

# 1265 E. 33RD STREET

Class A Medical Office



## OFFERING SUMMARY

Available SF: 3,071 SF

Lease Rate: \$18.50 SF/yr (NNN)

Triple Net Charges: Taxes: \$1.66 psf  
Dues: \$0.67 psf  
Insurance: \$0.48 psf

Year Built: 2007

Building Size: 3,071

Building Class: A

## PROPERTY OVERVIEW

Beautiful Dallas style medical office building with a desirable southeast Edmond location.

5+ exam rooms, 3 with plumbing, x-ray room, and treatment room(s).

Comfortable waiting room with a check - in / check - out window.

Employee break room, 2 ADA compliant restrooms.

Doctors private office with attached restroom, built - in bookcases and abundant crown molding.

Automatic Fire Suppression System.

Built - in surround sound, security and surveillance system in a telecom/data room.

## LOCATION OVERVIEW

Desirable Southeast Edmond Location in close proximity to I-35 and medical corridor on Bryant.

Lighted monument sign facing East 33rd Street.

Beautiful, mature, irrigated landscaping.

## C. DEREK JAMES

Broker, Associate

djames@priceedwards.com

405.239.1206

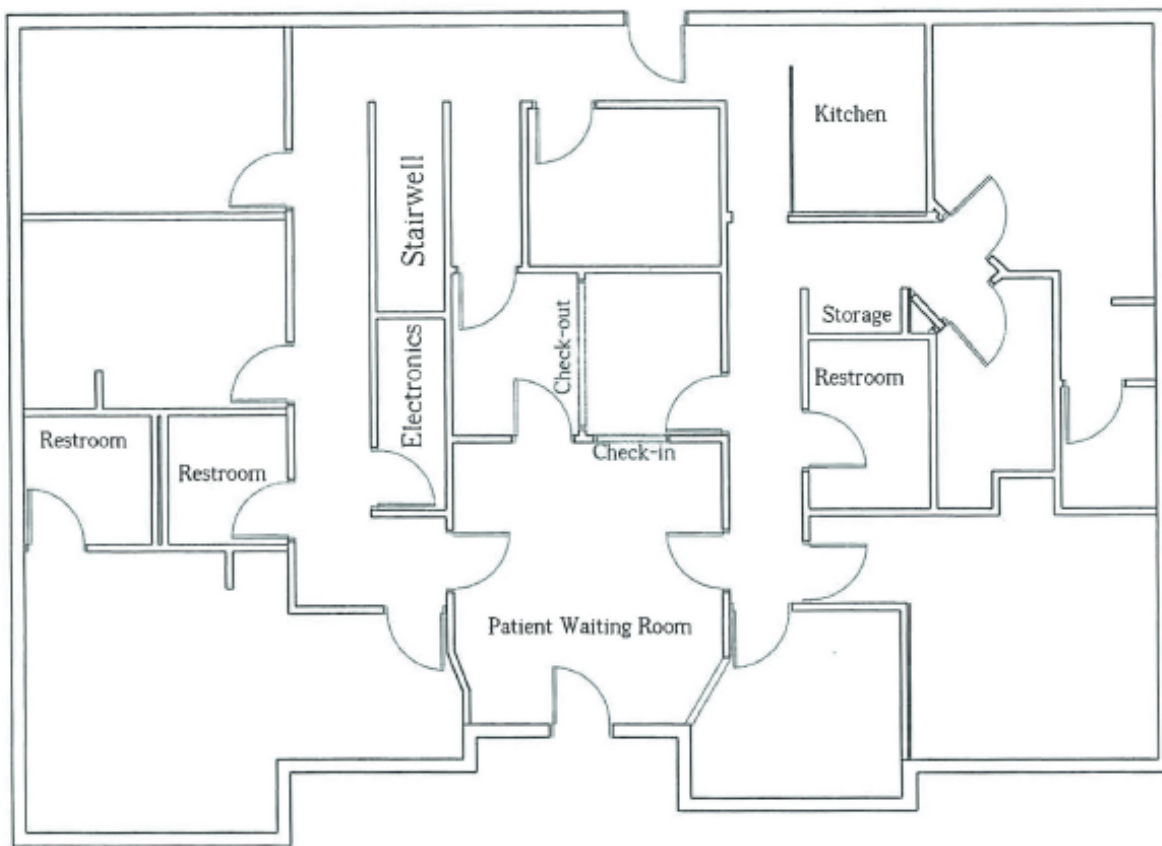
210 Park Ave, Suite 700, Oklahoma City, OK 73102

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.

