



OFFERING SUMMARY

Suite 260:	±2,916 RSF \$25.00/SF with 3% annual increases
Suite 270:	±1,172 RSF RSF \$25.00/SF with 3% annual increases
Suite 280:	±2,717 RSF \$23.00/SF with 3% annual increases
Market:	Edmond
Class:	A

LOCATION OVERVIEW

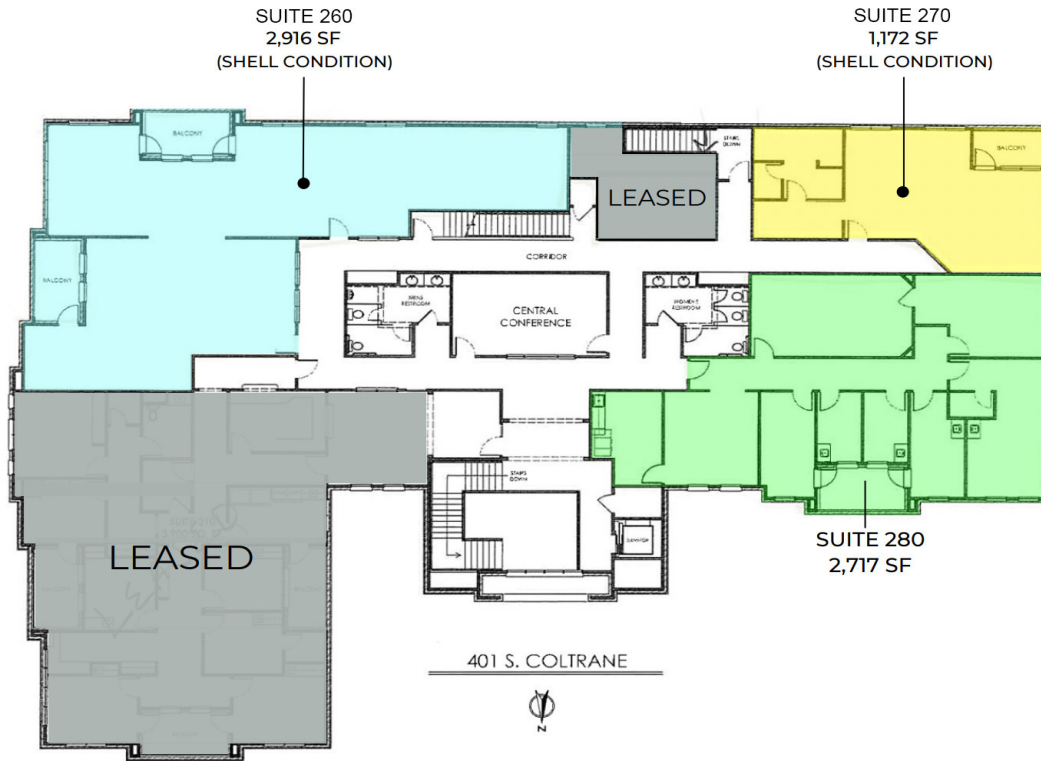
Located on Coltrane south of 2nd Street. Only one mile west of I-35 in a growing part of Edmond.

PROPERTY HIGHLIGHTS

- Outdoor balconies
- Ample on-site parking
- Quick access to the I-35 & the Broadway Extension
- Spacious offices, custom built
- Rent increases 3% annually
- Includes normal utilities, janitorial & maintenance
- Tenant pays internet / phone
- On-site property management and ownership

New Class A Office Space For Lease

401 S. Coltrane, Edmond, OK 73034



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