

FOR LEASE
2950 S ELM PLACE
BROKEN ARROW, OK 74012



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
OKLAHOMA**

AVAILABLE NOW

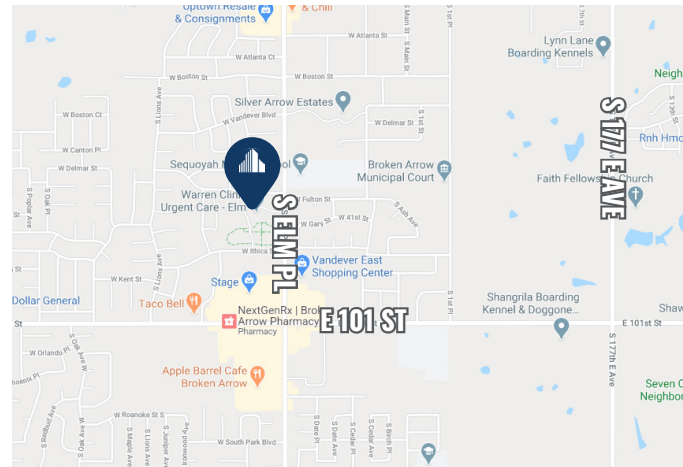
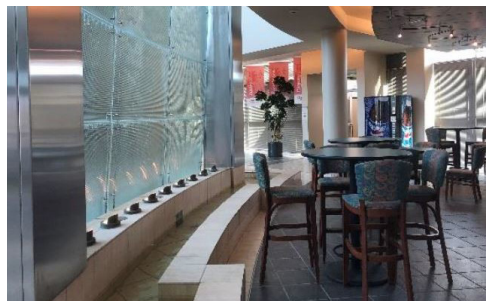
**EXCELLENT BROKEN ARROW
OFFICE SPACE**

PROPERTY HIGHLIGHTS

AVAILABLE SF:	± 33,357 SF
LEASE RATE:	\$17.50/SF (FGS)
TYPE:	Class "B" Office
STORIES:	5 Floors
TOTAL BUILDING:	± 122,442 SF
YEAR BUILT:	1986
PARKING RATIO:	4.00/1,000 SF (74 Spaces)

SITE OVERVIEW

Located equidistant to the Creek Turnpike and the Broken Arrow Expressway, this property sits on a 5.43-acre lot in the Southeast Submarket. Included is an abundance of parking, 24-hour card-key access, lush landscaping, and video monitored corridors. The 122,442 SF building offers **suites from 245 SF to 13,033 SF**. It was built in 1986 and has been substantially renovated and improved. The office space offers a fresh and inviting work environment.