# 1265 E. 33RD STREET

Additional Photos



## C. DEREK JAMES

Broker, Associate

djames@priceedwards.com

405.239.1206

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.

# 1265 E. 33RD STREET

Additional Photos



## C. DEREK JAMES

Broker, Associate

[djames@priceedwards.com](mailto:djames@priceedwards.com)

405.239.1206

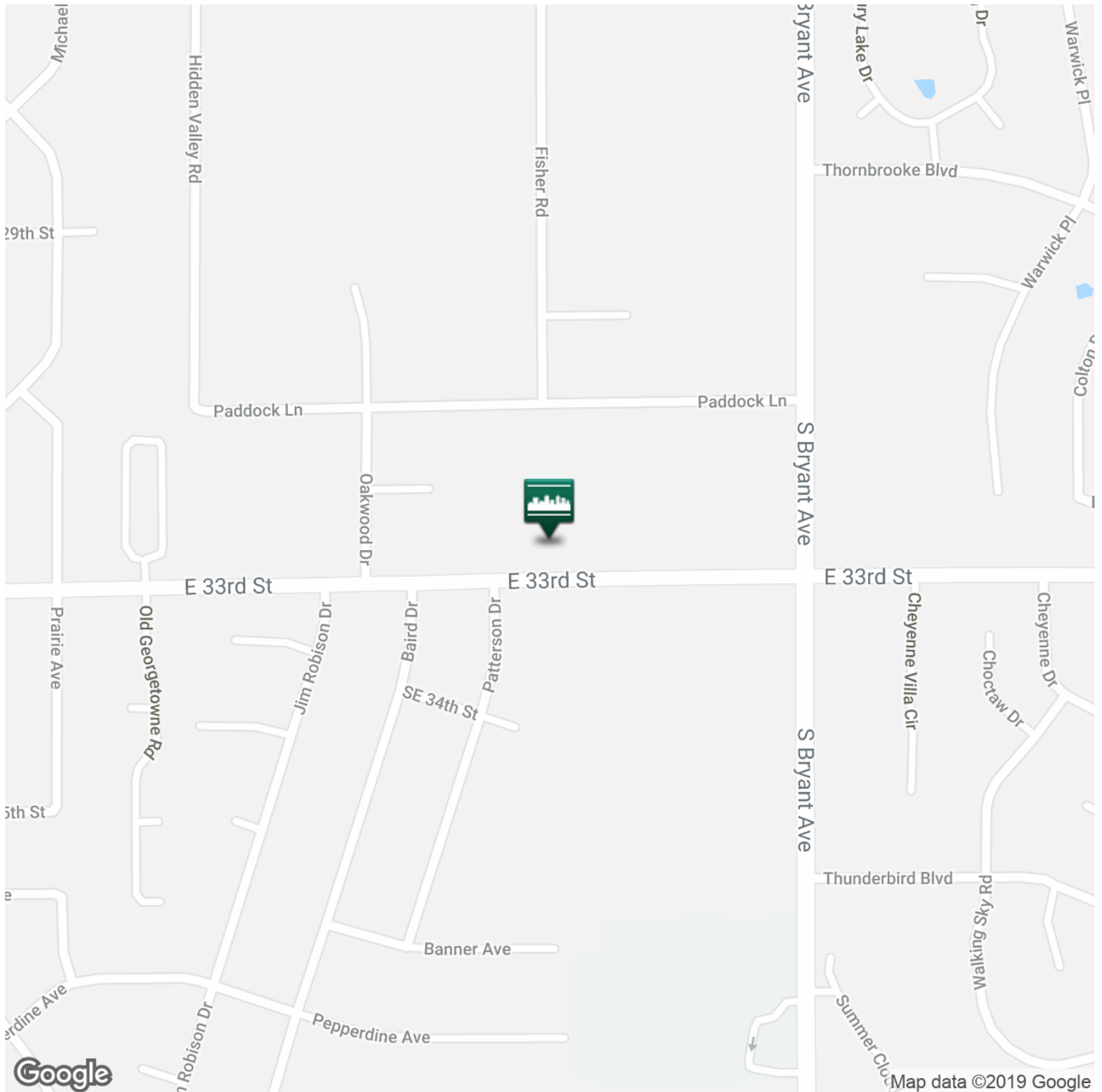
210 Park Ave, Suite 700, Oklahoma City, OK 73102

[priceedwards.com](http://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.

# 1265 E. 33RD STREET

Location Maps



**C. DEREK JAMES**

Broker, Associate

[djames@priceedwards.com](mailto:djames@priceedwards.com)

405.239.1206

210 Park Ave, Suite 700, Oklahoma City, OK 73102

[priceedwards.com](http://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.