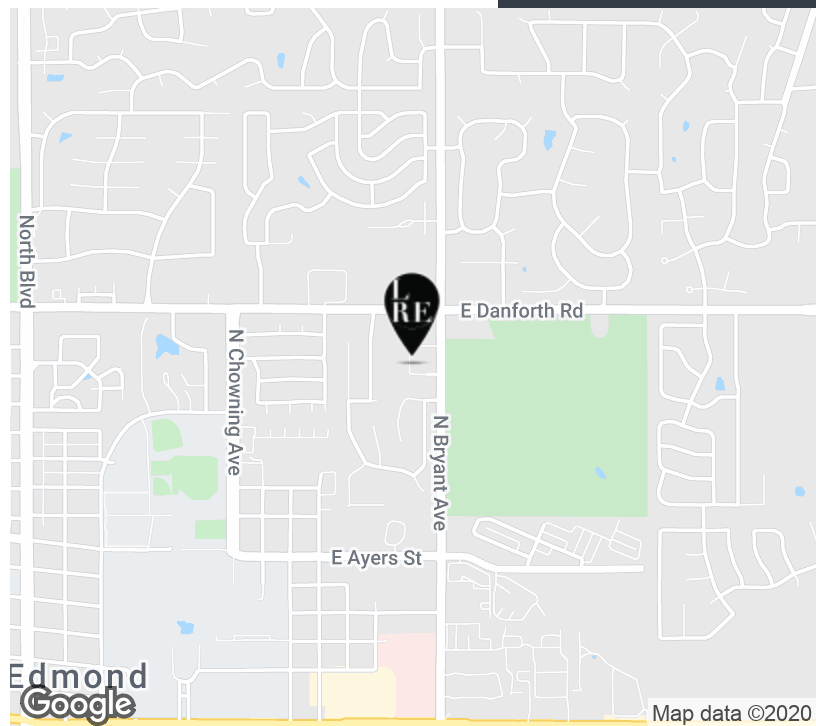


# KINGSTON OFFICE PARK OFFICE

1057 N BRYANT AVE, EDMOND, OK 73034

FOR SALE OR LEASE



## OFFERING SUMMARY

Sale Price: \$900,000.00

Building Size: 5,148 SF

Number Of Units: 2

Max Available: 3,616 SF

Vacancy: 3,616 SF

Year Built: 2016

## PROPERTY OVERVIEW

The building sits on the front parcel of the Kingston Office Park with unobstructed visibility facing N. Bryant Avenue. Located on the SW corner of Danforth & Bryant just West of Kickingbird Golf Course in Edmond with an amazing daily traffic volume. The property Includes of 20 free surface parking spaces with a Ratio of 3.89/1,000 SF. Approximately 1,532 SF of space is occupied by Edward Jones Financial Advisors (5-year base term commencing March 2019), with a remaining 3616 SF available with 3 4 executive offices, a Large group training room, a full kitchen/break room, Storage, and IT capabilities. Seller Financing Available - 10% Down, 10 year- note, at 2% interest.

## PROPERTY HIGHLIGHTS

- 2 Tenant building
- Handicap Accessible
- Multiple spacious Offices
- Lots of Natural Light
- Large Fully equipped Kitchen
- 20 Parking spaces ( 3.89/ 1,000 SF)
- Seller Financing Available - 10% down, 10-year note, at 2% interest
- Sizable handicap accessible Restrooms
- Storage/ IT Closets
- Available Lobby Area

