

2700 COLTRANE PLACE, SUITES 4 & 5 | FLEX SPACE

EDMOND, OK 73034



## LOCATION DESCRIPTION

Located on Coltrane south of 2nd Street. Only one mile west of I-35 in a growing part of East Edmond.

## PROPERTY HIGHLIGHTS

- 7 private offices
- 3 restrooms
- Breakroom
- 2 insulated warehouses/storage
- Reception area
- Approximately 50% office and 50% warehouse
- 10'x10' overhead door
- On-site parking including handicap and street parking
- Tenant is responsible for utilities, janitorial and lightbulb replacement
- Landlord maintains HVAC and plumbing

## OFFERING SUMMARY

### Suites 4 & 5:

5,874 RSF  
\$5,232 / month  
with 3% annual  
increases

### Class:

B

### Market:

Edmond

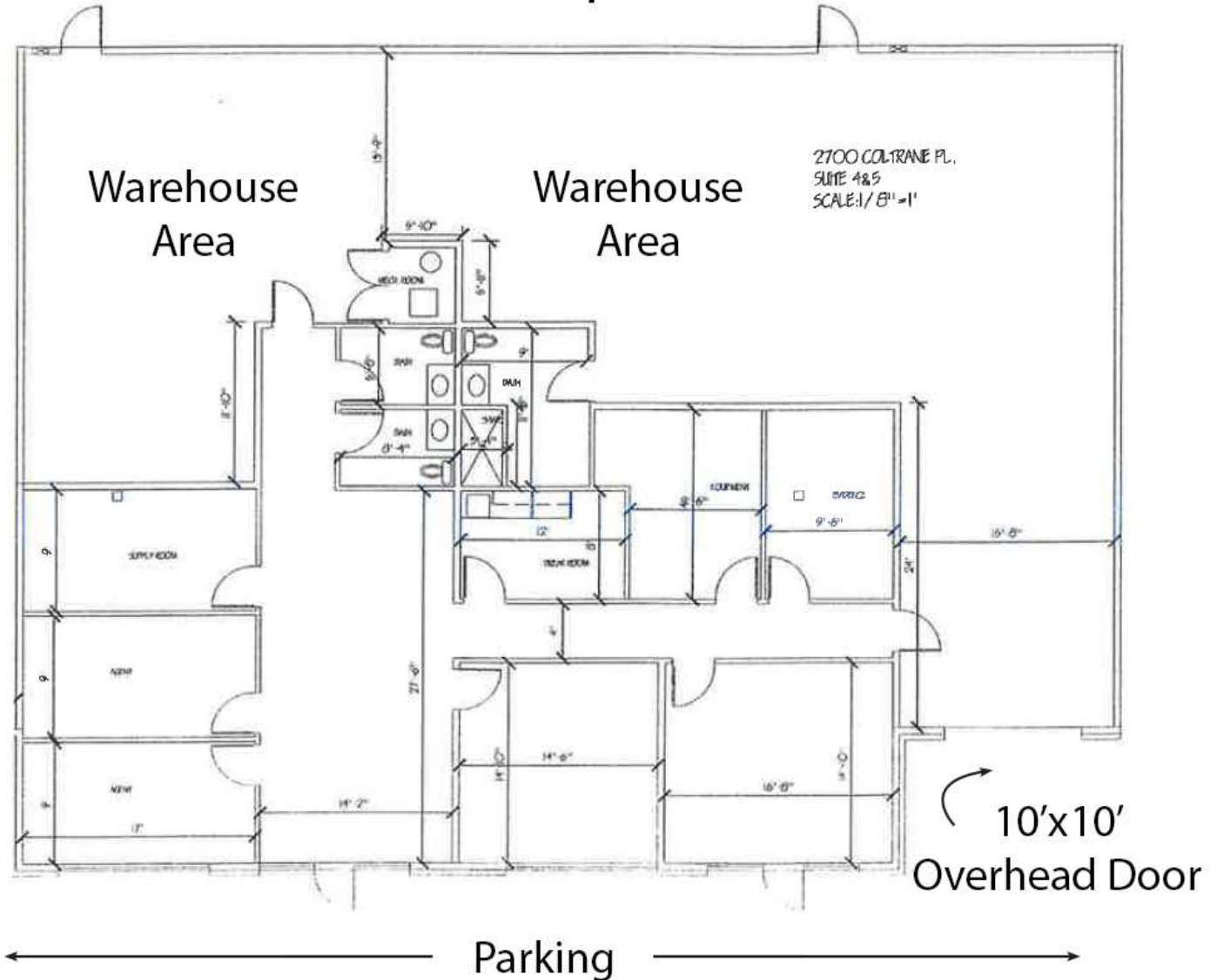
## TOM FIELDS

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