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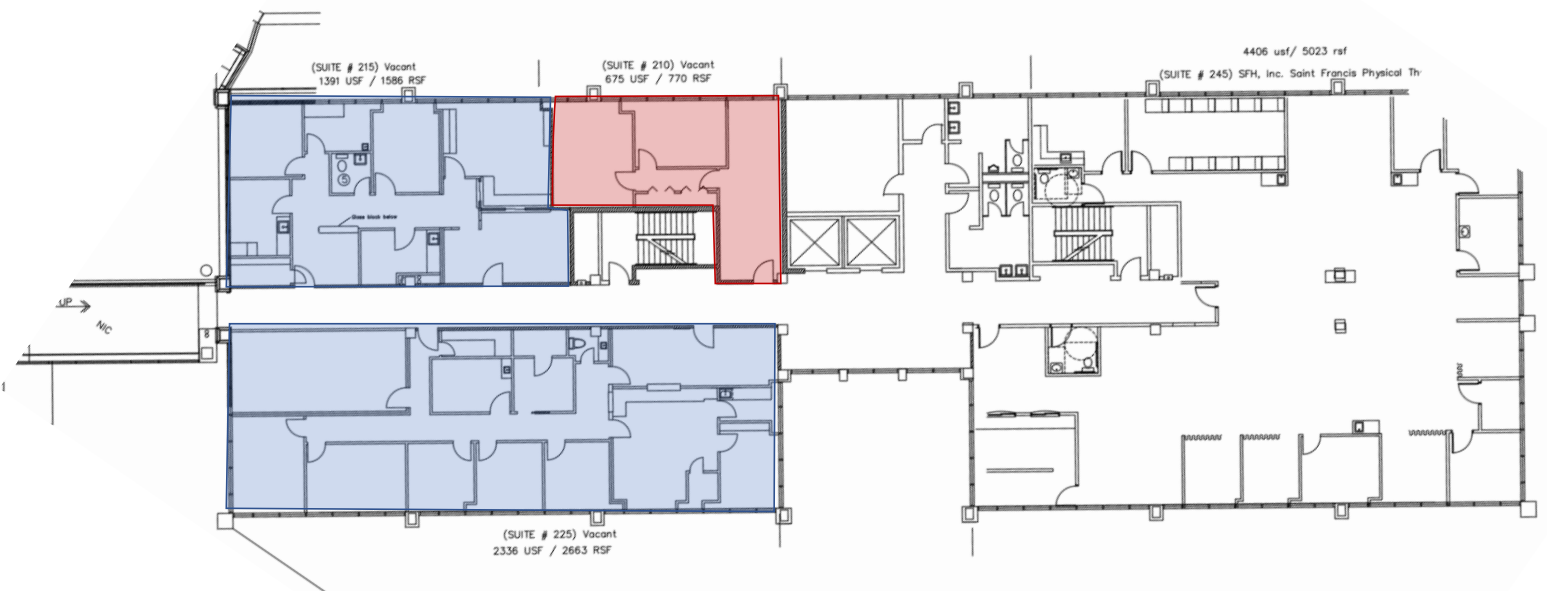
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**FLOOR
PLAN**

2nd Floor East



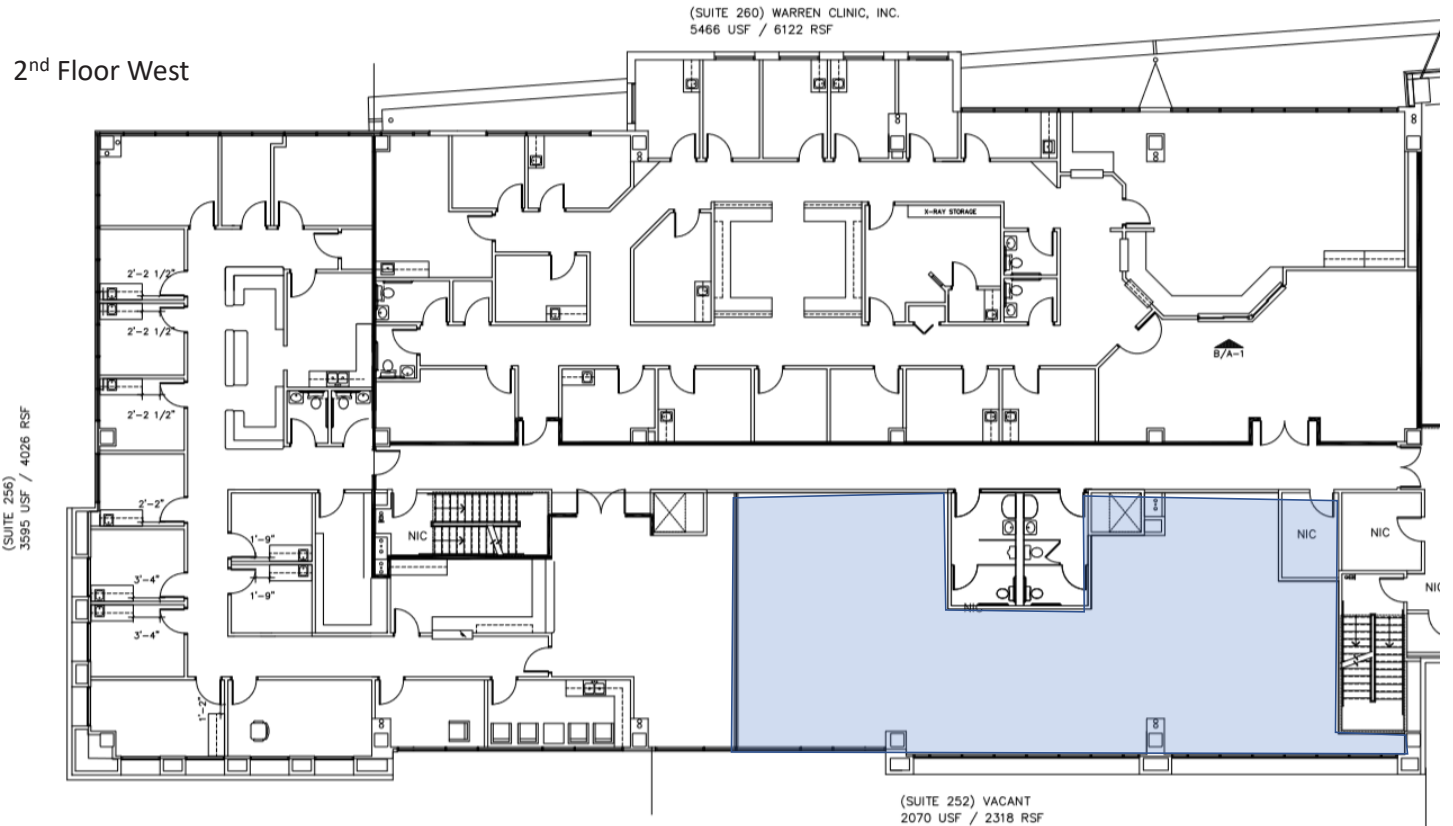
Suite 210 - 770 SF
Suite 215 - 1,586 SF
Suite 225 - 2,663 SF

