

NEW OFFICE SPACE FOR LEASE

1008 S Bryant, Edmond, OK 73034



NEW OFFICE SPACE NOW AVAILABLE

Available SF: **1st Floor** ±2,112 or ±5,000 RSF
 2nd Floor ±167 - ±598 RSF

Lease Rate: \$21.00 SF/yr with
 3% annual increases.

Lot Size: 1.08 Acres

Building Size: ±12,924 SF

Building Class: A

Year Built: 2018

Sub Market: Edmond

PROPERTY OVERVIEW

- Work out facility with shower
- Onsite ownership
- Common break area
- Upscale restrooms
- Full service lease includes normal utilities, maintenance and janitorial

LOCATION OVERVIEW

This beautiful NEW CLASS A office building is situated in the heart of east Edmond on Bryant south of 9th Street. The building is adjacent to Hafer Park Trails and the Pelican Bay Aquatic Center. Convenient to numerous restaurants and shopping.

TOM FIELDS

tfields@priceedwards.com
 405.239.1205
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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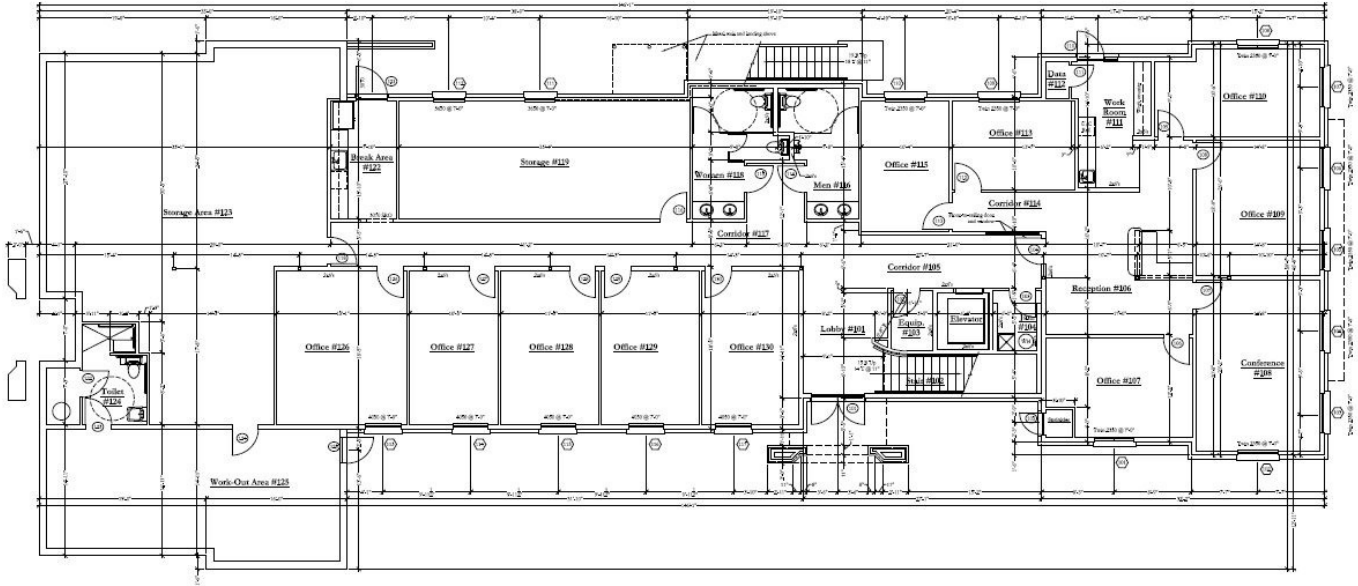
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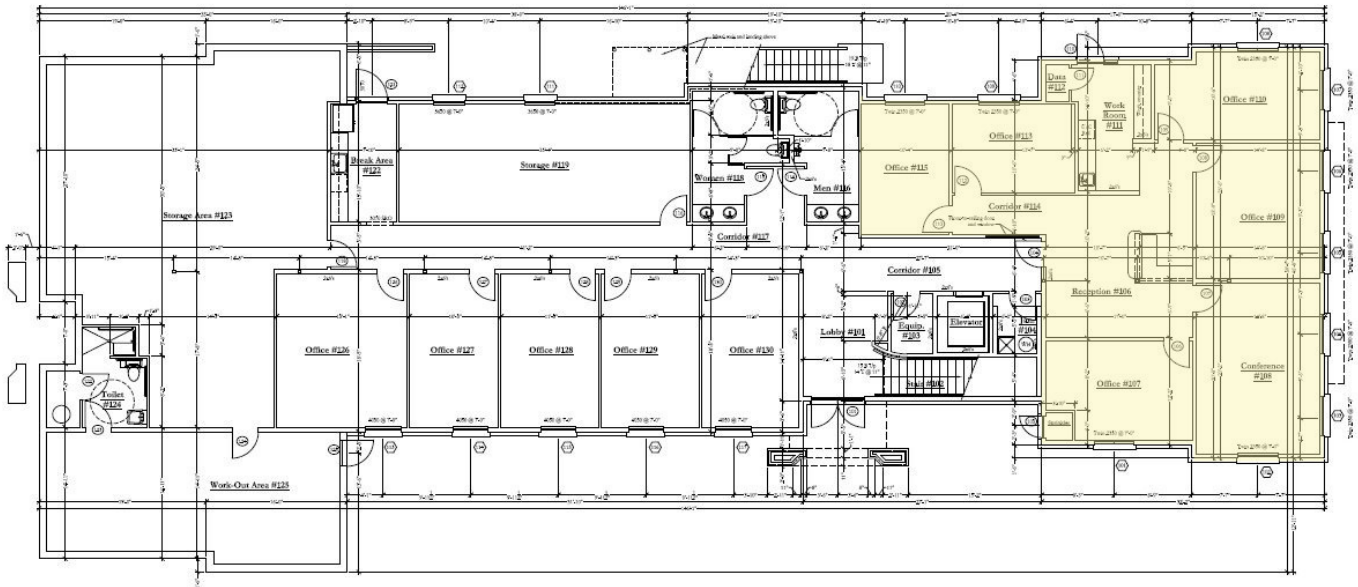