**AARON DIEHL**

405.555.5555

AARON@LEVINSONTEAM.COM



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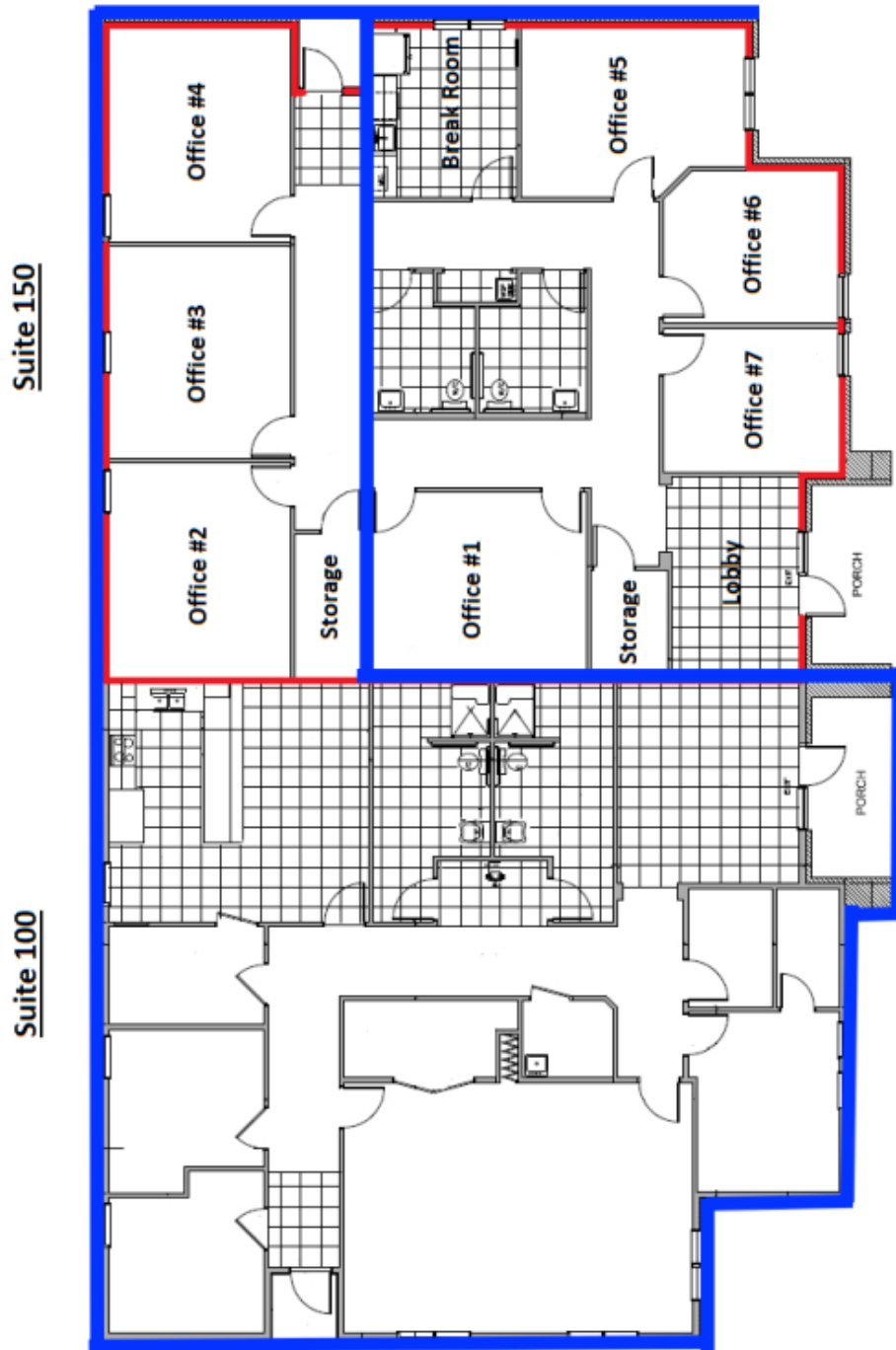
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LEASE TYPE | MG      TOTAL SPACE | 3,500 SF      LEASE TERM | Negotiable      LEASE RATE | \$14.00 - \$17.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1057 N Bryant Suite 100	Available	3,500 SF	Modified Gross	\$14.00 - \$17.00 SF/yr	-
1057 N. Bryant Suite 150	Edward Jones	1,500 SF	Modified Gross	Negotiable	-