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**FLOOR
PLAN**



Suite 252 - 2,318 SF

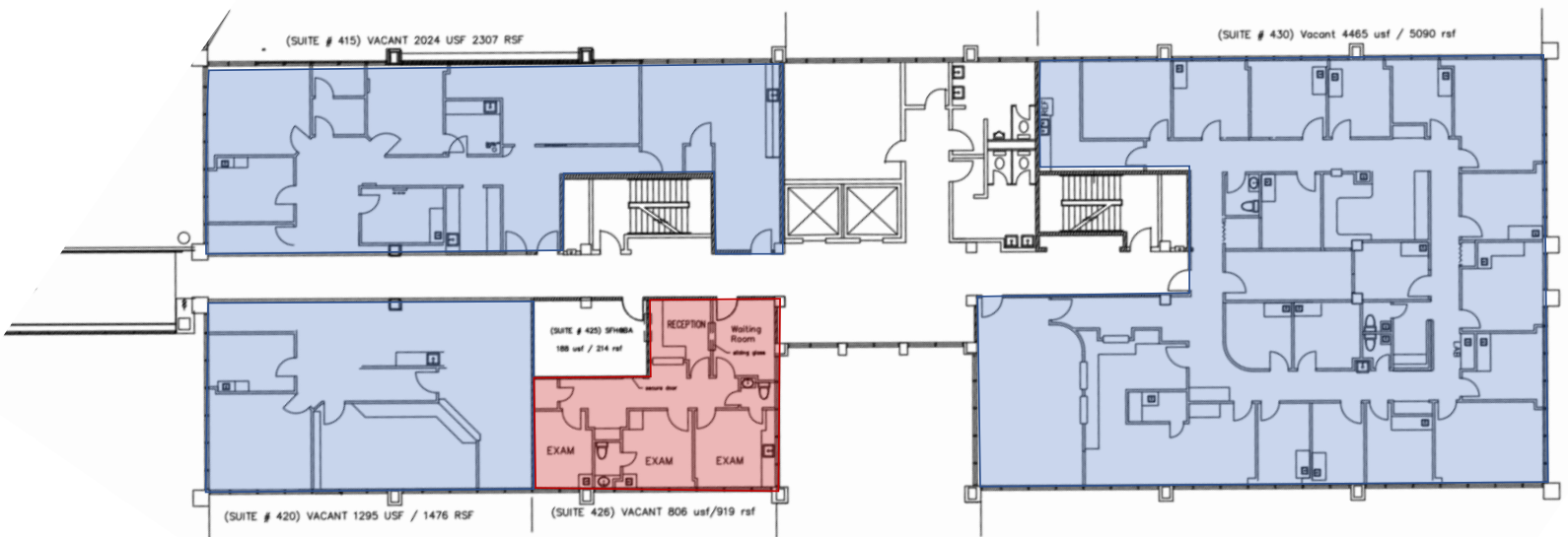
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**FLOOR
PLAN**

