Class A Medical Office





OFFERING SUMMARY

PROPERTY OVERVIEW

Available SF: 3,071 SF

Beautiful Dallas style medical office building with a desirable southeast Edmond location.

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Lease Rate: \$18.50 SF/yr (NNN)

5+ exam rooms, 3 with plumbing, x-ray room, and treatment room(s).

Comfortable waiting room with a check - in / check - out window.

Employee break room, 2 ADA compliant restrooms.

Triple Net Charges: Taxes: \$1.66 psf

Dues: \$0.67 psf

Insurance: \$0.48 psf

Doctors private office with attached restroom, built - in bookcases and abundant

crown molding.

Automatic Fire Suppression System.

Built - in surround sound, security and surveillance system in a telecom/data room.

Year Built: 2007

LOCATION OVERVIEW

Desirable Southeast Edmond Location in close proximity to I-35 and medical corridor $\,$

on Bryant.

Building Size: 3,071

Lighted monument sign facing East 33rd Street.

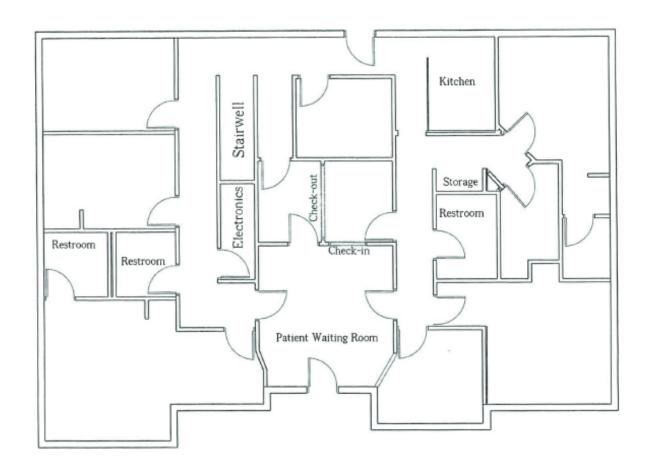
Building Class:

A Beautiful, mature, irrigated landscaping.

C. DEREK JAMES

Additional Photos

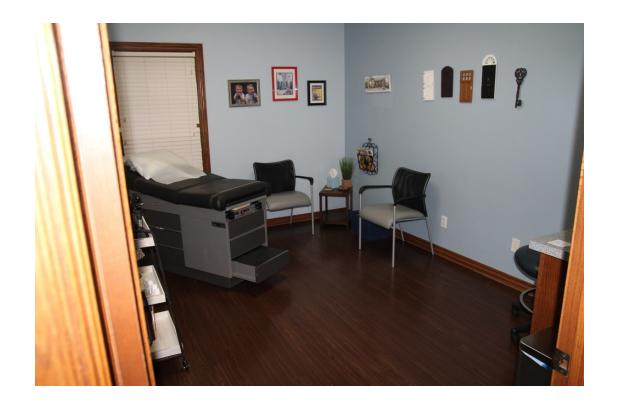




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Additional Photos





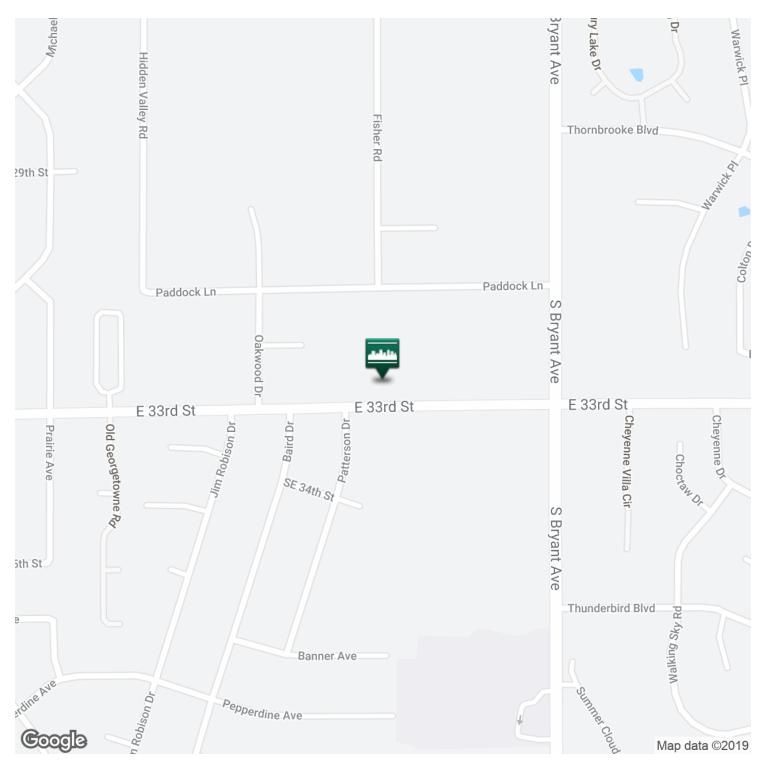




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Location Maps





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