



## OFFERING SUMMARY

Suite A-1: ± 3,400 RSF

Rent: \$4,250 / month  
with 3% annual increases

Class: B

## LOCATION OVERVIEW

Located just north of Bryant Avenue and East 2nd Street in Edmond.

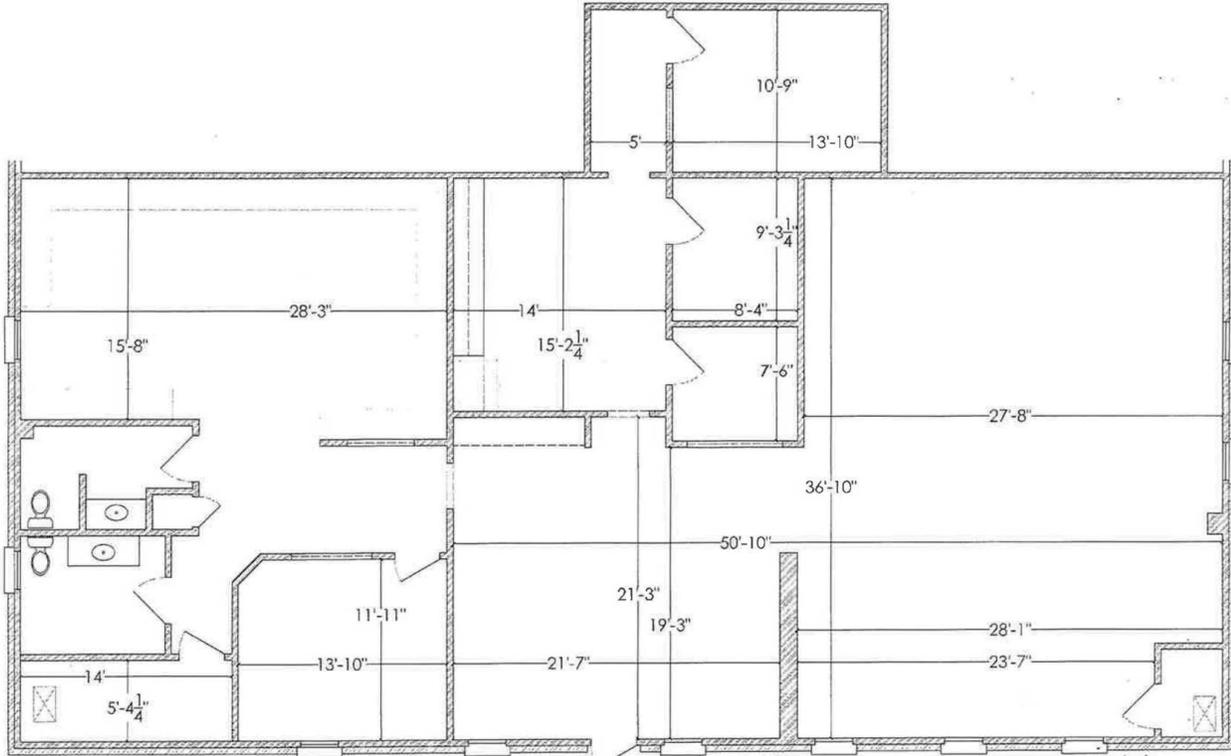
## PROPERTY HIGHLIGHTS

- Landlord pays utilities and maintenance, and Tenant pays janitorial, internet/phone
- Suite has its own entrance from the outside
- 2 restrooms
- Break area
- Work rooms
- Mainly open floor plan
- Ample free parking in front of the building
- Simple short form lease document

**TOM FIELDS**  
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# Office/Medical Office For Lease

120 N. Bryant Avenue, Edmond, OK 73034



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