4th Floor East



- Suite 415 - 2,307 SF
- Suite 420 - 1,476 SF
- Suite 426 - 919 SF
- Suite 430 - 5,090 SF

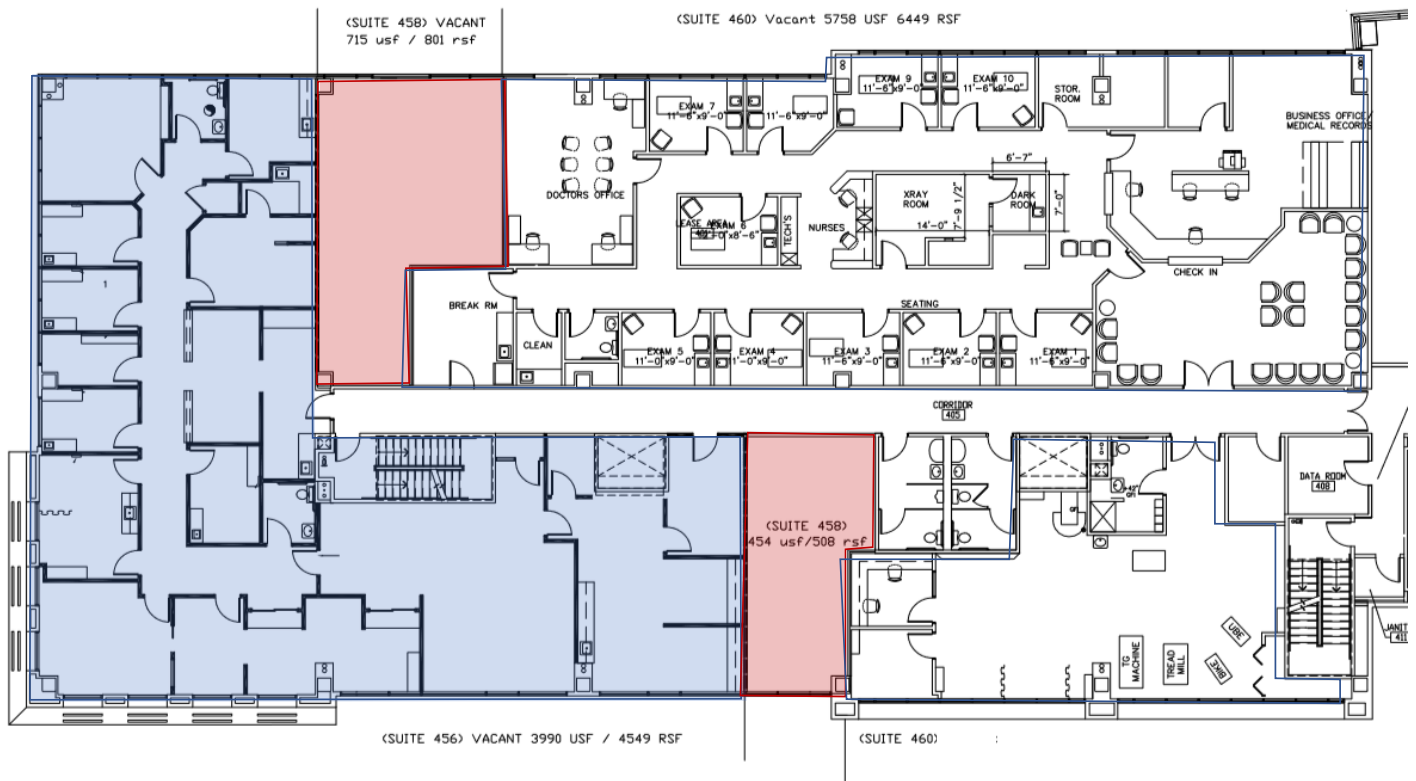
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FLOOR PLAN