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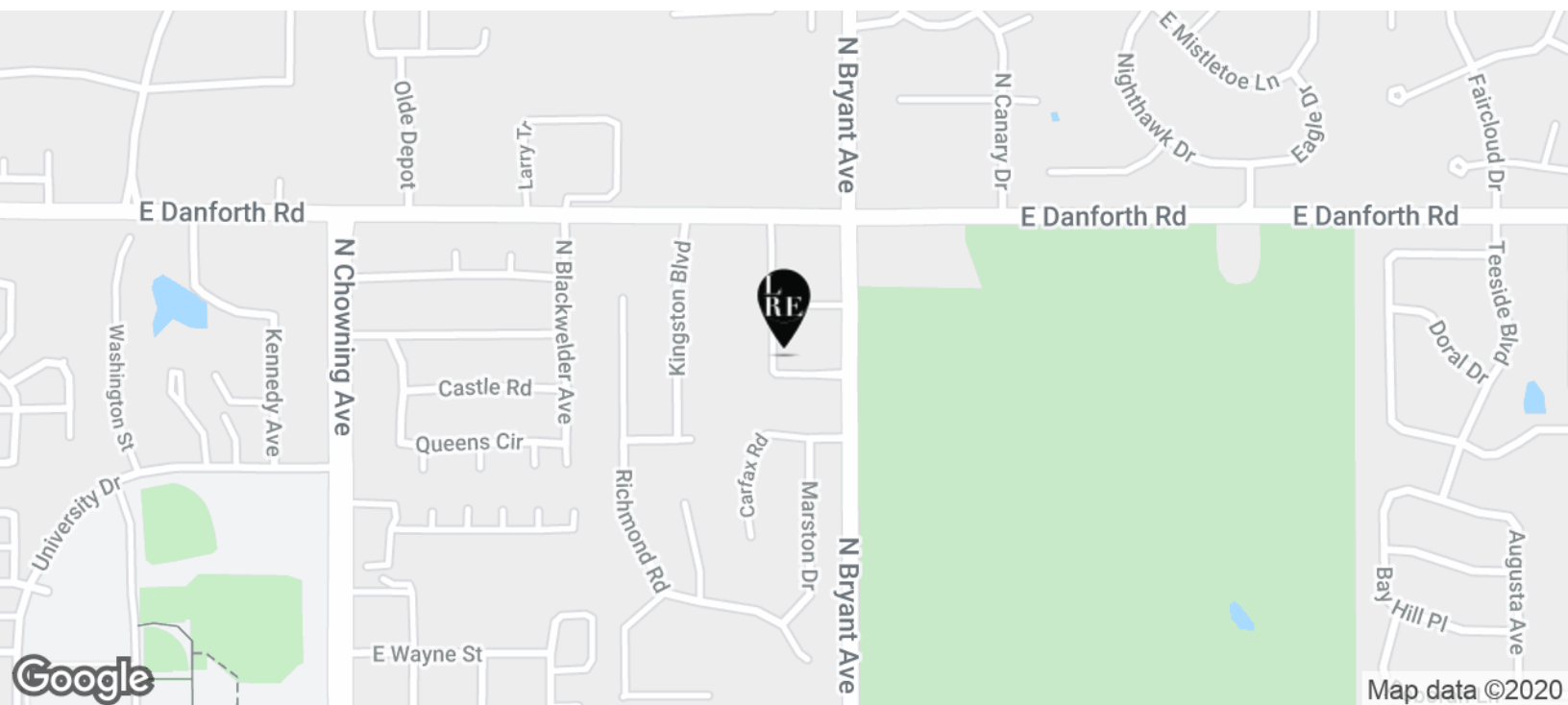




