

# PROFESSIONAL OFFICE SPACE FOR LEASE

1233 E. 33rd Street (Between Boulevard & Bryant in E. 33rd), Edmond, OK 73013



## OFFICE SPACE NOW AVAILABLE

<b>Available SF:</b>	±2,930 SF (±2,606 SF 1st Floor ±324 2nd Floor)
<b>Lease Rate:</b>	\$15.50 SF/yr with \$.50/SF annual increases \$3,785/month 1st year
<b>Utilities:</b>	Edmond electric, water & waste \$430 per month average ONG natural gas - \$73 per month average
<b>Year Built:</b>	2008

## PROPERTY OVERVIEW

Beautiful Dallas style office building with a desirable southeast Edmond location. This garden style building features 9' ceiling heights, custom solid core doors. The HVAC system is dual zone Trane high efficiency units, with thermo-pane windows and a security system.

Monument sign in front of building.

## BUILDING OVERVIEW

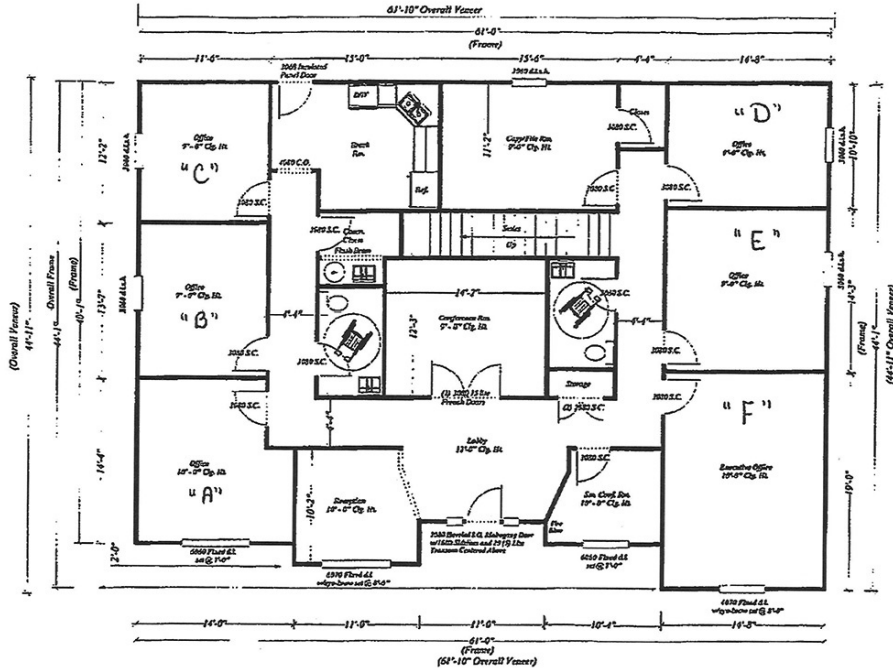
- 8 private windowed offices
- Conference Room
- Break Room
- Upstairs bonus room
- Small reception area

## TOM FIELDS

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