

## 120 NORTH BRYANT AVENUE

## EDMOND, OK 73034



### PROPERTY DESCRIPTION

- Landlord pays utilities, maintenance and janitorial and Tenant pays for internet/phone
- 2 restrooms
- Break area
- Work rooms
- Ample free parking in front of the building
- Simple short form lease document

### LOCATION DESCRIPTION

Located just north of Bryant Avenue and East 2nd Street in Edmond. Numerous restaurants, convenience stores and other community services close by. Kickingbird Golf Club is located a few blocks north.

### OFFERING SUMMARY

<b>Suite A6:</b>	±1,450 RSF
<b>Lease Rate:</b>	\$1,815 / month with 3% annual increases
<b>Class:</b>	B

### TOM FIELDS

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