

Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease



Alex Samples

asamples@creekpe.com
405.464.3030



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease

Building Name	Eton Square
Property Type	Retail
Property Subtype	Neighborhood Center
Building Size	153,985 SF
Year Built	1985
Year Last Renovated	2026
Number of Floors	3

- Prime South Tulsa Location — High-visibility corner of 61st Street & Memorial Drive
- ~46,000 Vehicles Daily — Exceptional visibility and exposure along Memorial Drive
- Iconic Retail Destination — Established South Tulsa center undergoing an exciting revitalization
- Strong Co-Tenancy — Join Jason’s Deli, and Eton Square 6 Cinema
- Fresh Renovations — Ongoing improvements creating a refreshed shopping environment
- Growing Trade Area — Positioned to benefit from continued momentum and investment throughout South Tulsa



Alex Samples

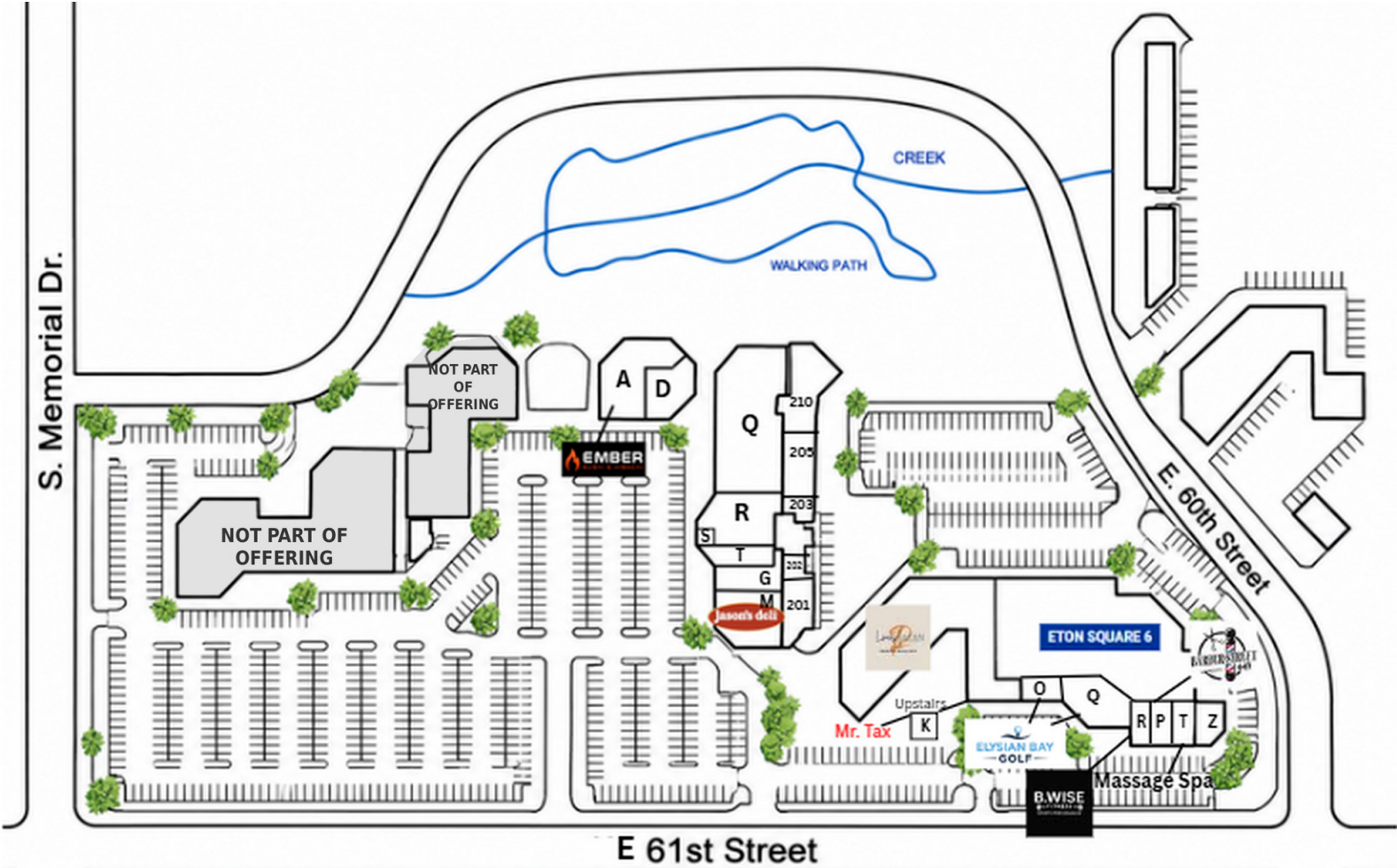
asamples@creekpe.com
405.464.3030



Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease



Property Site Plan

Alex Samples
asamples@creekpe.com
405.464.3030



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	799 - 21,347 SF	Lease Rate:	\$8 - \$18 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
B-A Mezz	Available	910 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail -Mezzanine
B-Q/225	Available	11,645 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
