

CLASS A OFFICE SPACE

FOR LEASE
Executive Office Suite with Great Amenities

James B. McCoy, CCIM
(918) 836-9900
jim@mccoyproperties.com
www.mccoyproperties.com/wilcox1241

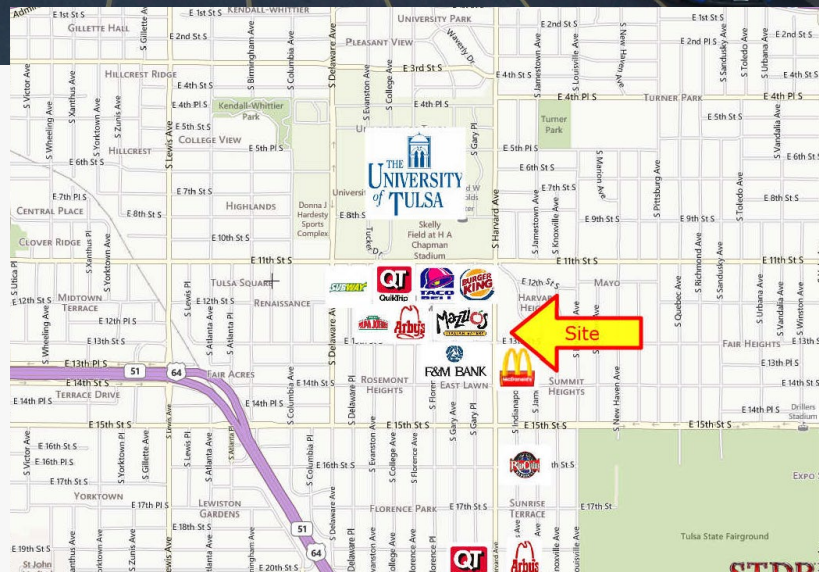


The Wilcox Building
1241 South Harvard Ave.
Tulsa, Oklahoma

- 3,027sf office space**
- Six large executive offices**
- Large conference room**
- Reception area with desk**
- Contemporary kitchen**
- Wood trim throughout**
- Convenient customer parking**
- Easy access to Broken Arrow Expressway and I-244**
- On-site management and owner**

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



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Aerial Photograph
1241 South Harvard Avenue
Tulsa, Oklahoma

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Site Plan

1241 South Harvard Avenue
Tulsa, Oklahoma

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West side facing Harvard Avenue

