

Office Building For Sale or Lease

Kingston Office Park

1009 N Bryant Avenue, Edmond, OK 73034



Property Overview

This newly constructed 4,650 square foot duplex office building is located in the Kingston Office Park, located just south of Danforth Rd. on Bryant Avenue in Edmond, Oklahoma. The property sits on 0.61 acres and provides plenty of parking to support both suites and has excellent curb appeal. Built in 2015, neither space has been occupied so finishes are brand new and ready for move-in. Kingston Office Park is home to a diversified tenant mix which includes corporate headquarters, oil & gas, financial, medical offices, and technology companies. The office complex has a quiet relaxed setting with a pond and gazebo across the street from the property.

Each suite offers a walk-in reception area, 5-6 offices, telecom/server room, restroom, and a large break with nice finishes, such as stainless steel appliances.

Details

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|------------------|----------|---------------|---------------|
| • Building Size: | 4,650 SF | • Market: | Oklahoma City |
| • Year Built: | 2015 | • Sub Market: | North |

Newmark Grubb

Levy Strange Beffort

Brad Rice

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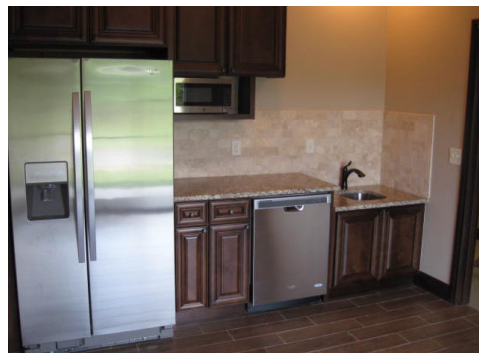
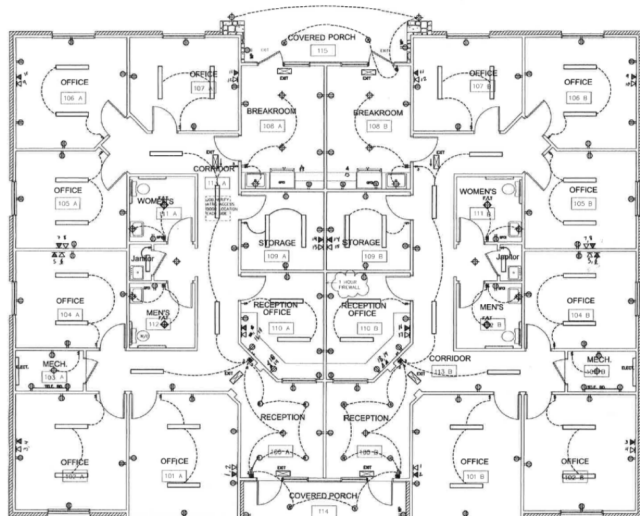
MORE INFORMATION
AVAILABLE ONLINE:

www.newmarklsb.com

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Snapshot

Rental Rate	\$13.50/RSF
Lease Type	Modified Gross
Sale Price	\$614,900.00
Price Per SF	\$132.24
2017 Taxes	\$8,080.39

Property Highlights

- New Construction
- Quiet Relaxed Setting
- Custom Designed
- Near Pond & Gazebo
- Diverse Tenant Mix
- Surface Parking

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