



# The Fountains Office Park

## PROPERTY OVERVIEW

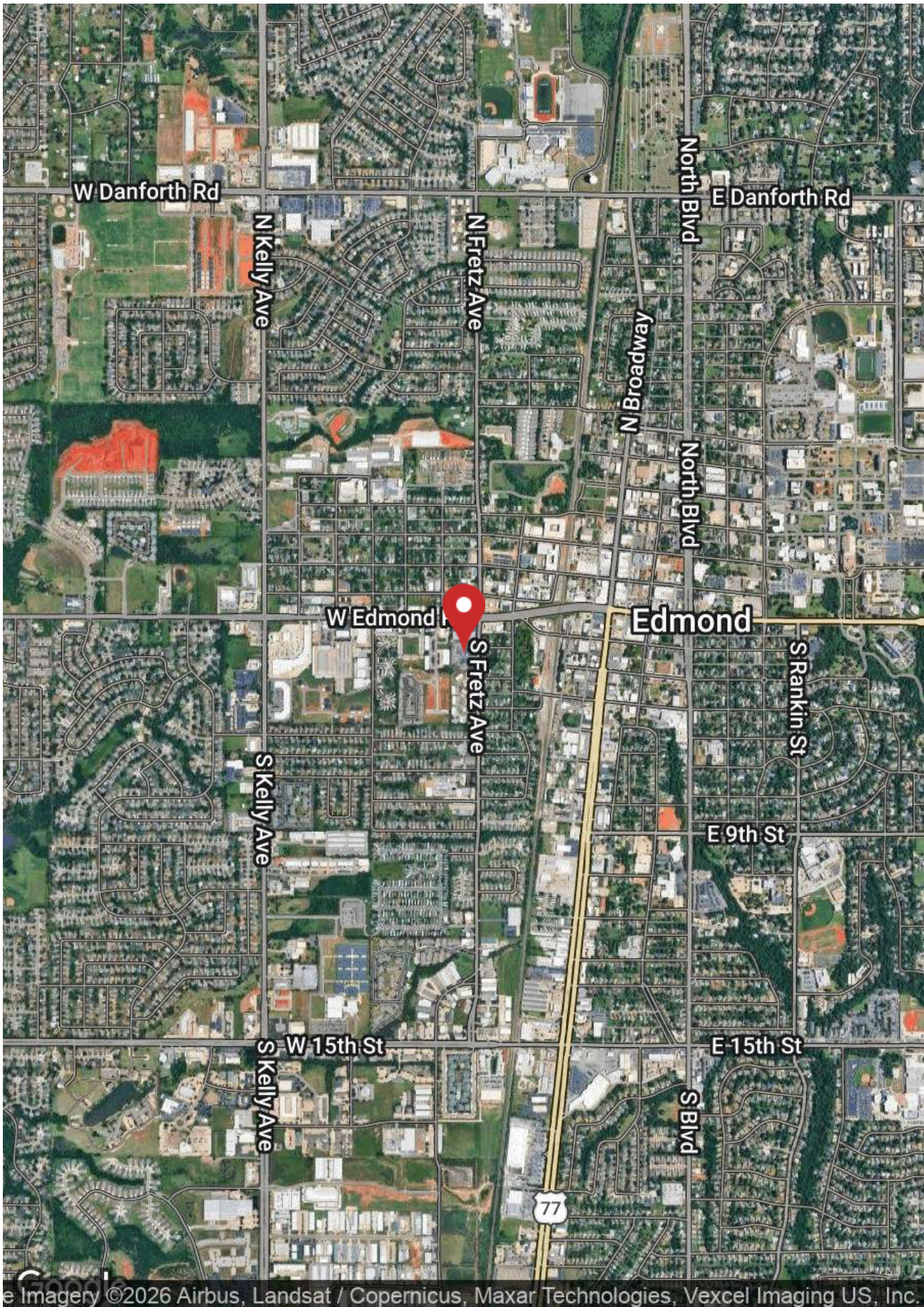
- FREE RENT PROMO: 3 Months Free on 3 Year Term
- Only One Vacancy Left
- Two Blocks from Broadway Extension
- Walking Distance to Restaurants and Shops
- Pond and Fountain
- Quiet Well Maintained Office Park
- Ample Parking
- 409-C consists of 5 offices, reception, and open work area. A larger office could double as a conference room.
- Shared Kitchen and Restrooms
- Utilities Billed Back to Tenant

Shonda Mobley  
405.625.7065 [shonda@fleskeholding.com](mailto:shonda@fleskeholding.com)

## OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Lease Rate:    | \$13 SF/yr (MG) |
| Available SF:  | 1,624 SF        |
| Lot Size:      | 3.27 Acres      |
| Building Size: | 25,583 SF       |
| Zoning:        | E-1             |