South side facing East 13th Street

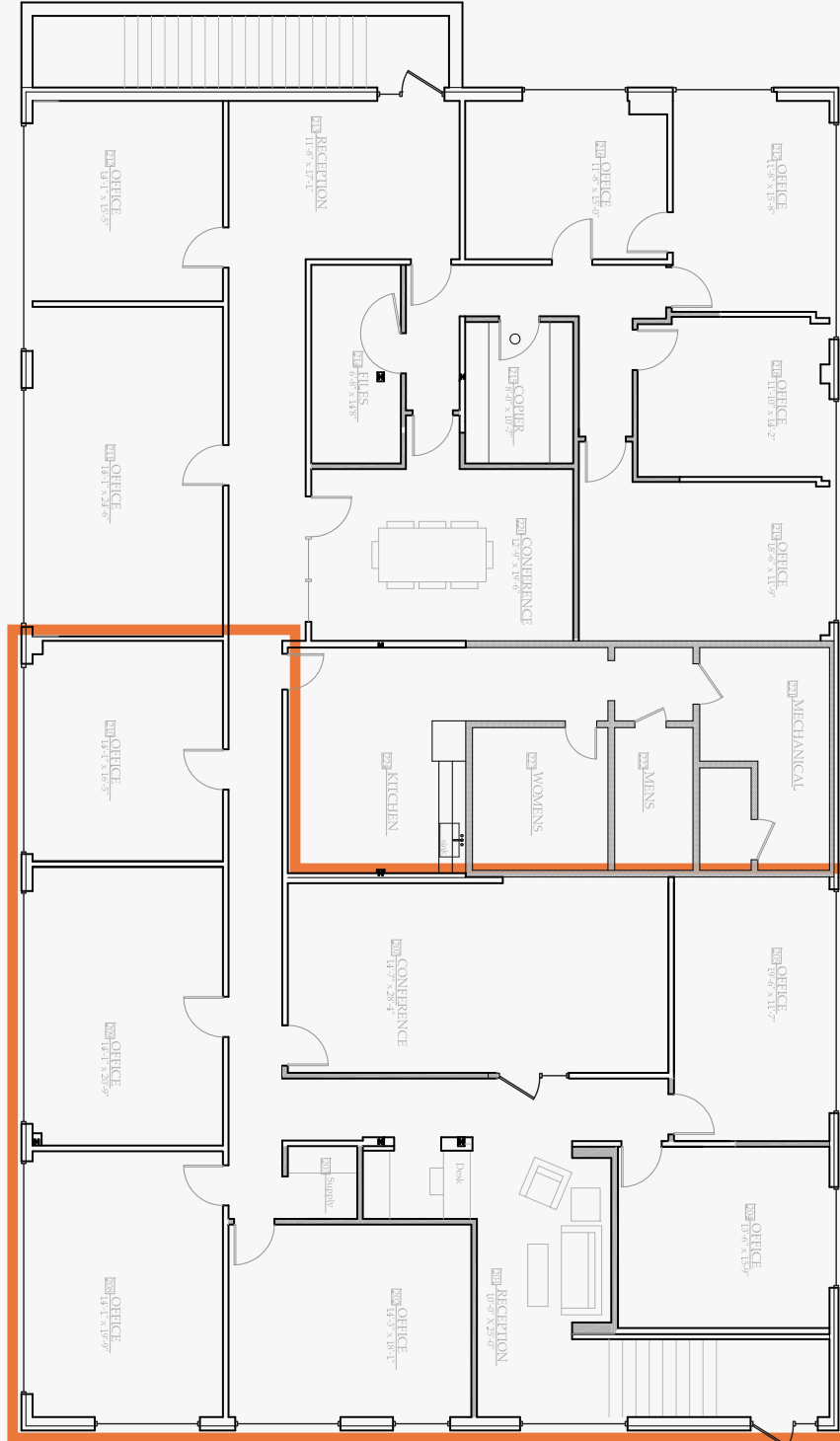


THE CITY OF TULSA BUILDING CODE, (I.C. 9.0. C. A.)
REQUIRES THAT THIS SET OF
APPROVED PLANS SHALL BE KEPT AT THE
BUILDING SITE, OPEN TO INSPECTION OF THE
BUILDING OFFICIAL OR HIS AUTHORIZED REP
REPRESENTATIVE AT ALL REASONABLE TIMES

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Upstairs Office Plan
1241 South Harvard Avenue
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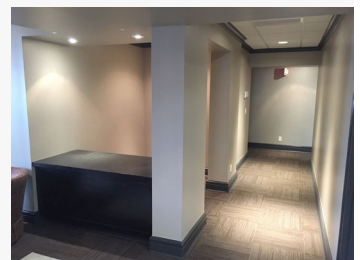


3,027sf office space

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Interior Photographs
1241 South Harvard Avenue
Tulsa, Oklahoma

