

# Office Building For Lease

1261 E 33rd St., Edmond , OK 73034



## OFFICE SPACE NOW AVAILABLE

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	3,038 SF
Building Size:	3,038 SF
Building Class:	A
Market:	North
Sub Market:	Edmond
Cross Streets:	E. 33rd & Bryant Ave.

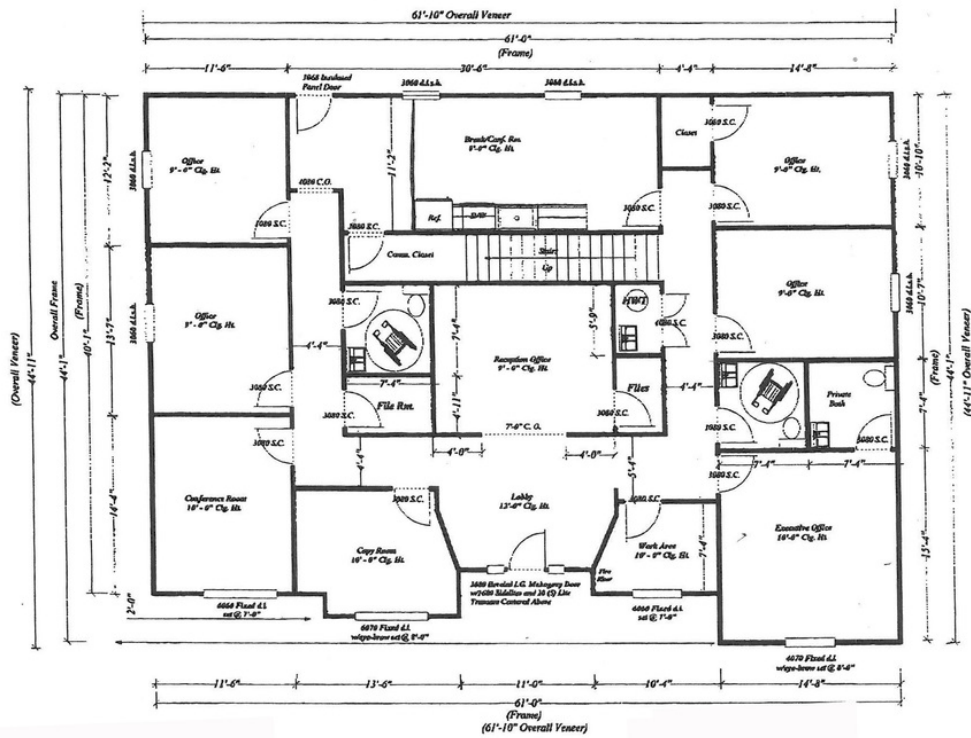
## PROPERTY OVERVIEW

Beautiful Dallas Style office in the desirable southeast Edmond location. Featuring 9' ceilings, custom solid mahogany doors with oil-rubbed hinges and levered handles. The heating and air conditioning is handled by two compressors utilizing split unit systems employing high efficiency Trane units. High E thermo-pane windows, custom plantation shutters, fire suppression along with R-30 attic and R-15 wall insulation, makes this a tight and economical building to operate.

**C. DEREK JAMES**  
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