

## Office / Flex Space for Lease

405 W 2nd St Suite C., Edmond, OK 73003

Available for lease in the heart of Edmond – JULY 2026 — this versatile 2,000 SF office/flex unit offers an excellent opportunity for contractors, service businesses, small offices, or light industrial users looking for a central location with added storage and garage access.

Located just minutes from Downtown Edmond, this property sits in one of the city's fastest-growing redevelopment corridors with continued commercial and residential investment happening nearby. The building recently underwent exterior improvements and offers strong visibility with convenient access to W Edmond Rd, Broadway, and I-35.

### Property Highlights

- 2,000 SF office/flex suite
- Attached large garage/shop area for equipment, inventory, or vehicle storage
- Additional fenced outdoor storage area included to accommodate 1-2 vehicles and a small trailer
- Lease Rate: **\$18/SF**
- First **2 Months Rent FREE**
- Landlord offering **\$10,000 Tenant Interior Improvement Allowance**
- Minimum 3-year lease term
- \$2,000 security deposit
- Recently remodeled exterior
- Ample parking
- Excellent central Edmond location near Downtown Edmond redevelopment and new construction growth
- Ideal for office, contractor, creative workspace, service business, or showroom users

Excellent opportunity for businesses wanting a professional location with workspace flexibility, warehouse storage, and secured outdoor space.

For leasing information or to schedule a tour, please call 405-359-2273.

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