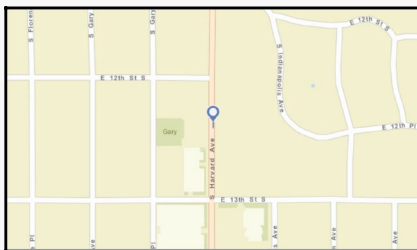
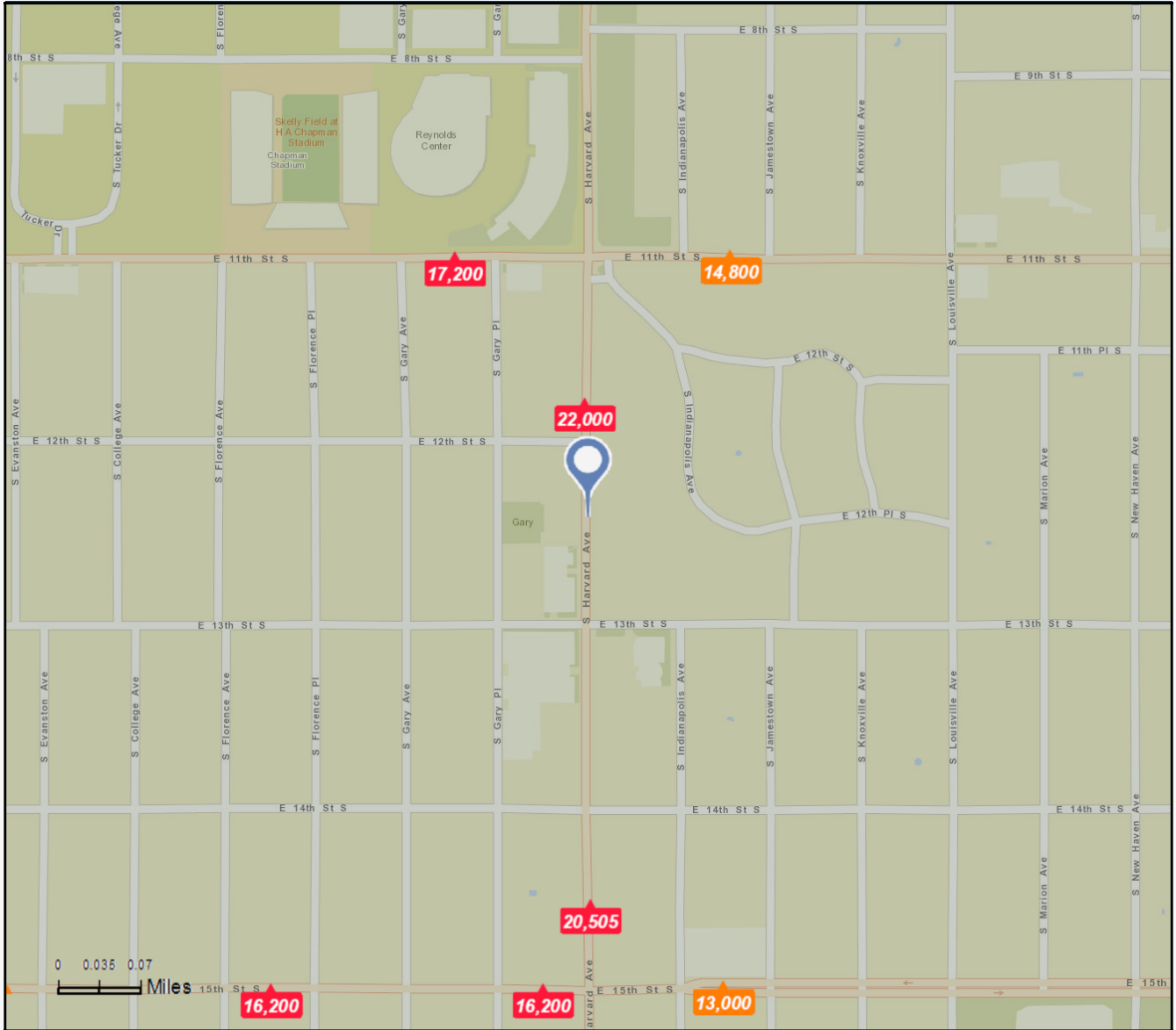
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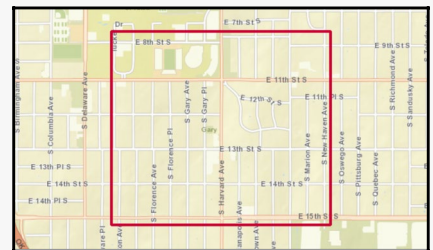
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Average Daily Traffic Volume
 1241 South Harvard Avenue
 Tulsa, Oklahoma

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

CLASS A OFFICE SPACE

Demographics

1241 South Harvard Avenue
Tulsa, Oklahoma

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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	32,628	150,003	322,323
2010 Population	30,575	144,991	316,269
2015 Population	31,238	147,176	324,866
2020 Population	32,425	151,764	337,313
2000-2010 Annual Rate	-0.65%	-0.34%	-0.19%
2010-2015 Annual Rate	0.41%	0.29%	0.51%
2015-2020 Annual Rate	0.75%	0.62%	0.75%
2015 Male Population	50.2%	50.0%	48.9%
2015 Female Population	49.8%	50.0%	51.1%
2015 Median Age	34.3	35.5	35.5

In the identified area, the current year population is 324,866. In 2010, the Census count in the area was 316,269. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 337,313 representing a change of 0.75% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	70.1%	60.8%	59.1%
2015 Black Alone	5.9%	14.4%	16.3%
2015 American Indian/Alaska Native Alone	7.0%	6.4%	6.0%
2015 Asian Alone	2.2%	1.3%	2.1%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	7.9%	10.3%	9.7%
2015 Two or More Races	6.8%	6.7%	6.7%
2015 Hispanic Origin (Any Race)	14.3%	17.5%	16.8%

