



OFFERING SUMMARY

Available SF: 3,071 SF

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

Triple Net Charges: Taxes: \$1.66 psf
Dues: \$0.67 psf
Insurance: \$0.48 psf

Year Built: 2007

Building Size: 3,071

Building Class: A

PROPERTY OVERVIEW

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

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.

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.

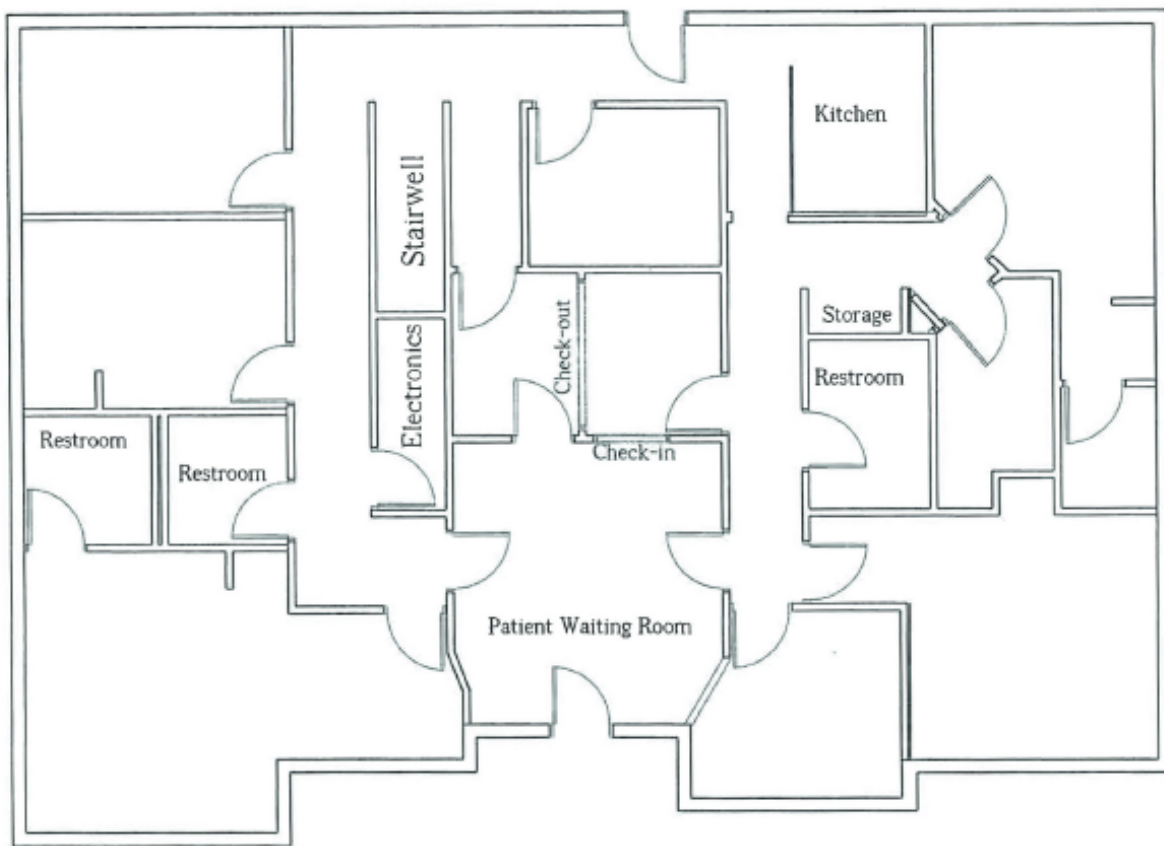
LOCATION OVERVIEW

Desirable Southeast Edmond Location in close proximity to I-35 and medical corridor on Bryant.

