

CLASS A OFFICE SPACE FOR LEASE

401 S COLTRANE, EDMOND, OK 73034



## LOCATION DESCRIPTION

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

## PROPERTY HIGHLIGHTS

- Super nice professional office
- Outdoor balcony
- Ample on-site parking
- Quick access to the I-35 & the Broadway Extension
- Spacious offices, custom built
- Includes normal utilities, janitorial & maintenance
- Tenant pays internet / phone
- On-site property management and ownership
- Common break area

## OFFERING SUMMARY

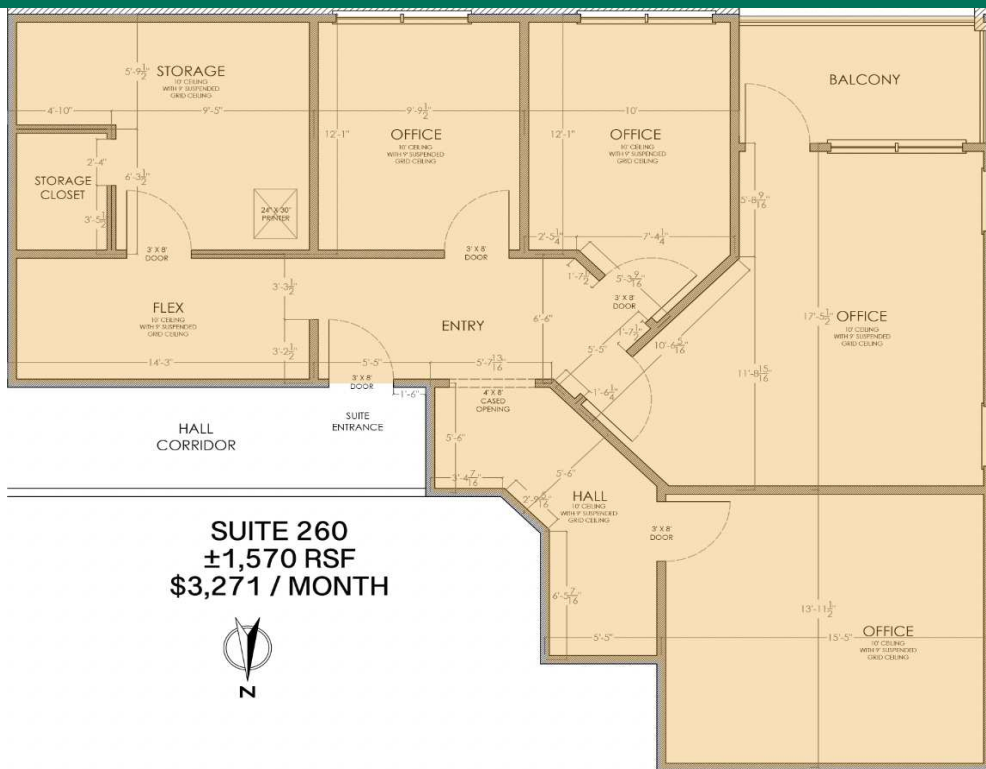
<b>Suite 260:</b>	±1,570 RSF \$25.00 SF/month (\$3,271 / month) with 3% annual increases
<b>Market:</b>	Edmond
<b>Class:</b>	A

### TOM FIELDS

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