Persons of Hispanic origin represent 16.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.6 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	14,834	64,467	137,958
2010 Households	14,285	61,149	132,854
2015 Total Households	14,634	61,997	136,234
2020 Total Households	15,240	64,032	141,668
2000-2010 Annual Rate	-0.38%	-0.53%	-0.38%
2010-2015 Annual Rate	0.46%	0.26%	0.48%
2015-2020 Annual Rate	0.81%	0.65%	0.79%
2015 Average Household Size	2.05	2.30	2.34

The household count in this area has changed from 132,854 in 2010 to 136,234 in the current year, a change of 0.48% annually. The five-year projection of households is 141,668, a change of 0.79% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2010. The number of families in the current year is 77,039 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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	5 minutes	10 minutes	15 minutes
Median Household Income			
2015 Median Household Income	\$38,996	\$37,653	\$38,786
2020 Median Household Income	\$44,161	\$42,768	\$44,442
2015-2020 Annual Rate	2.52%	2.58%	2.76%
Average Household Income			
2015 Average Household Income	\$53,722	\$57,029	\$55,782
2020 Average Household Income	\$60,143	\$64,152	\$62,801
2015-2020 Annual Rate	2.28%	2.38%	2.40%
Per Capita Income			
2015 Per Capita Income	\$25,370	\$24,592	\$23,571
2020 Per Capita Income	\$28,411	\$27,646	\$26,526
2015-2020 Annual Rate	2.29%	2.37%	2.39%

Households by Income

Current median household income is \$38,786 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,442 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$55,782 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$62,801 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,571 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,526 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	16,140	70,478	149,683
2000 Owner Occupied Housing Units	8,460	37,144	77,583
2000 Renter Occupied Housing Units	6,374	27,323	60,374
2000 Vacant Housing Units	1,306	6,011	11,726
2010 Total Housing Units	16,231	70,511	151,322
2010 Owner Occupied Housing Units	7,630	33,330	71,470
2010 Renter Occupied Housing Units	6,655	27,819	61,384
2010 Vacant Housing Units	1,946	9,362	18,468
2015 Total Housing Units	16,679	71,982	155,856
2015 Owner Occupied Housing Units	7,650	33,149	71,946
2015 Renter Occupied Housing Units	6,984	28,848	64,288
2015 Vacant Housing Units	2,045	9,985	19,622
2020 Total Housing Units	17,386	74,388	161,839
2020 Owner Occupied Housing Units	7,926	34,057	74,474
2020 Renter Occupied Housing Units	7,314	29,974	67,194
2020 Vacant Housing Units	2,146	10,356	20,171

Currently, 46.2% of the 155,856 housing units in the area are owner occupied; 41.2%, renter occupied; and 12.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 151,322 housing units in the area - 47.2% owner occupied, 40.6% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2010 is 1.32%. Median home value in the area is \$141,717, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.41% annually to \$167,598.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Drive Times

