PRICE EDWARDS

Professional Office Building For Lease 1233 E. 33rd Street, Edmond, OK 73013



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr with \$0.50/SF annual increases
Available SF: 1st Floor: 2nd Floor:	± 2,930 SF ±2,606 SF ± 324 SF
Utilities:	Edmond electric, water & waste \$430 per month average ONG natural gas \$73 per month average
Year Built:	2008

PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

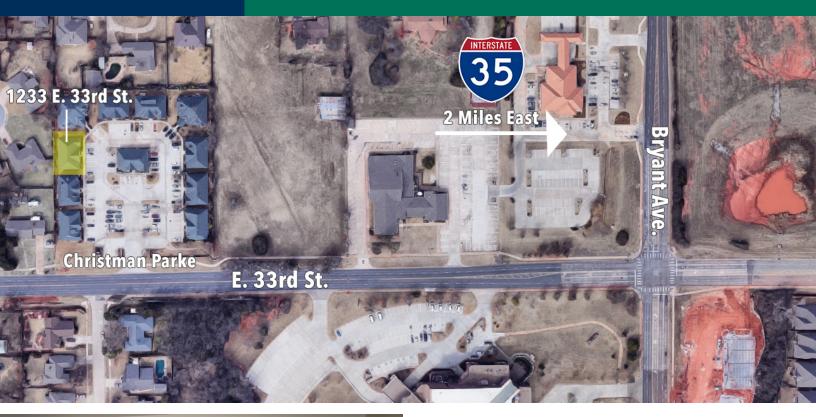
- 8 private windowed offices
- Conference room
- Break room
- · Upstairs bonus room with shower
- · Small reception area
- Monument sign in front of building

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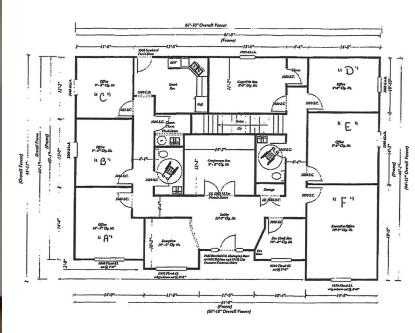
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