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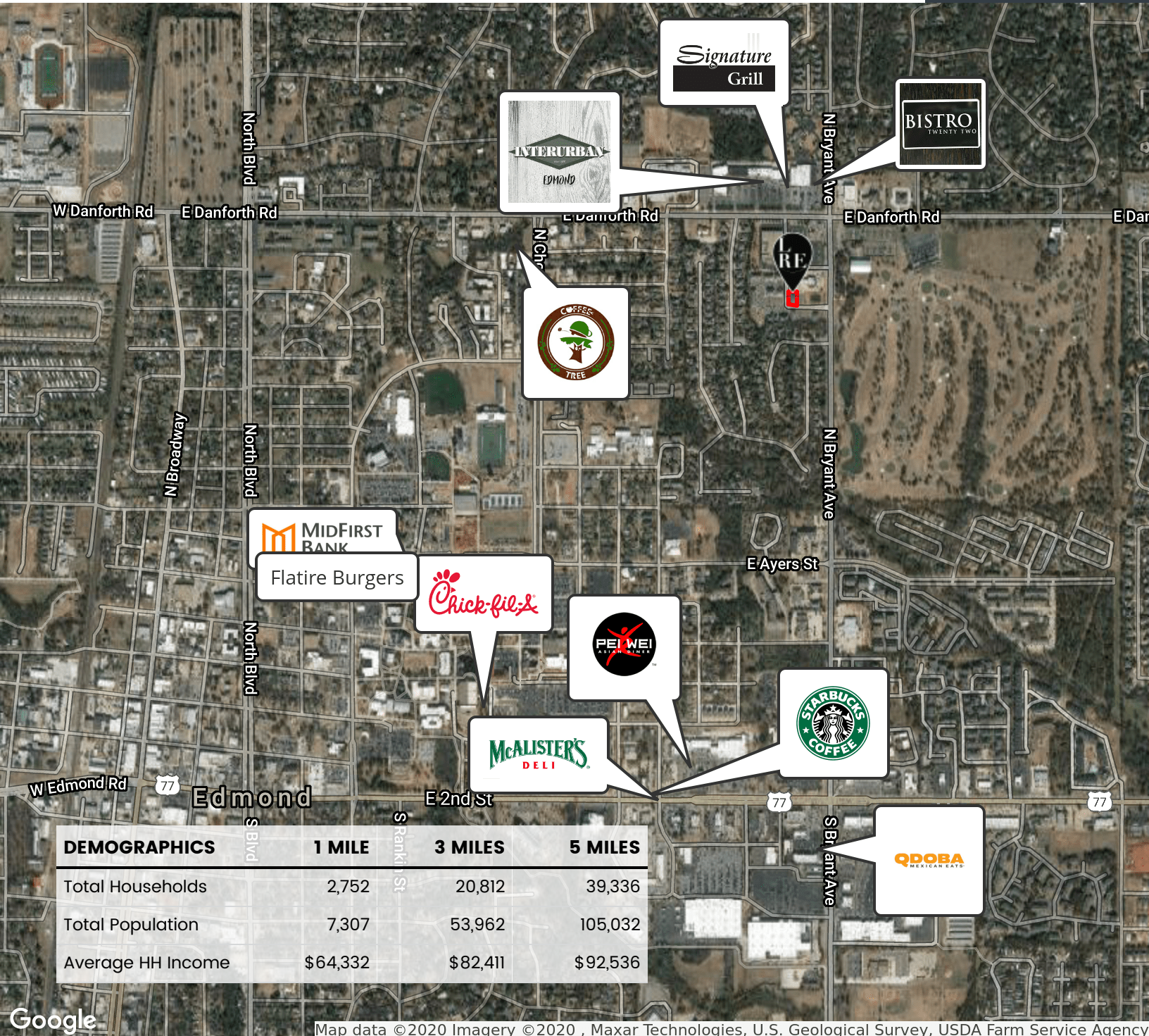
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