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Longitude: -95.94036

Drive Times: 5, 10, 15 minute radii

Data for all businesses in area	5 minutes			10 minutes			15 minutes		
	Number	Percent	Employees	Number	Percent	Employees	Number	Percent	Employees
Total Businesses:	1,980		329	9,901		9,901	19,613		19,613
Total Employees:	19,216		1,236	143,674		143,674	293,941		293,941
Total Residential Population:	31,238		505	147,176		147,176	324,866		324,866
Employee/Residential Population Ratio:	0.62:1		79	0.98:1		0.98:1	0.9:1		0.9:1
by SIC Codes	Number	Percent	Employees	Number	Percent	Employees	Number	Percent	Employees
Agriculture & Mining	58	2.9%	329	1,980	3.1%	5,935	549	2.8%	10,346
Construction	152	7.7%	1,236	649	6.6%	6,211	1,399	7.1%	14,565
Manufacturing	69	3.5%	1,210	633	4.4%	12,914	909	4.6%	28,953
Transportation	36	1.8%	505	260	2.6%	6,764	525	2.7%	11,762
Communication	18	0.9%	194	110	1.1%	1,860	214	1.1%	4,302
Utility	6	0.3%	79	46	0.5%	4,352	89	0.5%	5,202
Wholesale Trade	68	3.4%	536	450	4.5%	6,064	1,113	5.7%	17,109
Retail Trade Summary	436	22.0%	3,715	1,966	19.9%	23,945	3,904	19.9%	54,112
Home Improvement	24	1.2%	167	116	1.2%	1,460	246	1.3%	3,197
General Merchandise Stores	10	0.5%	58	55	0.6%	1,833	119	0.6%	4,460
Food Stores	40	2.0%	646	158	1.6%	2,111	325	1.7%	5,079
Auto Dealers, Gas Stations, Auto Aftermarket	83	4.2%	315	341	3.4%	4,314	602	3.1%	10,259
Apparel & Accessory Stores	14	0.7%	116	122	1.2%	1,332	259	1.3%	2,518
Furniture & Home Furnishings	33	1.7%	351	167	1.7%	1,832	354	1.8%	3,767
Eating & Drinking Places	108	5.5%	1,347	530	5.4%	7,679	1,084	5.5%	17,668
Miscellaneous Retail	123	6.2%	716	478	4.8%	3,384	916	4.7%	7,164
Finance, Insurance, Real Estate Summary	165	8.3%	1,060	1,082	10.9%	9,945	2,263	11.5%	22,110
Banks, Savings & Lending Institutions	52	2.6%	293	340	3.4%	2,661	688	3.5%	7,563
Securities Brokers	16	0.8%	92	122	1.2%	811	248	1.3%	1,684
Insurance Carriers & Agents	36	1.8%	270	232	2.3%	3,490	528	2.7%	7,042
Real Estate, Holding, Other Investment Offices	61	3.1%	405	387	3.9%	2,983	799	4.1%	5,822
Services Summary	895	45.2%	10,010	4,087	41.3%	57,190	7,696	39.2%	114,930
Hotels & Lodging	7	0.4%	54	77	0.8%	1,296	138	0.7%	2,724
Automotive Services	76	3.8%	261	320	3.2%	5,060	605	3.1%	6,598
Motion Pictures & Amusements	49	2.5%	394	196	2.0%	1,375	412	2.1%	3,645
Health Services	162	8.2%	4,414	536	5.4%	19,196	1,080	5.5%	35,848
Legal Services	75	3.8%	421	456	4.6%	3,868	577	2.9%	4,441
Education Institutions & Libraries	42	2.1%	1,298	171	1.7%	6,222	327	1.7%	11,453
Other Services	485	24.5%	3,169	2,332	23.6%	20,174	4,555	23.2%	50,223
Government	10	0.5%	249	211	2.1%	7,894	300	1.5%	9,075
Unclassified Establishments	65	3.3%	94	307	3.1%	600	652	3.3%	1,475
Totals	1,980	100.0%	19,216	143,674	100.0%	143,674	293,941	100.0%	293,941

February 24, 2016

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

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Drive Times
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Longitude: -95.94036