B-R	Available	4,990 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
B-S	Available	868 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
B-T	Available	2,537 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
B-G	Available	1,993 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
B-221	Available	841 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
B-201	Available	3,247 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-202	Available	1,651 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-203	Available	799 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-205	Available	3,464 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-210	Available	5,044 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-100	Available	1,312 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-101	Available	2,568 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
B-104	Available	2,159 SF	NNN	\$8.00 - \$14.00 SF/yr	Office

Alex Samples

asamples@creekpe.com
405.464.3030



Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
B-108	Available	7,033 SF	NNN	\$8.00 - \$14.00 SF/yr	Office
8421-U	Available	21,347 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail
8421-N	Available	2,507 SF	NNN	\$12.00 - \$18.00 SF/yr	Retail

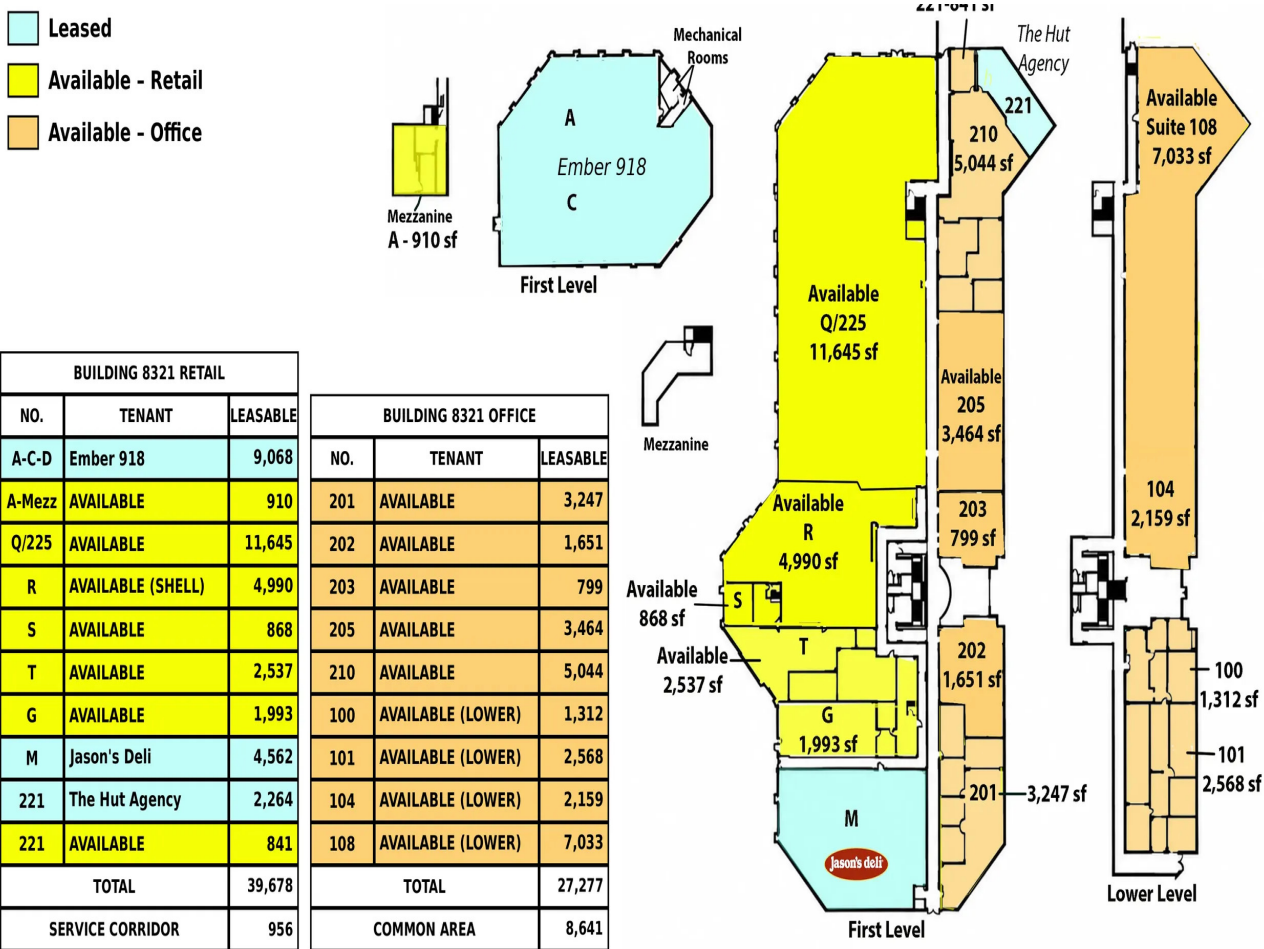
Alex Samples
asamples@creekpe.com
405.464.3030



Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease



Building | Tract B Floor Plan

Alex Samples

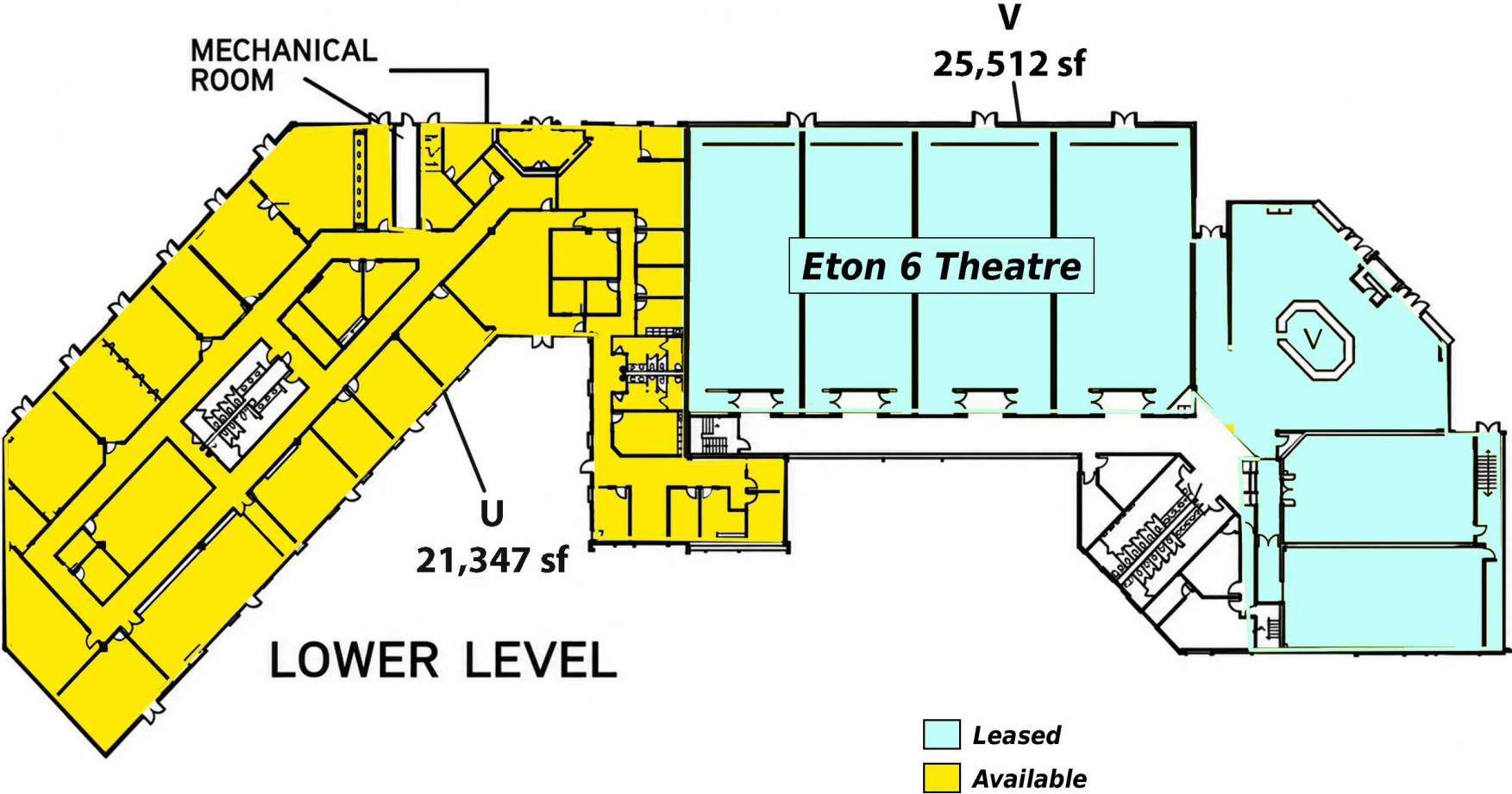
asamples@creekpe.com
405.464.3030



Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease



Building 8421 | Tract C - Lower Level Floor Plan

Alex Samples

asamples@creekpe.com
405.464.3030

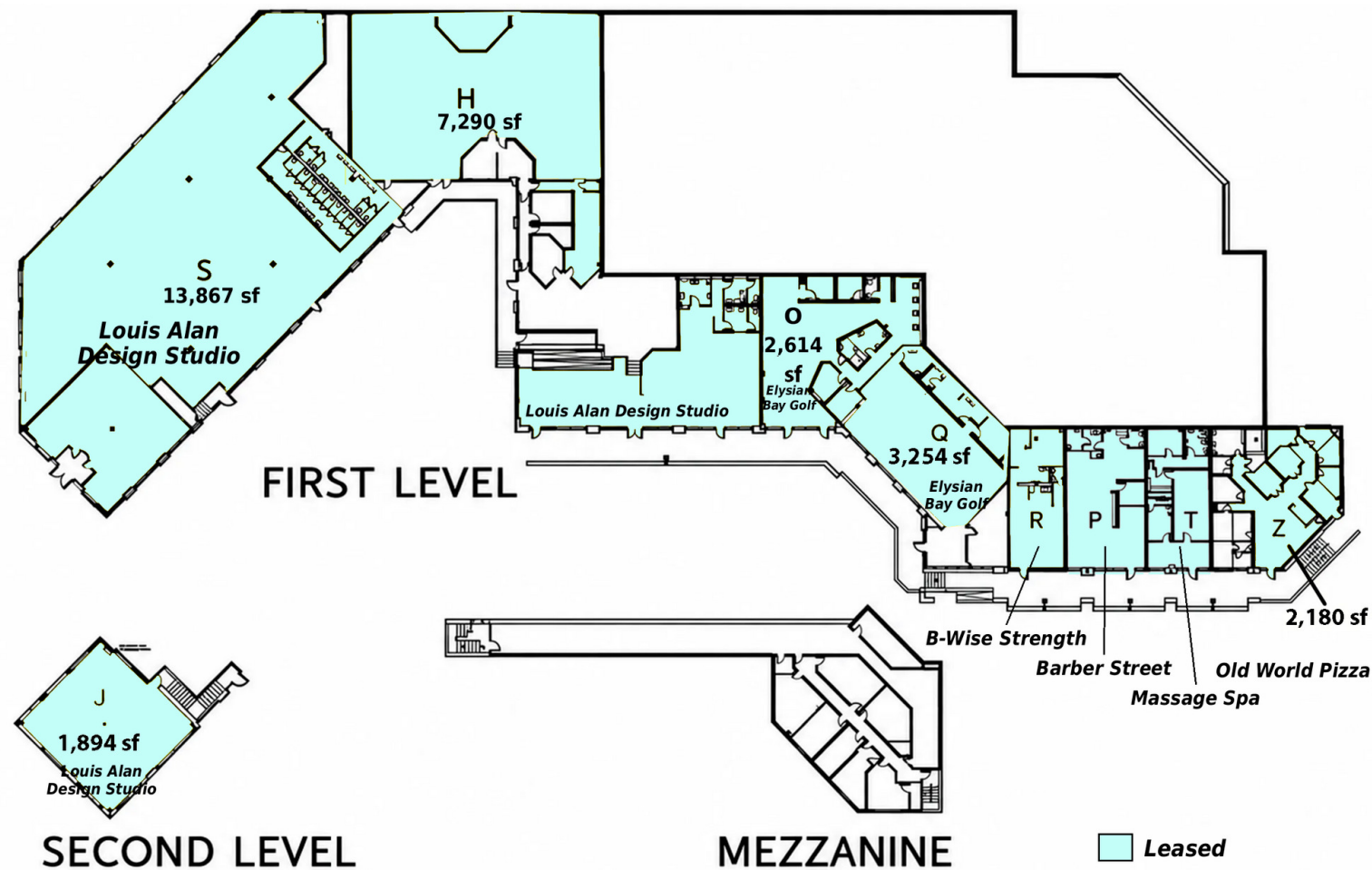


The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease



Building 8421 | Tract C - First, Second Level & Mezzanine Floor Plan

Alex Samples

asamples@creekpe.com
405.464.3030



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease

BUILDING 8421		
NO.	TENANT	LEASABLE
8421-H	Louis Alan Design Studio	7,290
8421-J	Louis Alan Design Studio	1,894
8421-K	Mr Tax	950
8421-L	Louis Alan Design Studio	4,488
8421-O	Elysian Bay Golf	2,614
8421-P	Barber Street	1,436
8421-Q	Elysian Bay Golf	3,254
8421-R	B-Wise Strength	1,020
8421-S	Louis Alan Design Studio	13,867
8421-T	Massage Spa	1,233
8421-U	AVAILABLE	21,347
8421-V	Eton 6 Theatre	25,512
8421-Z	Old World Pizza	2,180
TOTAL		87,085



