

For Sale: Bristol Office Park II

1901 W. 33rd Street, Edmond, OK 73013



OFFERING SUMMARY

Sale Price:	\$1,599,000
Building Size:	±10,424 SF
Available SF:	±10,424
Lot Size:	±12,800 SF
Price / SF:	\$153.40
Year Built:	2013
Market:	North OKC - Edmond
Traffic Count:	19,441
Taxes:	\$21,731
Insurance:	\$5,497
County Assessor #	R211121030
HOA Annually:	\$5,000

PROPERTY OVERVIEW

Built in 2013, this 10,424 SF office building provides excellent exposure to 33rd Street (150th Street) with a car count of over 19,000 vehicles per day. There are currently three (3) separate office space (individually metered) with abundant common parking immediately adjacent to the property. Each office space has its own entrance from the exterior of the building, each includes a break area, restrooms and are individually metered (natural gas, water and electric). The design allows for tenants to move from one office suite to another however by closing a door each space is individually secured from the other two office spaces. The common areas are professionally maintained by an HOA (dues vary but approx. \$5,000 annually). There is currently one tenant in the building on a month-to-month basis. (Suite 110)

PROPERTY HIGHLIGHTS

- Excellent exposure/frontage on 33rd St. (150th St.)
- Highly visible signage opportunities (150' of frontage on 33rd)
- Ample surface parking adjacent to the building
- First occupied in 2015 with 2 of the original tenants in place (month to month leases)

TOM FIELDS
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SUITE 120

1,861 SF

AVAILABLE SPACES

SUITE 100

LOWER 5,598 SF UPPER 1,441 SF
7,046 TOTAL SF



SUITE 110 - 1,517 SF

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