4th Floor West



Suite 456 - 4,459 SF
Suite 458 - 1,301 SF

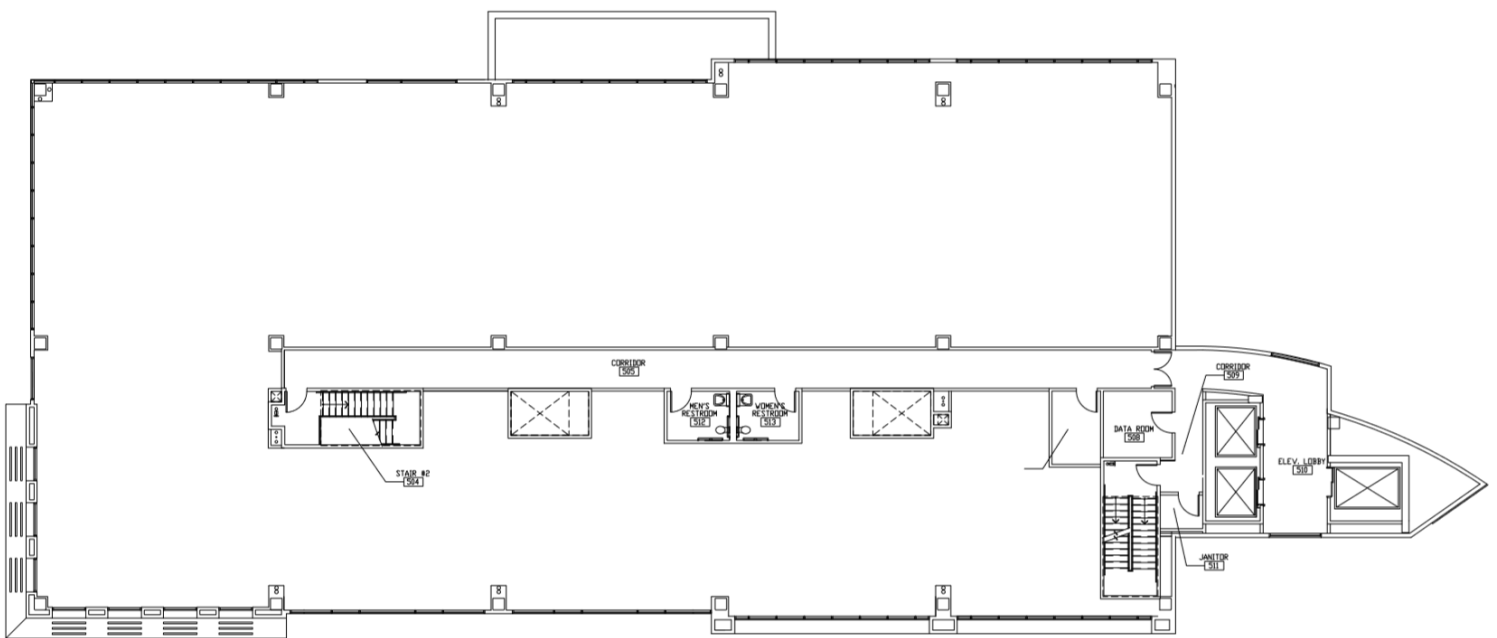
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FLOOR PLAN

5th Floor



5th Floor - 13,033 SF

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