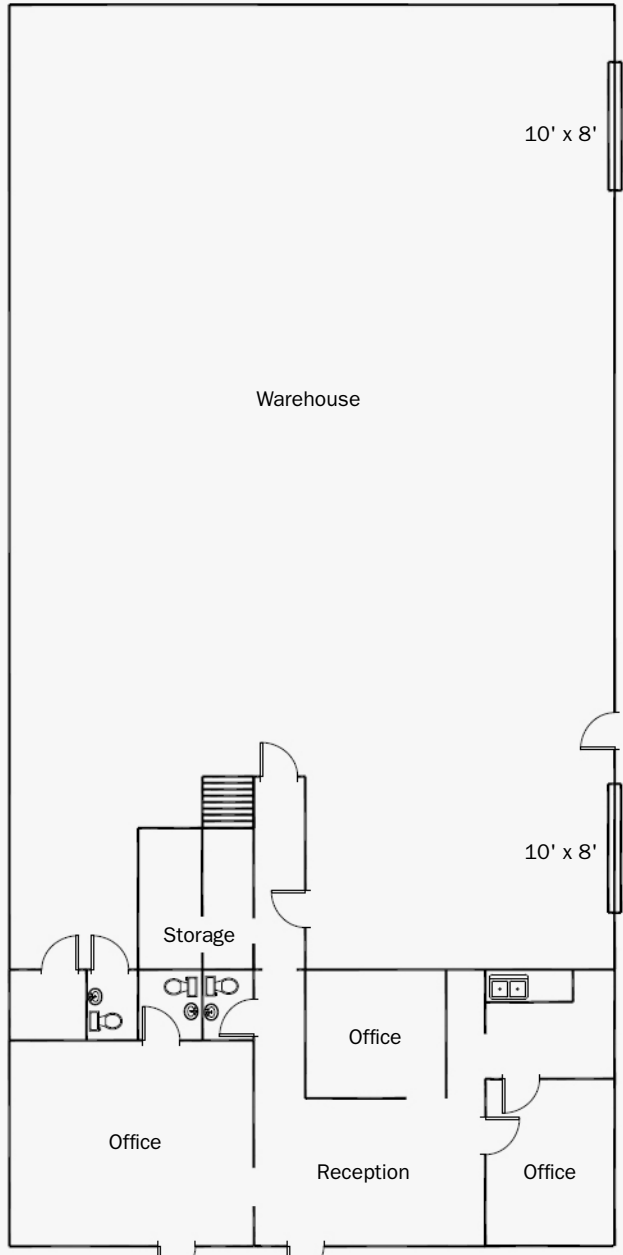
1241 SOUTH HARVARD AVENUE | TULSA, OKLAHOMA 74112



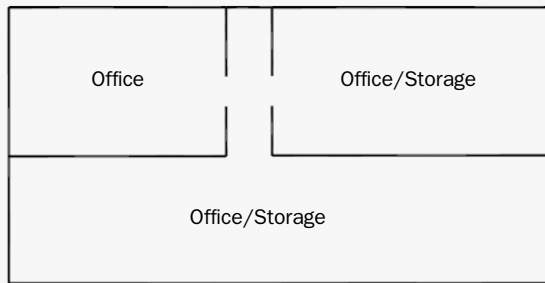
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**As-Built Floor Plan**  
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**First Floor**



**Second Floor**



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**Interior Photographs**  
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