



## OFFERING SUMMARY

Lease Rate: \$2,200 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 / Light Manufacturing
- On-site parking including handicap and street parking
- Overhead door
- Tenant pays gas, electric, janitorial and phone / internet
- Tenant is responsible for lightbulbs

**TOM FIELDS**  
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# Office Warehouse For Lease

2701 Coltrane Place, Suite 2, Edmond, OK 73034



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