



### OFFERING SUMMARY

Total SF Available:	± 6,324 RSF \$15.50 / SF
	Tenant pays utilities and janitorial Rent increases 3% annually
1st Floor:	±3,359 RSF \$21.00 / SF
	Tenant pays utilities and janitorial Rent increases 3% annually
Lower Level:	±2,965 RSF *may not be leased separately
Building Size:	± 6,324 SF
Year Built:	2015

### PROPERTY OVERVIEW

#### 1ST FLOOR (3,359 RSF) - may be leased separately

- 7 executive style windowed offices, 2 of which face the 1st hole of the Golf Club of Edmond
- Conference room facing the 1st hole of the Golf Club of Edmond
- Breakroom with access to screened in patio facing the 1st hole of The Golf Club of Edmond
- 40'x8' screened in patio facing the 1st hole of The Golf Club of Edmond
- Production/work room
- Reception area with built in desk/giant counter top
- Elevator access to lower level
- Partially furnished + large copier (additional cost)

#### LOWER LEVEL (2,965 RSF) - may not be leased separately

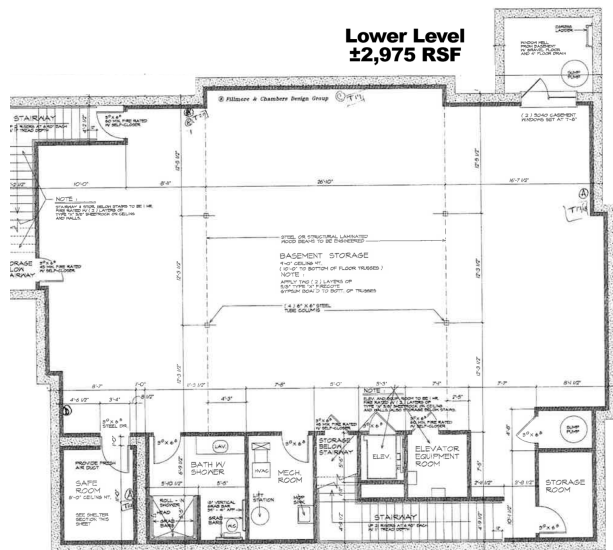
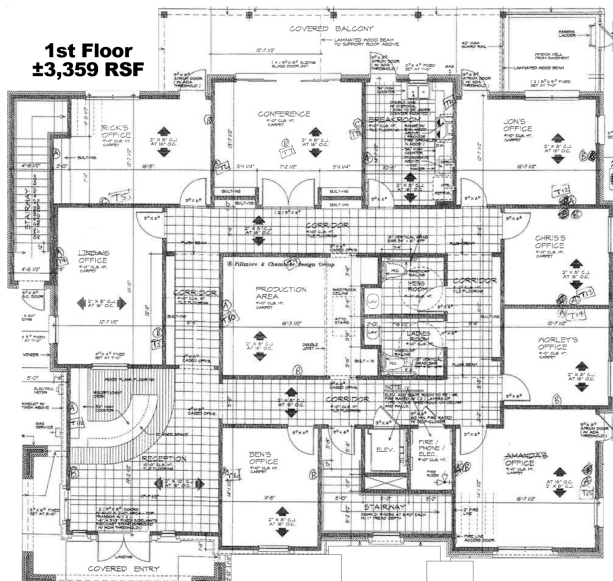
- Safe room (8'x11')
- Beautiful bath with shower
- Open floor area for great flexibility

\* This is one of the finest, upscale office buildings in Edmond built by Matt Wilson in 2015 using only the finest quality materials.

### LOCATION OVERVIEW

Located on the north side of Covell Road one mile west of I-35. The Golf Club of Edmond Grill is within walking distance. The following restaurants are a few blocks east: Braums, McDonalds, Qdoba, Marcos Pizza and Starbucks.





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