

**JENKS CHAMBER OF COMMERCE**

# PROPERTIES FOR LEASE



**JENKS** | CHAMBER OF  
COMMERCE

## PRESENTED BY:

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

## CONTACT US

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**CURT ROBERTS**

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Properties

**25**

Avg. SF

**23,476**

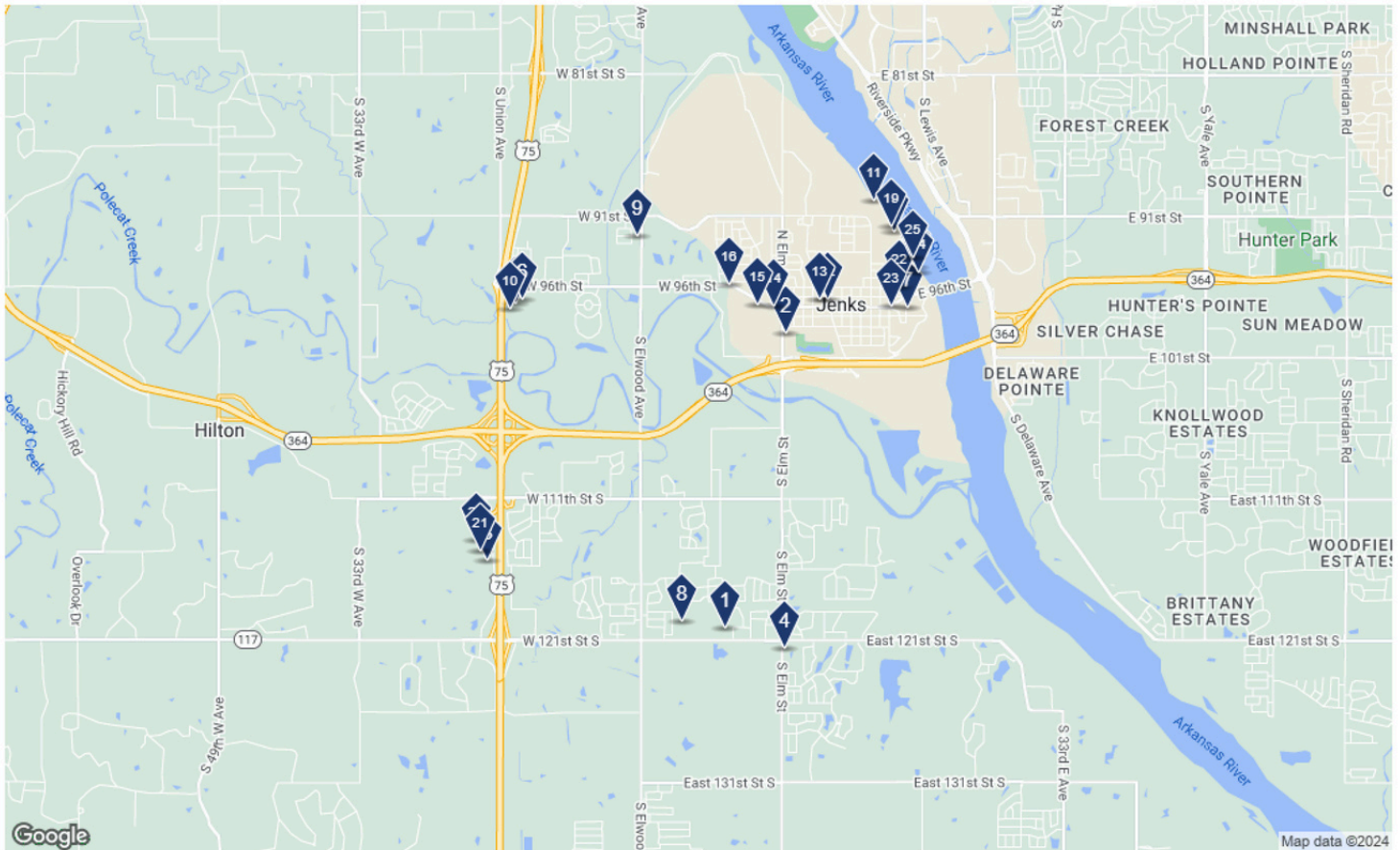
Avg. Vacancy

**39.5%**

Avg. Asking Rent/SF

**\$19.13**

PROPERTY LOCATIONS















PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	1,360	23,476	20,000	55,200
Floors	1	1	1	4
Typical Floor	1,360	17,110	13,500	55,200
Vacancy	0%	39.5%	30.4%	100%
SF Available	802	8,347	5,000	33,600
Avg. Asking Rent/SF	\$10.00	\$19.13	\$18.50	\$39.00
Sale Price	-	-	-	-
Cap Rate	-	-	-	-
Year Built	1972	2007	2009	2025
Star Rating	★★★★★	★★★★☆ 3.2	★★★★☆ 3.0	★★★★★



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Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 <b>E 121st St</b> Jenks, OK 74037	Office ★★★★★	2024	1,360 SF	100%	1,360	\$23.39/NNN	-	-
 <b>Elm Street Market</b> 329 S Elm St Jenks, OK 74037	Retail ★★★★★	2005	20,412 SF	11.2%	494 - 2,787	\$18.00 - 18.50/MG	-	-
