



OFFERING SUMMARY

Lease Rate: \$14.50 SF/yr with \$0.50/SF annual increases

Available SF: ± 2,930 SF

1st Floor: ±2,606 SF

2nd Floor: ± 324 SF

Utilities: Edmond electric, water & waste \$430 per month average
ONG natural gas \$73 per month average

Year Built: 2008

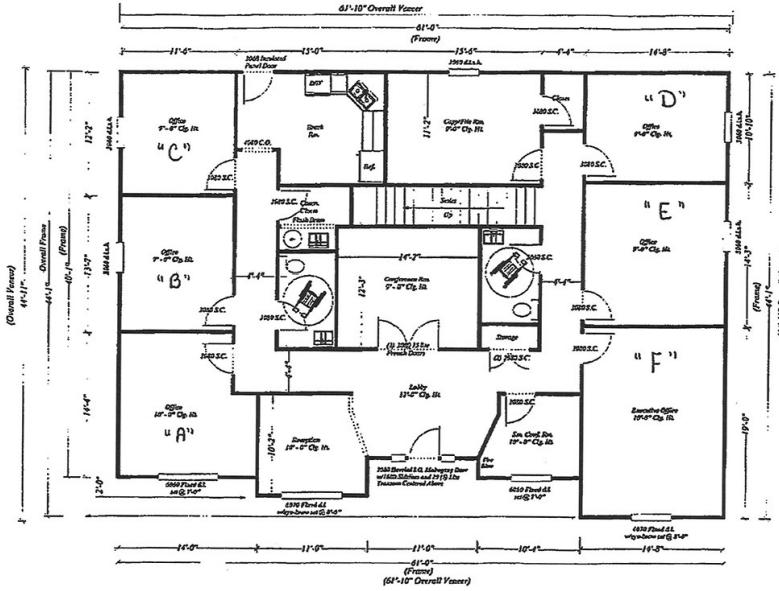
PROPERTY OVERVIEW

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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