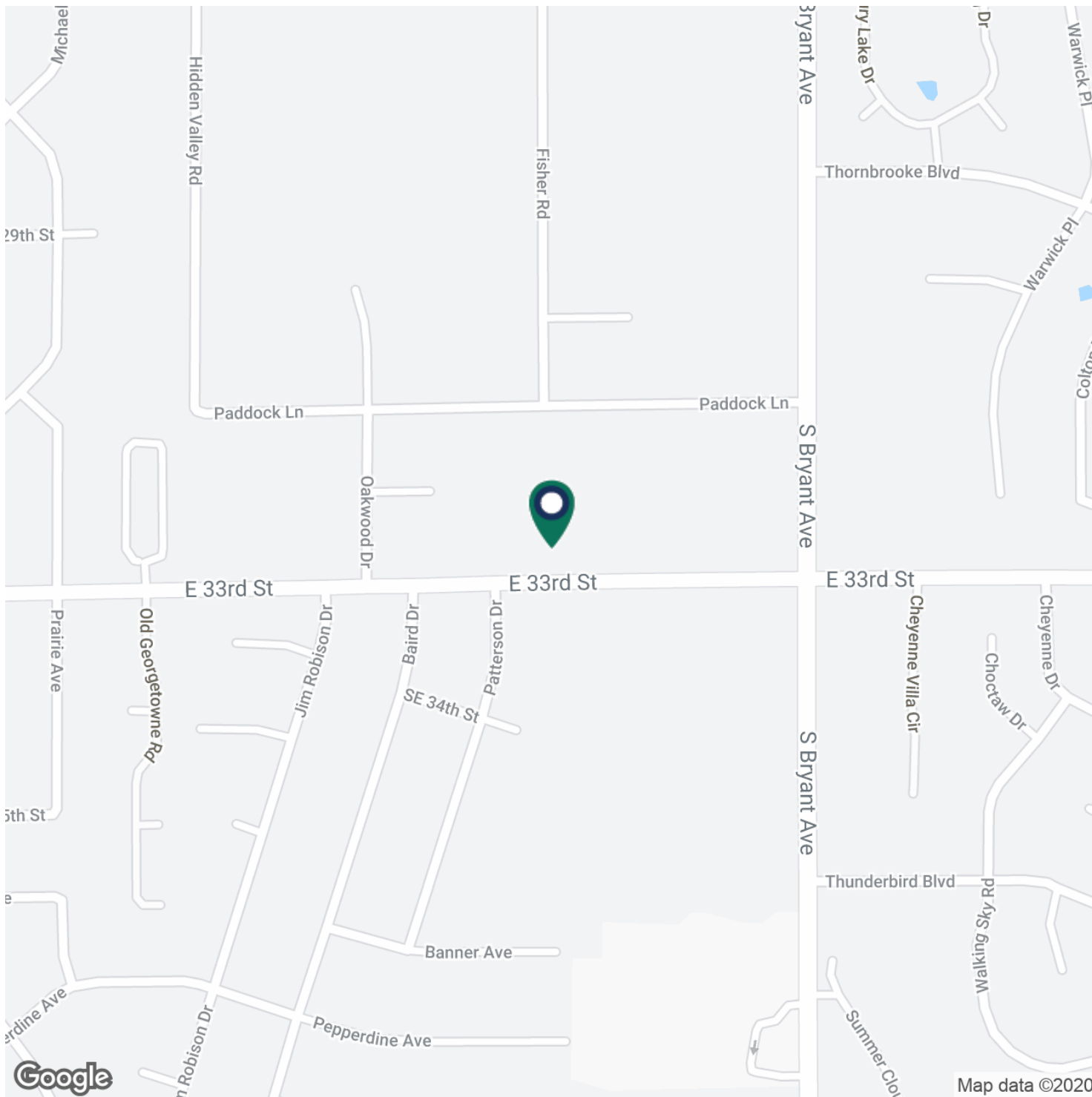
Lighted monument sign facing East 33rd Street.

Beautiful, mature, irrigated landscaping.

C. DEREK JAMES
405.239.1206
djames@priceedwards.com
priceedwards.com







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