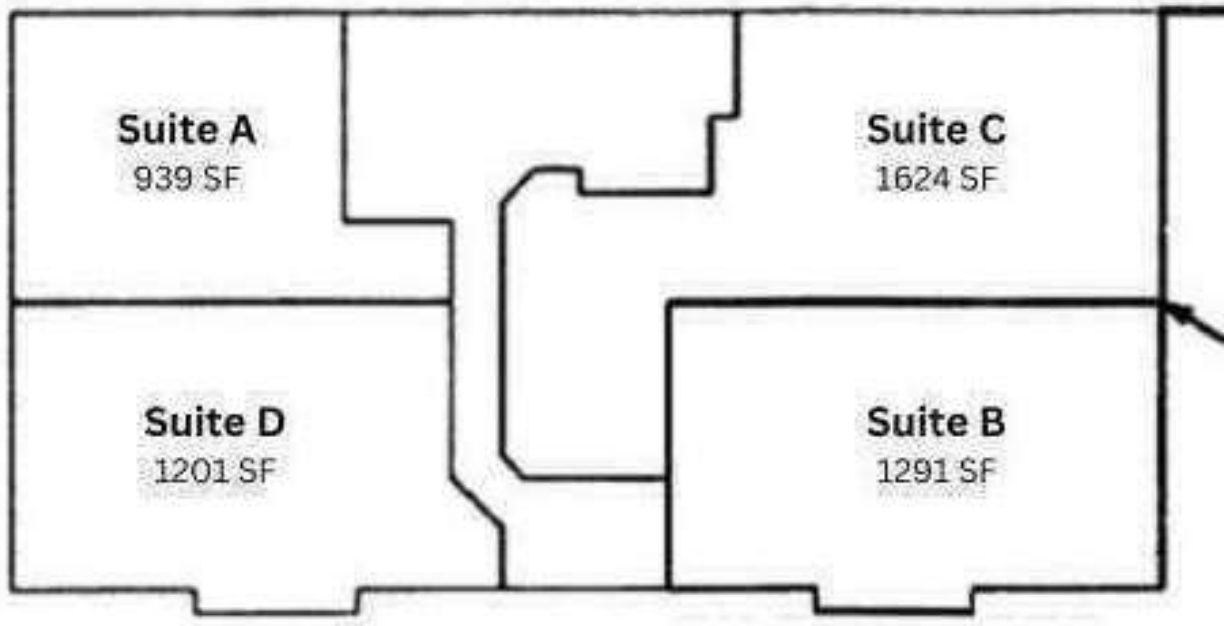
| SPACES | LEASE RATE    | SPACE SIZE |
|--------|---------------|------------|
| 409-C  | \$13.00 SF/yr | 1,624 SF   |



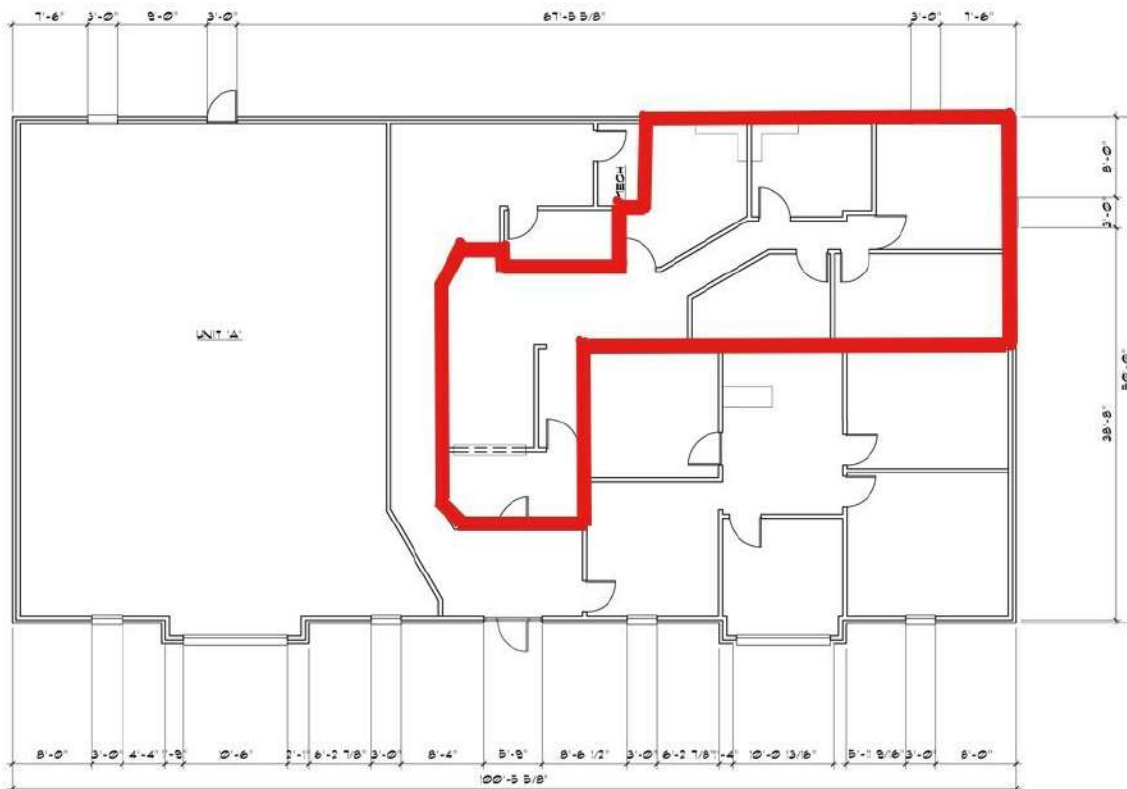
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### Building 409



409 S Fretz



## 409 S Fretz, Suite C layout

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