 <b>11476 S Union Ave</b> Jenks, OK 74037	Retail ★★★★★	2018	13,474 SF	11.8%	1,590	\$20.00/NNN	-	-
 <b>121st St &amp; Elm</b> Jenks, OK 74037	Retail ★★★★★	2024	10,679 SF	0%	1,500 - 8,250	\$16.38 - 20.02 Est.	-	-
 <b>Candlewood Suites...</b> 219 S. Gateway Pl Jenks, OK 74037	Hospitality	2022	95 Rooms	-	606 - 6,261	-	-	-
 <b>3014 W Main St</b> Jenks, OK 74037	Retail ★★★★★	2000	55,200 SF	60.9%	33,600	\$8.67 - 10.60 Est.	-	-
 <b>Village on Main</b> 161 S Riverfront Dr Jenks, OK 74037	Retail ★★★★★	2022	33,000 SF	36.2%	1,327 - 11,940	\$32.79 - 40.08 Est.	-	-
 <b>W 121st St</b> Jenks, OK 74037	Retail ★★★★★	2022	42,804 SF	1.3%	224 - 802	\$21.00 - 24.00/TBD	-	-
 <b>Building 3</b> 9226 S Elwood Ave Jenks, OK 74037	Office ★★★★★	2006	3,700 SF	33.8%	1,250	\$19.00/FS	-	-
 <b>204 S Gateway Pl</b> Jenks, OK 74037	Office ★★★★★	2025	30,000 SF	66.7%	2,000 - 20,000	\$26.00/FS	-	-
 <b>1901 E K Pl</b> Jenks, OK 74037	Industrial ★★★★★	1975	10,000 SF	100%	10,000	\$10.00/NNN	-	-
 <b>105 W Main St</b> Jenks, OK 74037	Retail ★★★★★	1980	5,300 SF	100%	1,500 - 5,300	\$39.00/NNN	-	-