Drive Times: 5, 10, 15 minute radii

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	5	0.0%	11	0.1%	295	0.2%	18	0.1%	348	0.1%
Mining	15	0.8%	139	0.7%	139	1.4%	4,570	3.2%	209	1.1%	6,429	2.2%
Utilities	1	0.1%	46	0.2%	27	0.3%	3,176	2.2%	46	0.2%	3,574	1.2%
Construction	165	8.3%	1,283	6.7%	709	7.2%	6,864	4.8%	1,534	7.8%	16,567	5.6%
Manufacturing	80	4.0%	1,289	6.7%	440	4.4%	10,049	7.0%	944	4.8%	26,146	8.9%
Wholesale Trade	64	3.2%	487	2.5%	430	4.3%	5,721	4.0%	1,060	5.4%	16,066	5.5%
Retail Trade	308	15.6%	2,244	11.7%	1,372	13.9%	15,939	11.1%	2,700	13.8%	35,770	12.2%
Motor Vehicle & Parts Dealers	74	3.7%	274	1.4%	302	3.1%	4,161	2.9%	528	2.7%	9,959	3.4%
Furniture & Home Furnishings Stores	13	0.7%	154	0.8%	75	0.8%	964	0.7%	141	0.7%	1,754	0.6%
Electronics & Appliance Stores	14	0.7%	174	0.9%	86	0.9%	713	0.5%	199	1.0%	1,783	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	24	1.2%	167	0.9%	116	1.2%	1,475	1.0%	248	1.3%	3,244	1.1%
Food & Beverage Stores	31	1.6%	546	2.8%	139	1.4%	1,987	1.4%	281	1.4%	4,627	1.6%
Health & Personal Care Stores	20	1.0%	190	1.0%	85	0.9%	769	0.5%	186	0.9%	1,811	0.6%
Gasoline Stations	9	0.5%	41	0.2%	39	0.4%	153	0.1%	74	0.4%	302	0.1%
Clothing & Clothing Accessories Stores	15	0.8%	121	0.6%	140	1.4%	1,407	1.0%	304	1.5%	2,703	0.9%
Sport Goods, Hobby, Book, & Music Stores	23	1.2%	56	0.3%	81	0.8%	536	0.4%	159	0.8%	1,586	0.5%
General Merchandise Stores	10	0.5%	58	0.3%	55	0.6%	1,833	1.3%	119	0.6%	4,460	1.5%
Miscellaneous Store Retailers	64	3.2%	258	1.3%	217	2.2%	1,197	0.8%	389	2.0%	2,369	0.8%
Nonstore Retailers	10	0.5%	204	1.1%	38	0.4%	744	0.5%	72	0.4%	1,169	0.4%
Transportation & Warehousing	33	1.7%	515	2.7%	218	2.2%	7,315	5.1%	420	2.1%	12,030	4.1%
Information	41	2.1%	350	1.8%	231	2.3%	5,640	3.9%	422	2.2%	8,809	3.0%
Finance & Insurance	110	5.6%	674	3.5%	725	7.3%	7,097	4.9%	1,513	7.7%	16,526	5.6%
Central Bank/Credit Intermediation & Related Activities	56	2.8%	304	1.6%	357	3.6%	2,712	1.9%	719	3.7%	7,663	2.6%
Securities, Commodity Contracts & Other Financial	17	0.9%	100	0.5%	133	1.3%	884	0.6%	263	1.3%	1,810	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	37	1.9%	271	1.4%	235	2.4%	3,501	2.4%	531	2.7%	7,053	2.4%
Real Estate, Rental & Leasing	78	3.9%	454	2.4%	488	4.9%	6,457	4.5%	1,053	5.4%	9,820	3.3%
Professional, Scientific & Tech Services	214	10.8%	1,209	6.3%	1,229	12.4%	10,432	7.3%	2,080	10.6%	17,923	6.1%
Legal Services	79	4.0%	448	2.3%	481	4.9%	4,228	2.9%	624	3.2%	5,065	1.7%
Management of Companies & Enterprises	1	0.1%	2	0.0%	9	0.1%	28	0.0%	13	0.1%	58	0.0%
Administrative & Support & Waste Management & Remediation	98	4.9%	735	3.8%	434	4.4%	4,645	3.2%	897	4.6%	13,467	4.6%
Educational Services	45	2.3%	1,276	6.6%	200	2.0%	6,300	4.4%	392	2.0%	11,679	4.0%
Health Care & Social Assistance	210	10.6%	5,173	26.9%	755	7.6%	23,070	16.1%	1,488	7.6%	49,808	16.9%
Arts, Entertainment & Recreation	32	1.6%	296	1.5%	126	1.3%	1,145	0.8%	259	1.3%	3,090	1.1%
Accommodation & Food Services	119	6.0%	1,410	7.3%	628	6.3%	9,040	6.3%	1,266	6.5%	20,667	7.0%
Accommodation	7	0.4%	54	0.3%	77	0.8%	1,296	0.9%	138	0.7%	2,724	0.9%
Food Services & Drinking Places	112	5.7%	1,355	7.1%	551	5.6%	7,744	5.4%	1,127	5.7%	17,943	6.1%
Other Services (except Public Administration)	289	14.6%	1,256	6.5%	1,196	12.1%	6,966	4.8%	2,312	11.8%	13,582	4.6%
Automotive Repair & Maintenance	65	3.3%	218	1.1%	225	2.3%	997	0.7%	443	2.3%	2,091	0.7%
Public Administration	10	0.5%	250	1.3%	216	2.2%	8,069	5.6%	305	1.6%	9,256	3.1%
Unclassified Establishments	67	3.4%	122	0.6%	318	3.2%	858	0.6%	684	3.5%	2,326	0.8%
Total	1,980	100.0%	19,216	100.0%	9,901	100.0%	143,674	100.0%	19,613	100.0%	293,941	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

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February 24, 2016