



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/YR
2nd Floor:	+/-7,700 RSF
Market:	Edmond
Class:	A

LOCATION OVERVIEW

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

PROPERTY HIGHLIGHTS

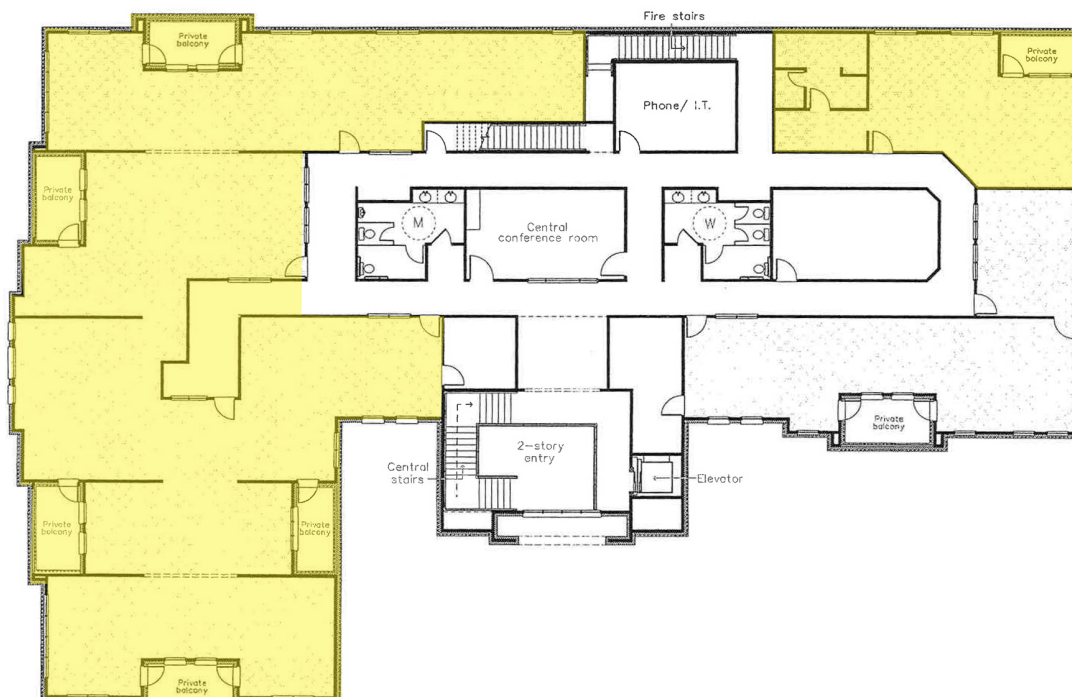
- New building, entire 2nd floor available
- Outdoor balconies
- Ample on-site parking
- Quick access to the I-35 & the Broadway Extension
- Spacious offices, custom built
- Rent increases 3% annually
- Includes normal utilities, janitorial & maintenance
- Tenant pays internet / phone
- On-site property management

TOM FIELDS
405.239.1205
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New Class A Office Space For Lease

401 S. Coltrane, Edmond, OK 73034

2nd Floor
+/- 7,700 RSF



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