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Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 <a href="#">Jenks On Main</a> 201-203 W Main St Jenks, OK 74037	Office ★★★★★	2018	19,233 SF	15.6%	3,007	\$15.00/NNN	-	-
 <a href="#">River Oaks Center</a> 610-620 W Main St Jenks, OK 74037	Retail ★★★★★	1972	7,920 SF	27.0%	2,140	\$15.00/NNN	-	-
 <a href="#">Melody Lane</a> 710-736 W Main St Jenks, OK 74037	Retail ★★★★★	1974	54,414 SF	34.6%	2,800 - 18,800	\$12.00 - 15.00/NNN	-	-
 <a href="#">1006 W Main St</a> Jenks, OK 74037	Retail ★★★★★	1997	5,000 SF	100%	5,000	\$10.00/NNN	-	-
 <a href="#">Riverwalk Crossing - ...</a> 400 Riverwalk Ter Jenks, OK 74037	Retail ★★★★★	2004	27,804 SF	44.4%	440 - 18,179	\$18.00 - 20.00/NNN	-	-
 <a href="#">Riverwalk Crossing...</a> 1000 Riverwalk Ter Jenks, OK 74037	Office ★★★★★	2009	54,000 SF	0%	8,096	\$18.00/NNN	-	-
 <a href="#">Riverwalk Crossing...</a> 1100 Riverwalk Ter Jenks, OK 74037	Office ★★★★★	2009	30,682 SF	43.6%	13,387	\$14.00/NNN	-	-
 <a href="#">Jenks Landing</a> 3402 W 114th St Jenks, OK 74037	Retail ★★★★★	2018	20,000 SF	20.0%	4,000	\$18.27 - 22.33 Est.	-	-
 <a href="#">3422 W 114th St</a> Jenks, OK 74037	Retail ★★★★★	2025	20,000 SF	100%	2,000 - 20,000	-	-	-
 <a href="#">Riverview</a> 807-813 E A St Jenks, OK 74037	Retail ★★★★★	1994	19,804 SF	6.1%	1,213	\$27.09 - 33.11 Est.	-	-
 <a href="#">706 E Main St</a> Jenks, OK 74037	Office ★★★★★	2012	3,442 SF	100%	3,442	\$18.26 - 22.32 Est.	-	-
 <a href="#">Riverwalk Crossing - ...</a> 300 Riverwalk Ter Jenks, OK 74037	Retail ★★★★★	2004	37,613 SF	7.1%	1,409 - 4,073	\$24.41 - 29.84 Est.	-	-
 <a href="#">RiverWalk Crossing...</a> 500 Riverwalk Ter Jenks, OK 74037	Retail ★★★★★	2004	26,050 SF	16.1%	1,401 - 4,203	\$22.01 - 26.90 Est.	-	-



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**3402 W 114th St - Jenks Landing**

Jenks, OK 74037  
Tulsa County

Building Type: **Retail**  
Building Status: **Built Aug 2018**  
Building Size: **20,000 SF**  
Land Area: **16.72 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.14/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **4,000 SF**  
Max Contig: **4,000 SF**  
Smallest Space: **4,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **80.0%**



Landlord Rep: **Walman Commercial Real Estate Services / Justin Brown (918) 481-8888 / Steve Walman (918) 481-8888 -- 4,000 SF (4,000 SF)**

**3422 W 114th St - Jenks Landing**

Jenks, OK 74037  
Tulsa County

Building Type: **Retail**  
Building Status: **Proposed, breaks ground Mar 2025**  
Building Size: **20,000 SF**  
Land Area: **3.25 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.29/sf**  
For Sale: **Not For Sale**

Space Avail: **20,000 SF**  
Max Contig: **20,000 SF**  
Smallest Space: **2,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**E 121st St**

Jenks, OK 74037  
Tulsa County

Building Type: **Class B Office/Medical**  
Building Status: **Built Mar 2024**  
Building Size: **1,360 SF**  
Typical Floor Size: **1,360 SF**  
Stories: **1**  
Parking: **Free Surface Spaces**  
For Sale: **Not For Sale**

Space Avail: **1,360 SF**  
Max Contig: **1,360 SF**  
Smallest Space: **1,360 SF**  
Rent/SF/Yr: **\$23.39/nnn**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**W 121st St**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Retail/Freestanding**

Building Status: **Built 2022**

Building Size: **42,804 SF**

Land Area: **7.24 AC**

Stories: **1**

Parking: **20 Surface Spaces are available; Ratio of 0.47/1,000 SF**

For Sale: **Not For Sale**

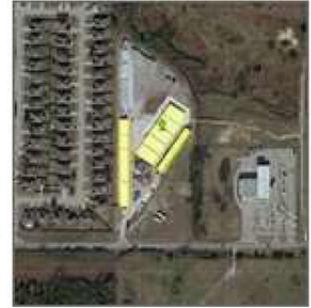
Space Avail: **802 SF**

Max Contig: **312 SF**

Smallest Space: **224 SF**

Rent/SF/Yr: **\$21.00/tbd**

% Leased: **98.8%**



Landlord Rep: *Company information unavailable at this time*

**121st St & Elm**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Retail/Freestanding**

Building Status: **Built Jan 2024**

Building Size: **10,679 SF**

Land Area: **1.10 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.52/sf**

For Sale: **Not For Sale**

Space Avail: **8,250 SF**

Max Contig: **8,250 SF**

Smallest Space: **1,500 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**



Landlord Rep: **Walman Commercial Real Estate Services / Justin Brown (918) 481-8888 / Steve Walman (918) 481-8888 -- 8,250 SF (1,500-2,250 SF)**

