



# JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY  
FOR LEASE  
BY: RAY L. WULF



**PROPERTY TYPE:**

**MEDICAL OFFICE BUILDING**

(Great location. Easy access to Broadway Ext. & Kilpatrick Turnpike.)

**LOCATION:**

**2553 S. Kelly  
Edmond, OK 73004**

**GENERAL:**

**2,997 Sq. Ft. available for lease.**

**Five exam rooms, waiting and reception area, separate rooms for business office and breakroom with kitchen. Three restrooms. Executive Doctor's office with private restroom.**

**Utilities are City of Edmond and ONG. Utilities are separately metered for the suites.**

**FOR LEASE:**

**\$19.50 p/sf NET - Discounted price for 1<sup>st</sup> 12 months of lease.**

**\$21.00 p/sf NET – Years 2 & 3**

**Minimum three year lease.**

**Tenant pays prorated share of: HOA charges, taxes & insurance.**

**Tenant pays utilities.**

**FOR ADDITIONAL INFORMATION CONTACT: RAY L WULF**

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