



#### OFFERING SUMMARY

Sale Price:	\$1,300,000
Price / SF:	\$205.67
1st Floor:	±3,359 RSF
Lower Level:	±2,965 RSF
Building Size:	± 6,324 SF
Year Built:	2015
Real Estate Taxes:	\$10,481
Insurance:	\$6,429
HOA Dues:	\$1,900

#### VIRTUAL TOUR

#### PROPERTY OVERVIEW

##### 1ST FLOOR (3,359 RSF)

- 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

##### LOWER LEVEL (2,965 RSF)

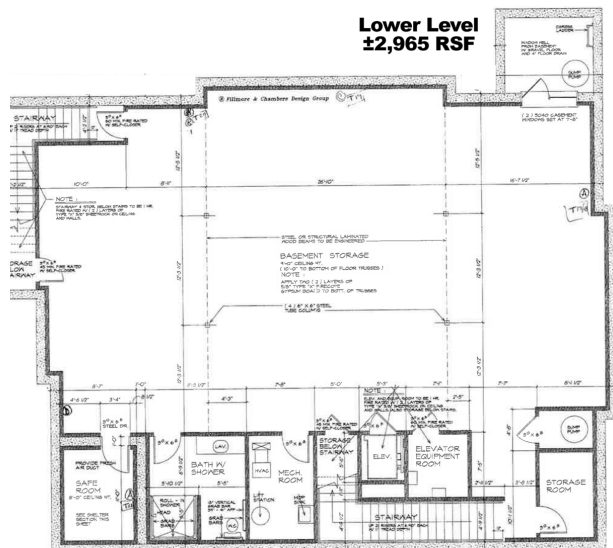
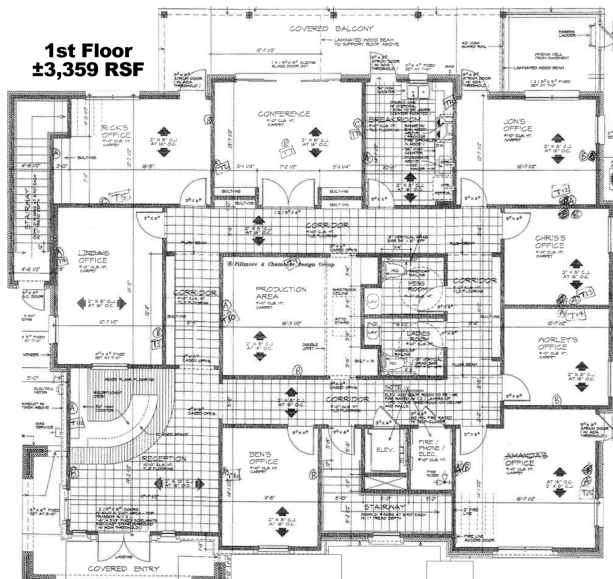
- Safe room (8'x11')
- Beautiful bath with shower
- Open floor area for great flexibility

**\*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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