**219 S. Gateway PI - Candlewood Suites Tulsa Hills - Jenks**

**AKA 163 S Gateway PI**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Hospitality/Hotel**

Building Status: **Built Mar 2022**

Building Size: **35,000 SF**

Land Area: **2 AC**

Stories: **4**

Expenses: **2021 Tax @ \$0.32/sf**

Parking: **79 Surface Spaces are available; Ratio of 2.26/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,261 SF**

Max Contig: **2,974 SF**

Smallest Space: **606 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**807-813 E A St - Riverview**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Freestanding**      Space Avail: **1,213 SF**  
 Building Status: **Built 1994**      Max Contig: **1,213 SF**  
 Building Size: **19,804 SF**      Smallest Space: **1,213 SF**  
 Land Area: **1.55 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **1**      % Leased: **93.9%**  
 Expenses: **2021 Tax @ \$3.87/sf; 2012 Ops @ \$1.89/sf**  
 Parking: **144 Surface Spaces are available; Ratio of 7.27/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Walman Commercial Real Estate Services / Steve Walman (918) 481-8888 / Justin Brown (918) 481-8888 -- 1,213 SF (1,213 SF)**

**329 S Elm St - Elm Street Market**

Creek Turnpike & Elm

Jenks, OK 74037

Tulsa County

Building Type: **Retail/(Strip Ctr)**      Space Avail: **2,787 SF**  
 Building Status: **Built 2005**      Max Contig: **2,293 SF**  
 Building Size: **20,412 SF**      Smallest Space: **494 SF**  
 Land Area: **1.58 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **2**      % Leased: **88.8%**  
 Expenses: **2021 Tax @ \$1.31/sf**  
 Parking: **95 Surface Spaces are available; Ratio of 4.63/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Case & Associates Jason M. Kennon (918) 492-1983 Bob Meyer (918) 492-1983 -- 2,787 SF (494-2,293 SF)**

**Building Notes:**

Mixed-use development for both office and retail. Overflow bus parking available. Custom designed space opportunity. Abundant parking

**9226 S Elwood Ave - Building 3 - South Lakes**

Jenks, OK 74037

Tulsa County

Building Type: **Class B Office**      Space Avail: **1,250 SF**  
 Building Status: **Built 2006**      Max Contig: **1,250 SF**  
 Building Size: **3,700 SF**      Smallest Space: **1,250 SF**  
 Typical Floor Size: **3,700 SF**      Rent/SF/Yr: **\$19.00/fs**  
 Stories: **1**      % Leased: **66.2%**  
 Expenses: **2021 Tax @ \$1.54/sf**  
 Parking: **14 free Surface Spaces are available; Ratio of 3.73/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Price Edwards & Company / Tanda Francis (918) 394-1000 -- 1,250 SF (1,250 SF)**



**105 W Main St**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Retail/Freestanding**      Space Avail: **5,300 SF**  
 Building Status: **Built 1980**      Max Contig: **5,300 SF**  
 Building Size: **5,300 SF**      Smallest Space: **1,500 SF**  
 Land Area: **0.38 AC**      Rent/SF/Yr: **\$39.00/nnn**  
 Stories: **1**      % Leased: **0%**  
 Expenses: **2021 Tax @ \$0.73/sf**  
 Parking: **6 Surface Spaces are available; Ratio of 0.69/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Paine Commercial Real Estate / Matt Mardis (918) 481-5380 X13 / Phillips Breckinridge (918) 629-6489 -- 5,300 SF (1,500-5,300 SF)**

**201-203 W Main St - Jenks On Main**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Class B Office**      Space Avail: **3,007 SF**  
 Building Status: **Built 2018**      Max Contig: **3,007 SF**  
 Building Size: **19,233 SF**      Smallest Space: **3,007 SF**  
 Typical Floor Size: **16,000 SF**      Rent/SF/Yr: **\$15.00/nnn**  
 Stories: **2**      % Leased: **84.4%**  
 Expenses: **2021 Tax @ \$1.48/sf**  
 Parking: **48 Surface Spaces are available; Ratio of 3.79/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Walman Commercial Real Estate Services / Justin Brown (918) 481-8888 / Steve Walman (918) 481-8888 -- 3,007 SF (3,007 SF)**

