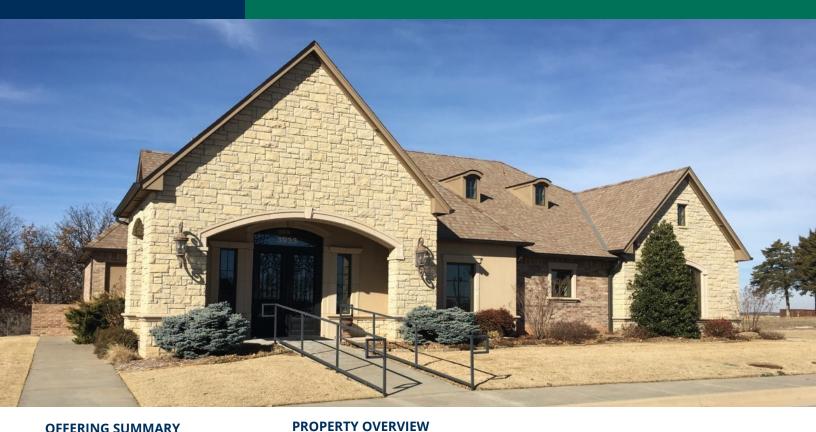
PRICE **EDWARDS** AND COMPANY

Office Building For Lease 3933 E. Covell Road, Edmond, OK 73034



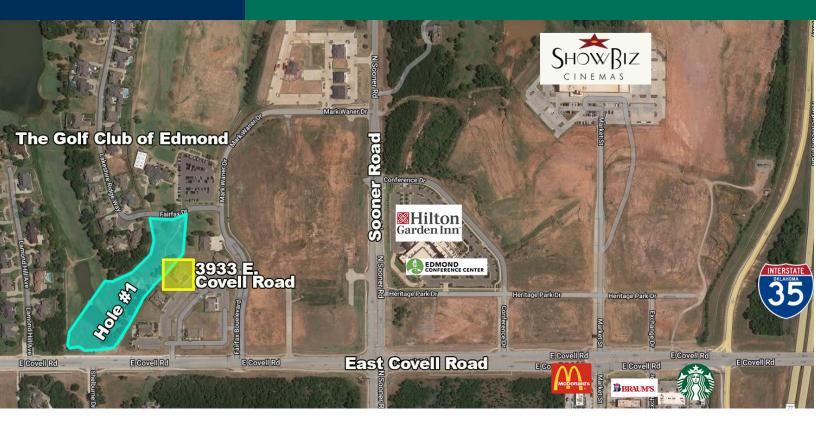
OFFERING SUMMARY

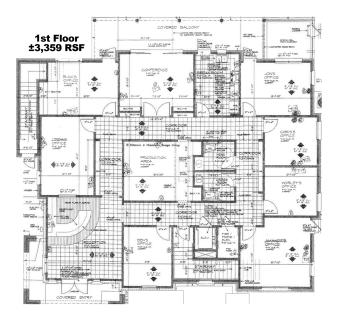
Total SF Available:	± 6,324 RSF \$15.50 / SF	 1ST FLOOR (3,359 RSF) - may be leased separately 7 executive style windowed offices, 2 of which face the 1st hole of the Golf Club of Edmond
	Tenant pays utilities and janitorial Rent increases 3% annually	 Conference room facing the 1st hole of the Golf 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
1st Floor:	±3,359 RSF \$21.00 / SF	 Production/work room Reception area with built in desk/giant counter top Elevator access to lower level
	Tenant pays utilities and janitorial Rent increases 3% annually	 Partially furnished + large copier (additional cost) LOWER LEVEL (2,965 RSF) - may not be leased separately Safe room (8'x11')
Lower Level:	±2,965 RSF *may not be leased separately	 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
Building Size:	± 6,324 SF	2015 using only the finest quality materials.
Year Built:	2015	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.

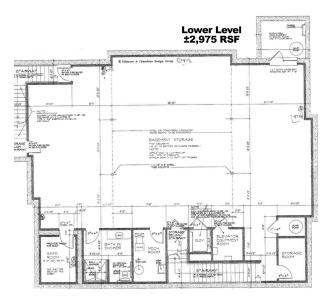
TOM FIELDS 405.239.1205 tfields@priceedwards.com priceedwards.com



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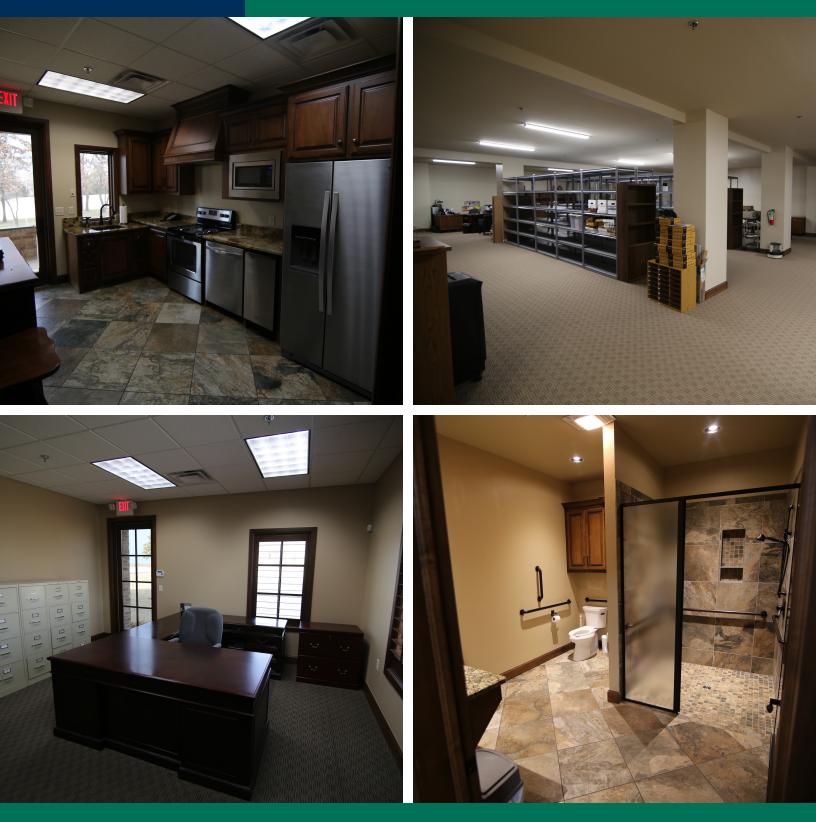
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