

2800 SOUTH COLTRANE PLACE SUITE 3&4

EDMOND, OK 73034



LOCATION DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Approximately 50% office and 50% warehouse
- 10'x10' overhead doors
- On-site parking including handicap and street parking
- Tenant is responsible for utilities, janitorial and lightbulb replacement
- Landlord maintains HVAC and plumbing

OFFERING SUMMARY

Suite 3:	±2,850 RSF \$2,800 / month with 3% annual increases
Suite 4:	±2,850 RSF \$2,800 / month with 3% annual increases
Both spaces can be leased together:	±5,700 SF
Class:	B
Market:	Edmond

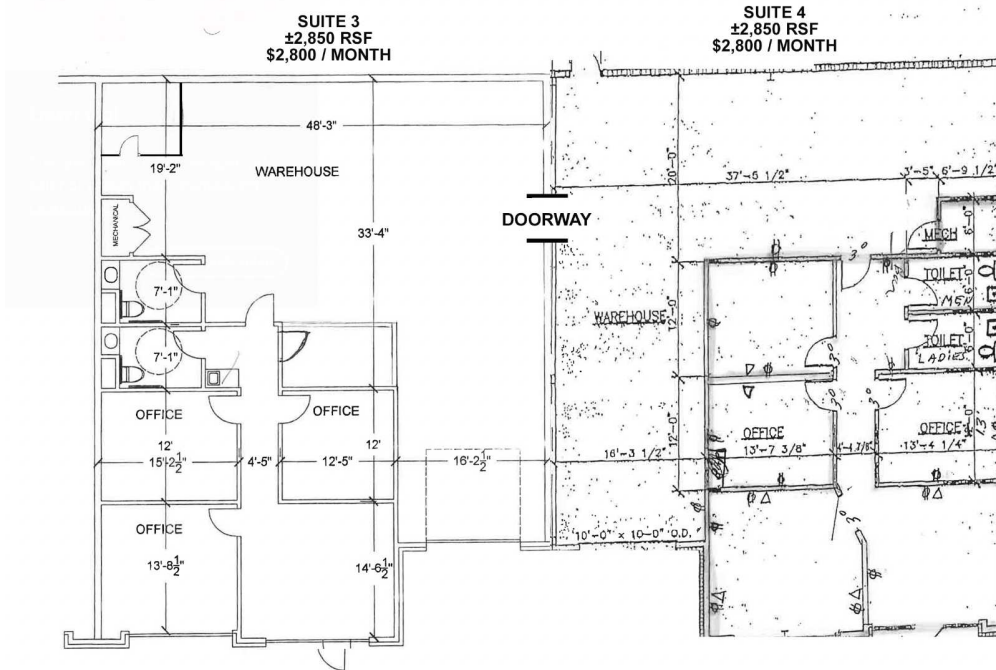
BOTH SPACES CAN BE LEASED TOGETHER OR SEPARATELY

TOM FIELDS

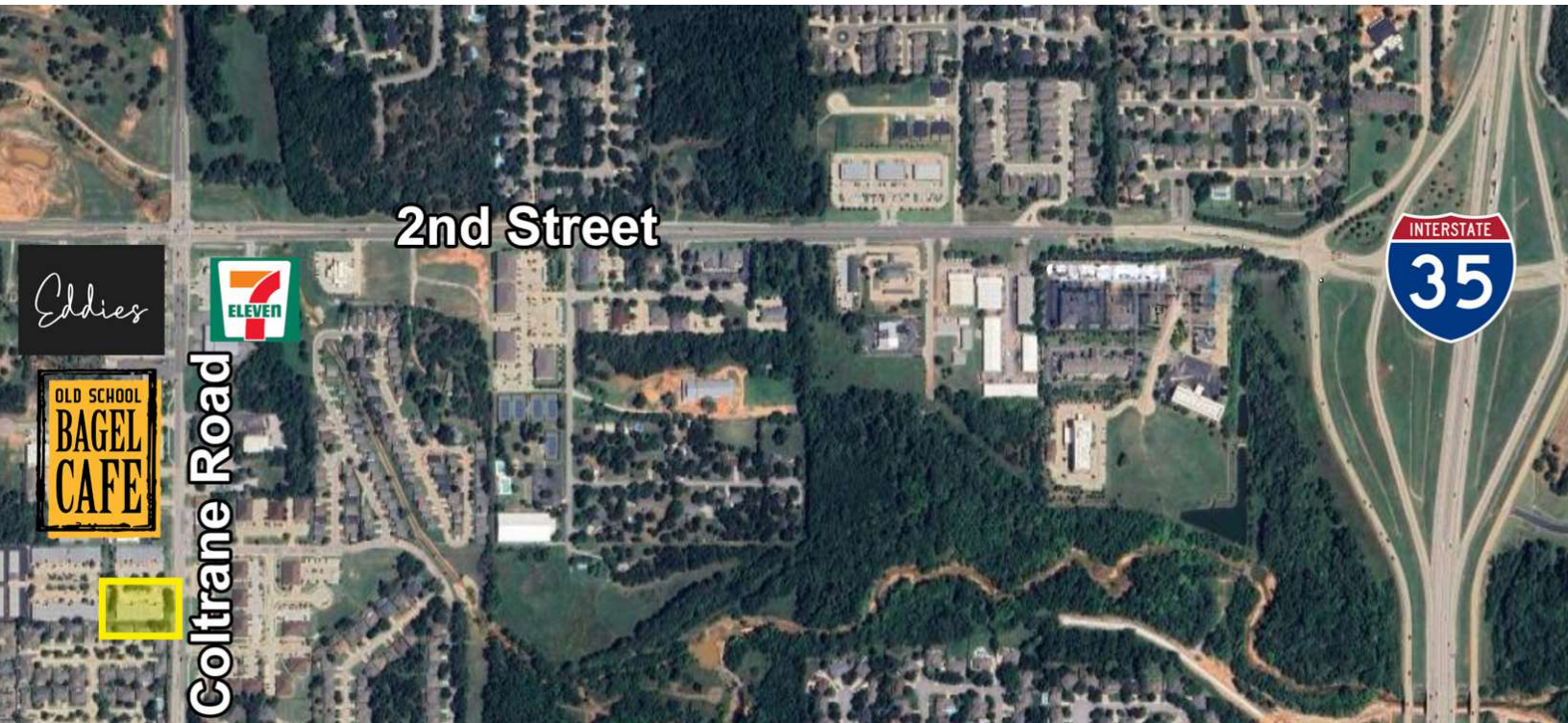
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*SPACES CAN BE COMBINED FOR ±5,700 RSF



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