**610-620 W Main St - River Oaks Center**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Retail/Retail Building (Strip Ctr)**      Space Avail: **2,140 SF**  
 Building Status: **Built 1972, Renov 1999**      Max Contig: **2,140 SF**  
 Building Size: **7,920 SF**      Smallest Space: **2,140 SF**  
 Land Area: **0.73 AC**      Rent/SF/Yr: **\$15.00/nnn**  
 Stories: **1**      % Leased: **73.0%**  
 Expenses: **2021 Tax @ \$0.86/sf**  
 Parking: **42 free Surface Spaces are available; Ratio of 5.30/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Venture Properties / Linda Schafer (918) 747-8700 X208 -- 2,140 SF (2,140 SF)**



**710-736 W Main St - Melody Lane**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Freestanding (Neighborhood Ctr)**

Building Status: **Built 1974**

Building Size: **54,414 SF**

Land Area: **3.64 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.59/sf**

Parking: **201 Surface Spaces are available; Ratio of 4.29/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **18,800 SF**

Max Contig: **10,000 SF**

Smallest Space: **2,800 SF**

Rent/SF/Yr: **\$12.00 -**

**\$15.00/nnn**

% Leased: **65.5%**



Landlord Rep: **JKJ Realty Company / K.Jordan K. James, CCIM (918) 495-1550 -- 18,800 SF (2,800-10,000 SF)**

**1006 W Main St**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Freestanding**

Building Status: **Built 1997**

Building Size: **5,000 SF**

Land Area: **1.57 AC**

Stories: **1**

Expenses: **2021 Tax @ \$1.50/sf**

Parking: **24 Surface Spaces are available; Ratio of 4.80/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,000 SF**

Max Contig: **5,000 SF**

Smallest Space: **5,000 SF**

Rent/SF/Yr: **\$10.00/nnn**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**3014 W Main St**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Retail Building**

Building Status: **Built 2000**

Building Size: **55,200 SF**

Land Area: **6.12 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.70/sf**

Parking: **228 Surface Spaces are available; Ratio of 4.13/1,000 SF**

For Sale: **Not For Sale**

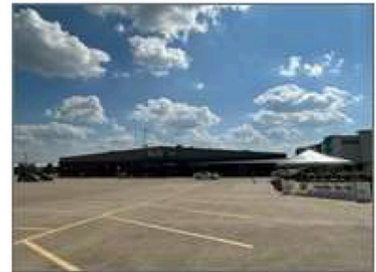
Space Avail: **33,600 SF**

Max Contig: **33,600 SF**

Smallest Space: **33,600 SF**

Rent/SF/Yr: **Withheld**

% Leased: **39.1%**



Landlord Rep: **Wiggin Properties, LLC / Grant Stewart (405) 842-0100**

Leasing Company: **Wiggin Properties LLC / Vicki Patterson (405) 842-0100 -- 33,600 SF (33,600 SF)**



**161 S Riverfront Dr - Village on Main**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Storefront  
Retail/Office**  
 Building Status: **Built Jan 2022**  
 Building Size: **33,000 SF**  
 Land Area: **1.82 AC**  
 Stories: **1**  
 Expenses: **2021 Tax @ \$3.33/sf**  
 For Sale: **Not For Sale**

Space Avail: **11,940 SF**  
 Max Contig: **3,980 SF**  
 Smallest Space: **1,327 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **63.8%**



Landlord Rep: **MCP / McGraw Commercial Properties / Drew Dossey, CCIM (918) 740-7707 -- 11,940 SF (1,327-3,980 SF)**

**300 Riverwalk Ter - Riverwalk Crossing - Phase I (Building I) - Riverwalk Crossing**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Storefront  
Retail/Office  
(Neighborhood Ctr)**  
 Building Status: **Built Jan 2004**  
 Building Size: **37,613 SF**  
 Land Area: **11.61 AC**  
 Stories: **2**  
 Expenses: **2021 Tax @ \$2.79/sf, 2011 Est Tax @ \$0.90/sf; 2011 Est Ops @ \$2.47/sf**  
 Parking: **450 free Surface Spaces are available; Ratio of 11.96/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,073 SF**  
 Max Contig: **2,664 SF**  
 Smallest Space: **1,409 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **92.9%**



