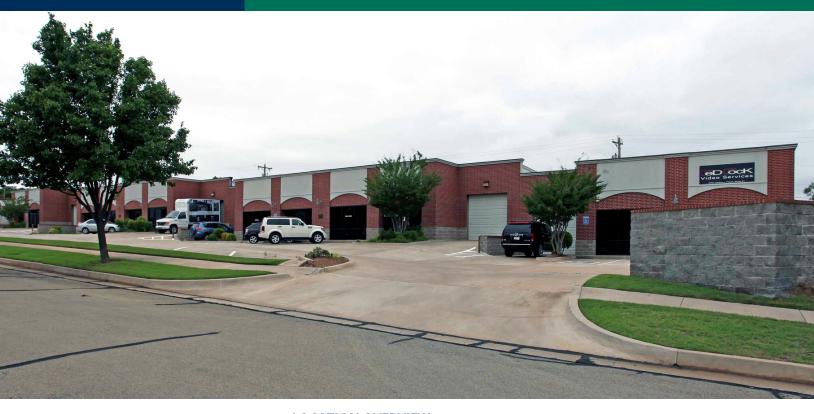


Office Warehouse For Lease

2701 Coltrane Place, Suite 2, Edmond, OK 73034



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



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