FIRST FLOOR



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±2,112 RSF



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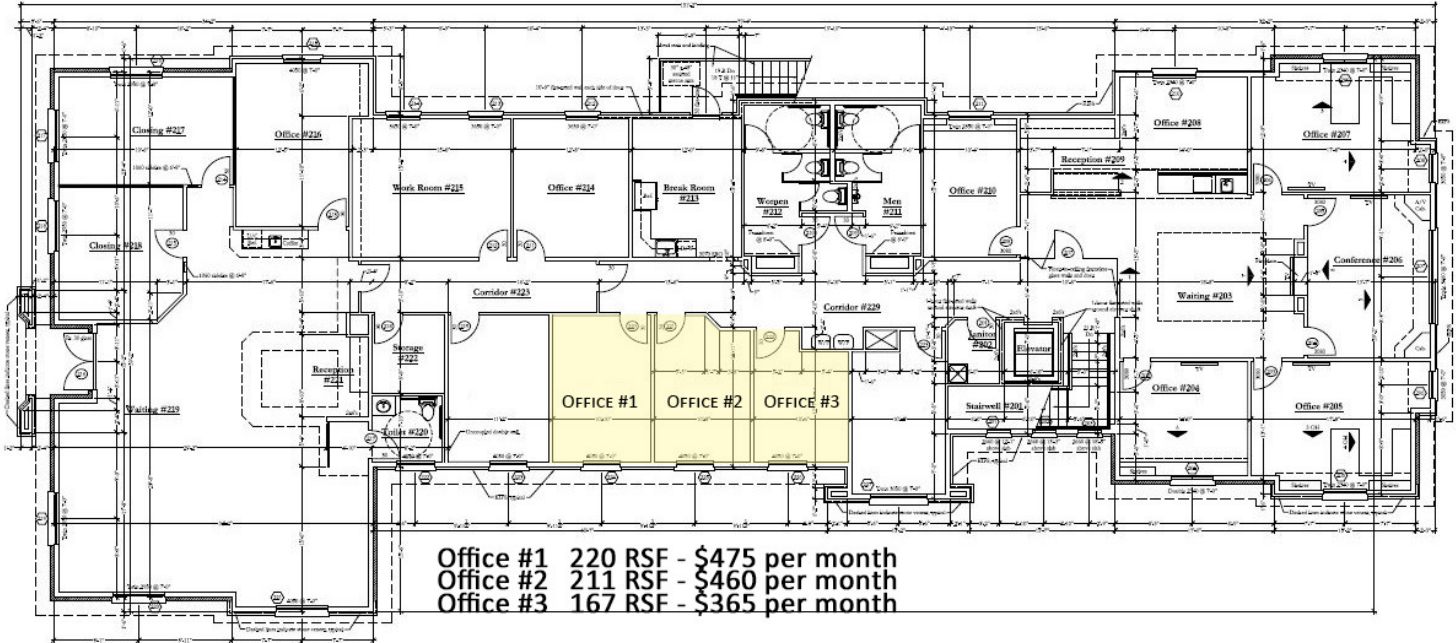
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SECOND FLOOR



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