Landlord Rep: **Paine Commercial Real Estate / Brian Paine (918) 481-5380 X12 / Garrett Mahaney (918) 481-5380 / Matt Mardis (918) 481-5380 / Phillips Breckinridge (918) 629-6489 -- 4,073 SF (1,409-2,664 SF)**

**400 Riverwalk Ter - Riverwalk Crossing - Building 400 - Riverwalk Crossing**

Jenks, OK 74037

Tulsa County

Building Type: **Retail/Storefront  
Retail/Office  
(Neighborhood Ctr)**  
 Building Status: **Built 2004**  
 Building Size: **27,804 SF**  
 Land Area: **11.61 AC**  
 Stories: **2**  
 Expenses: **2021 Tax @ \$3.77/sf, 2011 Est Tax @ \$1.25/sf; 2011 Est Ops @ \$3.44/sf**  
 Parking: **250 free Surface Spaces are available; Ratio of 8.91/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **18,179 SF**  
 Max Contig: **5,832 SF**  
 Smallest Space: **440 SF**  
 Rent/SF/Yr: **\$18.00 - \$20.00**  
 % Leased: **55.6%**



Landlord Rep: **Paine Commercial Real Estate / Garrett Mahaney (918) 481-5380 X11 / Brian Paine (918) 481-5380 / Matt Mardis (918) 481-5380 / Phillips Breckinridge (918) 629-6489 -- 18,179 SF (440-5,832 SF)**

JENKS AND  
SOUTH TULSA  
DEMOGRAPHICS  
Population  
134,899  
Median Household Income  
\$47,066  
Traffic Count average  
22,764  
Total Potential expenditures  
(shopping/retail)  
\$510,343,000

**1000 Riverwalk Ter - Riverwalk Crossing Building 1000 - Riverwalk Crossing**

**Jenks, OK 74037**  
**Tulsa County**

Building Type: **Class A**  
**Office/(Neighborhood Ctr)**

Space Avail: **8,096 SF**  
Max Contig: **8,096 SF**  
Smallest Space: **8,096 SF**  
Rent/SF/Yr: **\$18.00/nnn**  
% Leased: **100%**

Building Status: **Built 2009**  
Building Size: **54,000 SF**  
Typical Floor Size: **13,799 SF**  
Stories: **2**  
Expenses: **2021 Tax @ \$1.43/sf, 2011 Est Tax @ \$1.01/sf; 2011 Est Ops @ \$3.64/sf**  
Parking: **120 free Surface Spaces are available; Ratio of 2.22/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: **Paine Commercial Real Estate / Brian Paine (918) 481-5380 X12 / Garrett Mahaney (918) 481-5380 / Matt Mardis (918) 481-5380 / Phillips Breckinridge (918) 629-6489 -- 8,096 SF (8,096 SF)**



**1100 Riverwalk Ter - Riverwalk Crossing Building 1100 - Riverwalk Crossing**

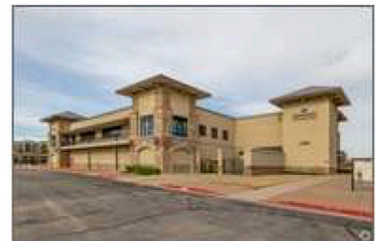
**Jenks, OK 74037**  
**Tulsa County**

Building Type: **Class B**  
**Office/(Neighborhood Ctr)**

Space Avail: **13,387 SF**  
Max Contig: **13,387 SF**  
Smallest Space: **13,387 SF**  
Rent/SF/Yr: **\$14.00/nnn**  
% Leased: **56.4%**

Building Status: **Built 2009**  
Building Size: **30,682 SF**  
Typical Floor Size: **13,500 SF**  
Stories: **2**  
Expenses: **2021 Tax @ \$2.51/sf; 2011 Ops @ \$3.20/sf**  
Parking: **120 free Surface Spaces are available; Ratio of 4.44/1,000 SF**  
For Sale: **Not For Sale**

