

Office Warehouse For Lease

2700 Coltrane Place, Suite 1, Edmond, OK 73034



OFFERING SUMMARY

Lease Rate: \$2,500 per month
with 3% annual increases

Available SF: ±2,800 RSF

Market: Edmond

Class: B

LOCATION OVERVIEW

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

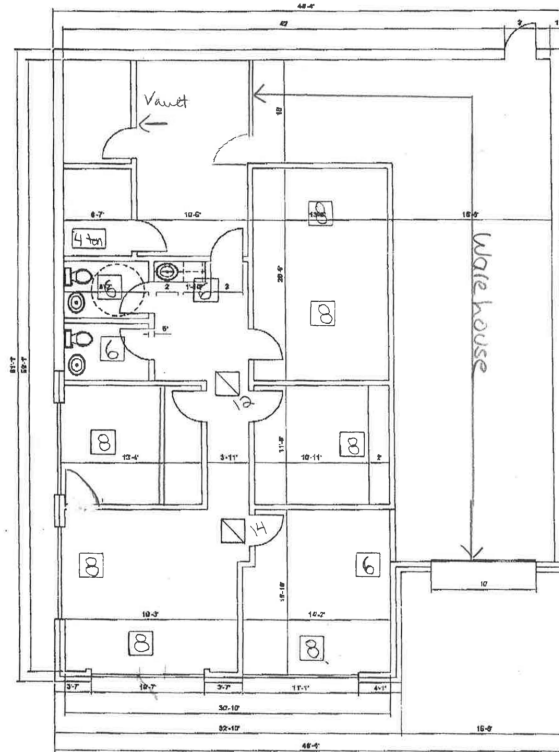
PROPERTY HIGHLIGHTS

- Flex Space with ±850 SF of warehouse
- 10'x10' overhead doors
- On-site parking including handicap and street parking
- Tenant pays gas, electric, janitorial and phone / internet
- Tenant is responsible for lightbulbs
- Vault for secure storage
- Tenant responsible for utilities, janitorial and lightbulb replacement
- Landlord maintains HVAC and plumbing

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