Alex Samples

asamples@creekpe.com
405.464.3030

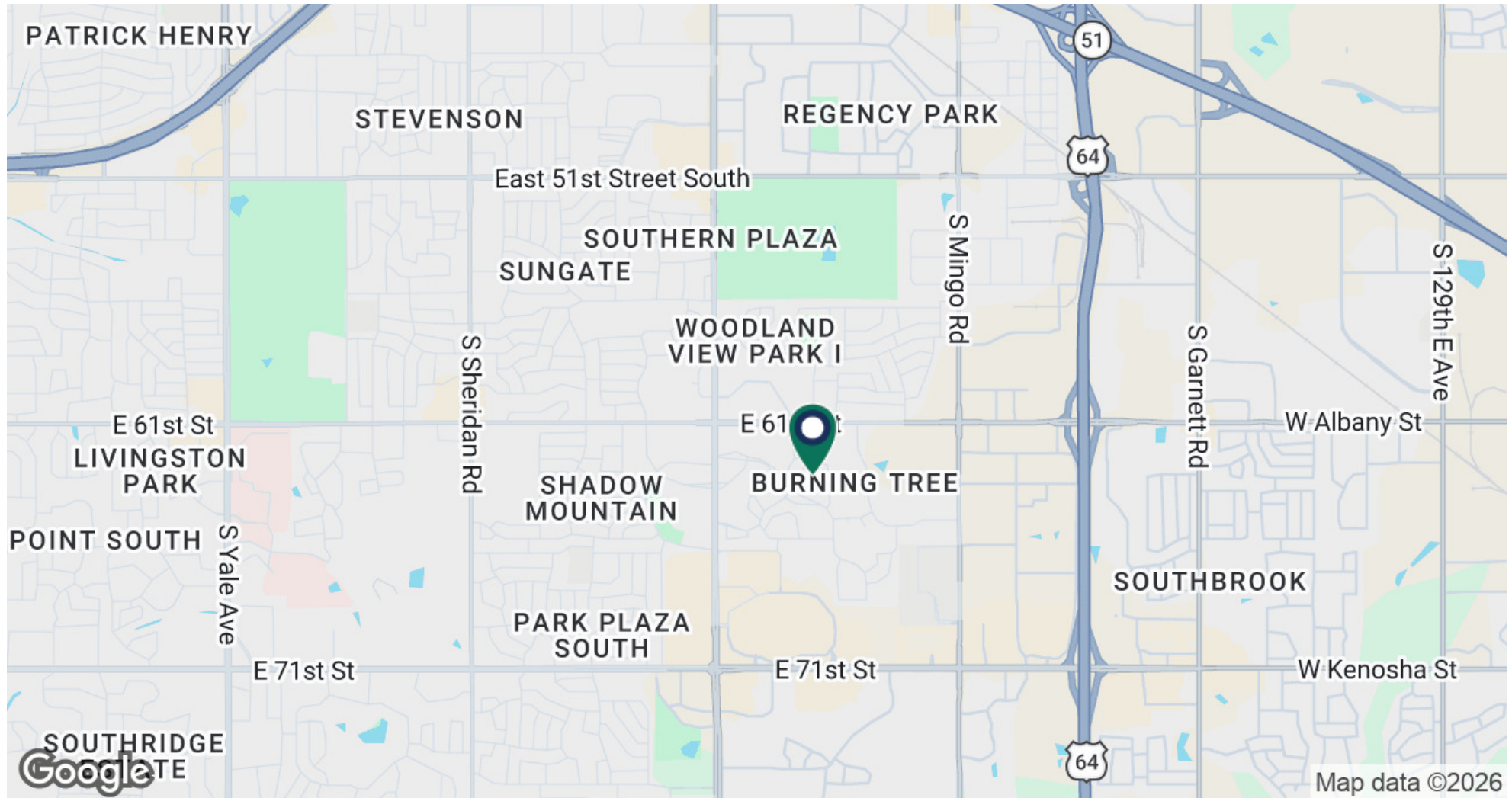


The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Eton Square

8321-8421 E 61st St , Tulsa, OK 74133

For Lease



Alex Samples

asamples@creekpe.com
405.464.3030



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Eton Square

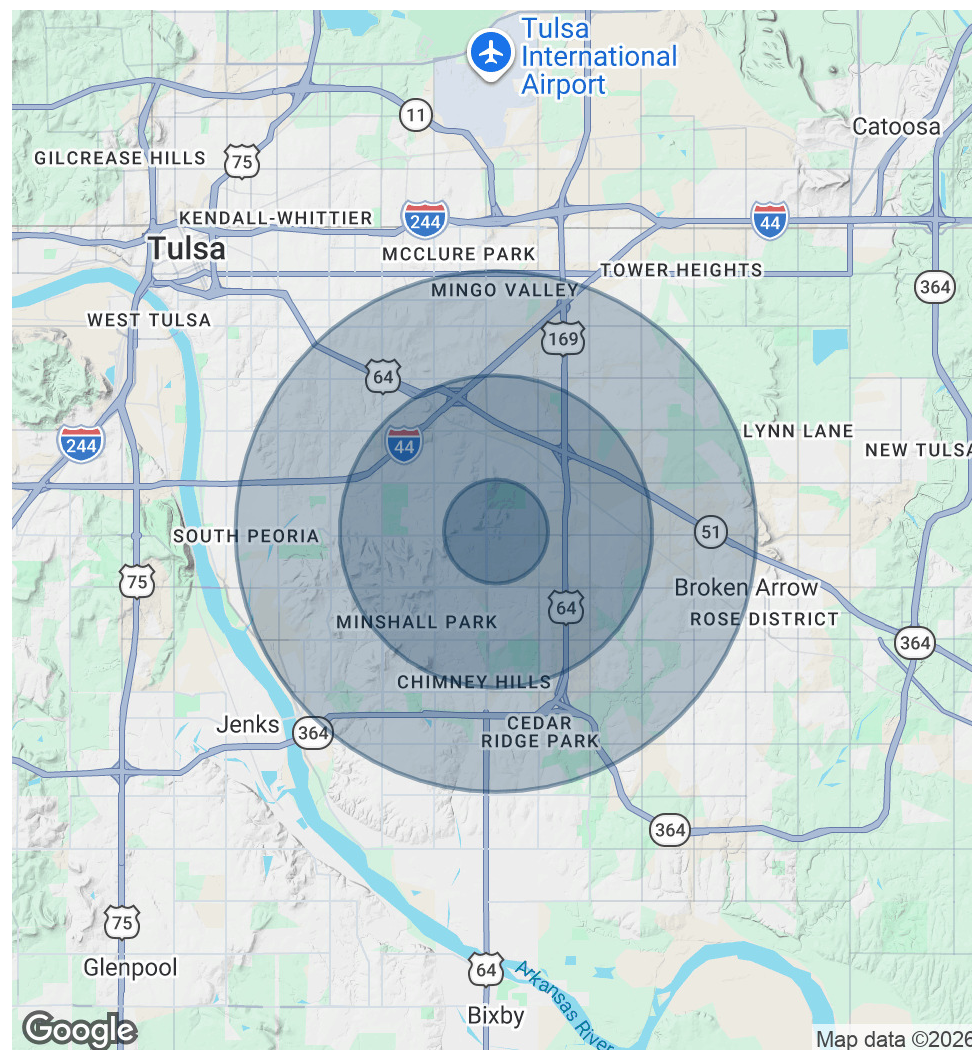
8321-8421 E 61st St , Tulsa, OK 74133

For Lease

Population	1 Mile	3 Miles	5 Miles
Total Population	11,143	88,381	253,606
Average Age	39.0	37.9	37.7
Average Age (Male)	35.1	36.3	36.7
Average Age (Female)	43.5	39.7	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,020	38,393	105,184
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$77,122	\$89,584	\$99,365
Average House Value	\$197,029	\$232,058	\$268,491

2023 American Community Survey (ACS)



Alex Samples

asamples@creekpe.com
405.464.3030



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.