Landlord Rep: **Paine Commercial Real Estate / Brian Paine (918) 481-5380 X12 / Garrett Mahaney (918) 481-5380 / Matt Mardis (918) 481-5380 / Phillips Breckinridge (918) 629-6489 -- 13,387 SF (13,387 SF)**



**500 Riverwalk Ter - RiverWalk Crossing Building 500 - Riverwalk Crossing**

**Jenks, OK 74037**

**Tulsa County**

Building Type: **Retail/Storefront  
Retail/Office  
(Neighborhood Ctr)**  
 Building Status: **Built 2004**  
 Building Size: **26,050 SF**  
 Land Area: **11.61 AC**  
 Stories: **1**  
 Expenses: **2021 Tax @ \$4.03/sf, 2011 Est Tax @ \$1.32/sf; 2011  
Est Ops @ \$3.64/sf**  
 Parking: **300 free Surface Spaces are available; Ratio of  
11.52/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,203 SF**  
 Max Contig: **1,401 SF**  
 Smallest Space: **1,401 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **83.9%**



Landlord Rep: **Paine Commercial Real Estate / Garrett Mahaney (918) 481-5380 X11 / Brian  
Paine (918) 481-5380 / Matt Mardis (918) 481-5380 / Phillips Breckinridge (918)  
629-6489 -- 4,203 SF (1,401 SF)**

**Building Notes:**

RiverWalk Crossing, located in Jenks, Oklahoma, a suburb of Tulsa connected by a bridge over the Arkansas River, is the area's first major lifestyle center and inaugural riverfront development with a unique mix of restaurants, retail, offices, boardwalk entertainment and more. Defined to the east by the landscape of the Arkansas River, this mixed-use commercial real estate project connects to the Oklahoma Aquarium, the Tulsa Riverparks Trail System and the thriving 96th Street and Riverside Drive area. RiverWalk Crossing is designed to attract thousands to its diverse selection of shops and restaurants, and the amenities on the boardwalk make it an entertainment destination for all of Northeast Oklahoma.

The entrance of RiverWalk Crossing greets visitors with a rock waterfall and cave backdrop. Other special touches include wildlife sculptures, outdoor fireplaces, dancing fountains, outlook areas and an inviting outdoor amphitheatre. While visitors enjoy an afternoon of shopping and eating in some of the area's finest restaurants, they can also lounge around the boardwalk in the evening for cocktails, live music and a host of special events. Visitors and tenants also enjoy the extensive biking and jogging trail that connects RiverWalk Crossing with Downtown Tulsa.

**PHASE I**  
 of the RiverWalk Crossing development is substantially completed now and includes an eight-screen movie theater with stadium seating and DTSX-10 digital sound.

**PHASE II**  
 of the development will feature additional office and retail space and is scheduled to be completed in summer 2006. It includes 110,000 square feet of retail space and 46,000 square feet of Class A office space. RiverWalk Crossing provides a one-of-kind dining, shopping - and even working - backdrop that is simply unrivaled in the Tulsa area.

Jenks is part of Tulsa County, which has a population of approximately 570,000, according to the 2002 census. Jenks is connected to South Tulsa by U.S. 75 and the 96th Street pedestrian bridge over the Arkansas River. An emerging tourist destination, Jenks is home to the Oklahoma Aquarium, which is located adjacent to RiverWalk Crossing



11476 S Union Ave

Jenks, OK 74037

Tulsa County

Building Type: **Retail**  
Building Status: **Built 2018**  
Building Size: **13,474 SF**  
Land Area: **1.50 AC**  
Stories: **1**  
For Sale: **Not For Sale**

Space Avail: **1,590 SF**  
Max Contig: **1,590 SF**  
Smallest Space: **1,590 SF**  
Rent/SF/Yr: **\$20.00/nnn**  
% Leased: **88.2%**



Landlord Rep: *Company information unavailable at this time*

# DISCLAIMER

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Neither we nor McGraw Commercial Properties are responsible for the information in the report as it is deemed reliable as of this date and pulled from a 3rd party source. We nor MCP are responsible for errors, omissions, or inaccurate data.

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