

14901 N. KELLY AVE

EDMOND, OK 73013



## PROPERTY DESCRIPTION

This property has it all....great looks and high visibility. There is a traffic signal light at the entrance to the property making access to the property very easy. The center has great visibility with over 30,000 vehicles passing by this site each day! Spaces now available would be a great fit for an office/medical user, retailer or restaurant that needs high exposure.

## PROPERTY HIGHLIGHTS

- High Visibility
- Ample Parking
- Modern Design
- Great Traffic Counts
- Mix of medical, retail and office

**\$10/ SF CONSTRUCTION ALLOWANCE FOR QUALIFYING 5-YEAR TERM**

## LOCATION DESCRIPTION

Located just south of 33rd Street and Kelly Avenue in Edmond Oklahoma. Quick access to the Broadway Extension and Kilpatrick Turnpike.

## OFFERING SUMMARY

### Available Spaces:

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Suite 103:</b>       | ±2,892 RSF<br>\$18.00 SF/yr NNN |
| <b>Suite 105:</b>       | ±1,985 RSF<br>\$18.00 SF/yr NNN |
| <b>Suite 107:</b>       | ±3,318 RSF<br>\$18.00 SF/yr NNN |
| <b>Total Vacant SF:</b> | ±8,195 RSF                      |

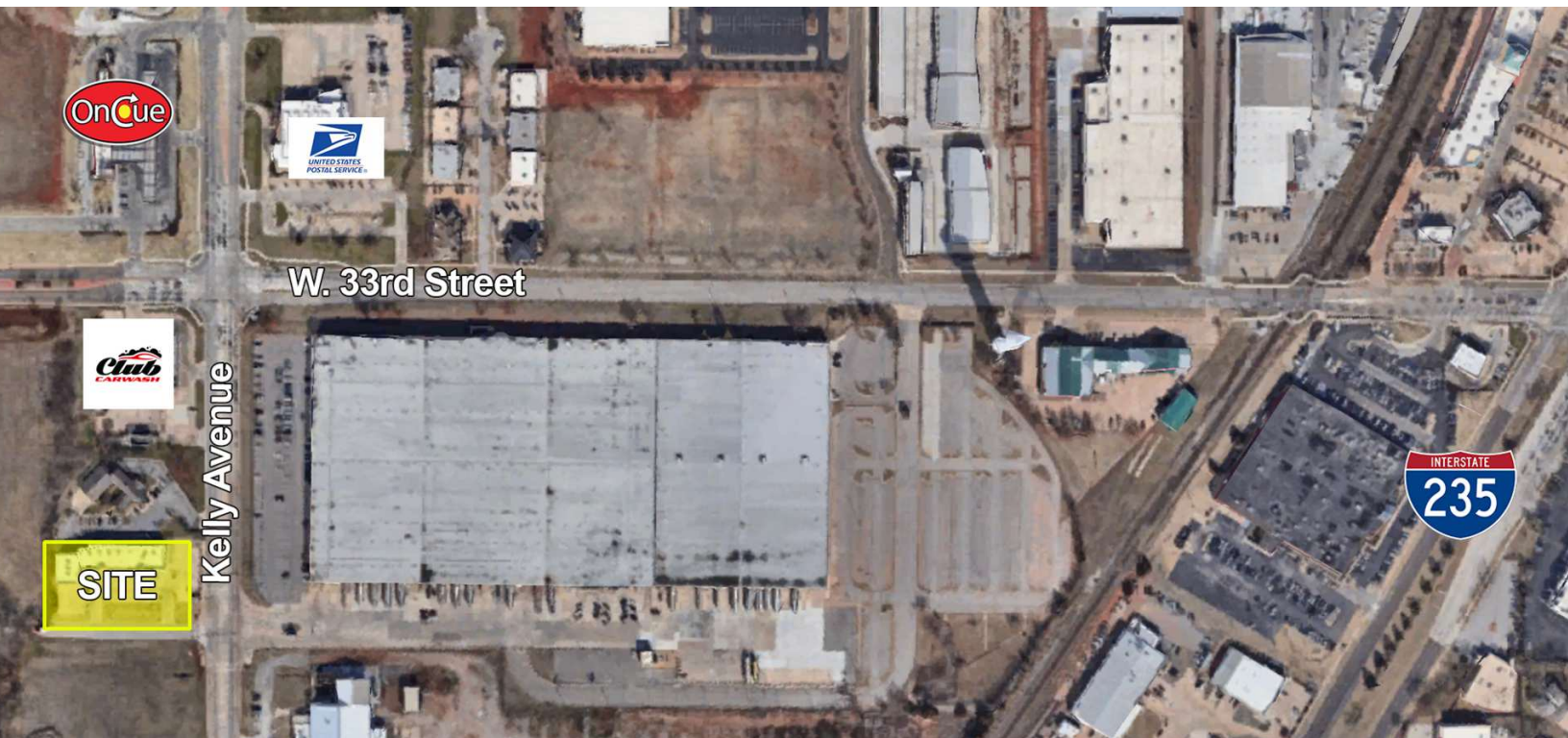
**ALL THREE SUITES ARE CONTIGUOUS AND CAN BE LEASED TOGETHER.**

## TOM FIELDS

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O: 405.239.1205

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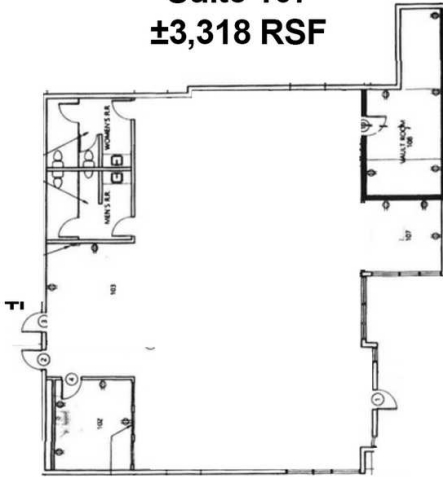
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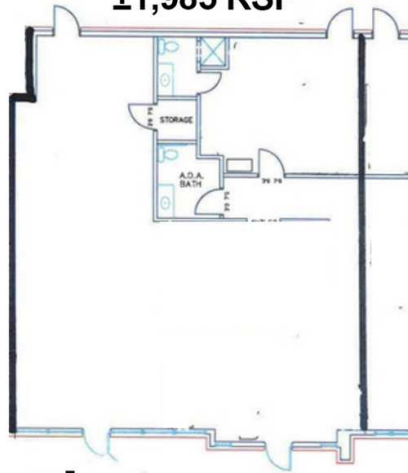
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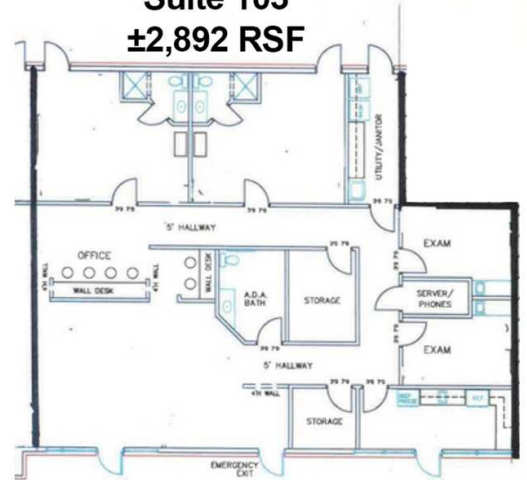
**Suite 107**  
**±3,318 RSF**



**Suite 105**  
**±1,985 RSF**



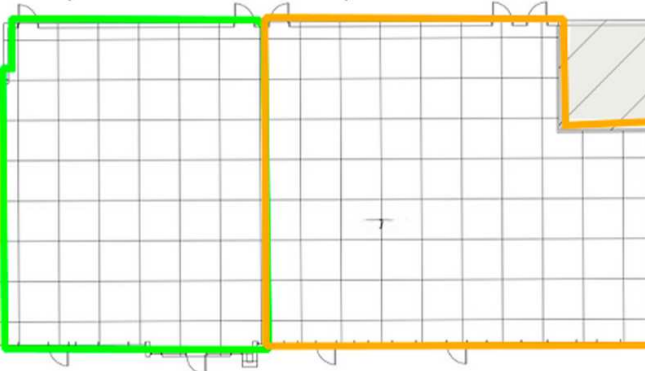
**Suite 103**  
**±2,892 RSF**



**Suite 107**  
**±3,318 RSF**

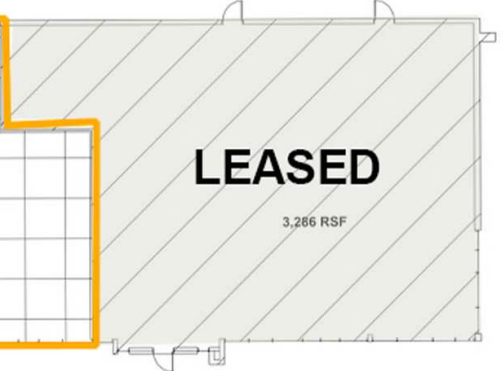


**Suite 105** **Suite 103**  
**±1,985 RSF** **±2,892 RSF**



**LEASED**

3,266 RSF



**Total Vacant: ±8,195 RSF**

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