



OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN) 3% annual increases
Building Size:	6,020 SF
Lot Size:	1.27 Acres
Year Built:	1997
Parking:	70 Stalls (7.59/1,000 SF)
Zoning:	E-1

LOCATION OVERVIEW

Located 2 miles west of I-35, on the south side of 2nd Street between Coltrane Road and Bryant Avenue. 1 mile east of University of Central Oklahoma and 1/2 mile from OU-Edmond Medical Center.

PROPERTY HIGHLIGHTS

- +/- 160' of frontage on 2nd Street (with 2 curb cuts)
- Excellent signage opportunities
- 27,000 daily traffic count
- 70 parking spots
- Outdoor, covered patio on east side (shaded)
- Drive-thru capability

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