

FOR LEASE

3228 PARSONS ROAD, EDMONTON, AB

±2,300 SQ. FT.



BRIGHT SOUTH EDMONTON OFFICE SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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PROPERTY INFORMATION

Municipal Address: 3228 Parsons Road, Edmonton, AB

Size: ±2,300 Sq. Ft.

Zoning: BE (Business Employment)

Parking: Ample free on-site parking

Signage: Building fascia and awning signage are available – high-exposure signage

Possession: Immediate

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Lease Rate: \$10.00/Sq. Ft. Net with scheduled annual escalations.

Op Costs: \$9.15/Sq. Ft. Including utilities

PROPERTY HIGHLIGHTS

- Three fully turnkey private offices, a boardroom, bullpen area, and multiple storage spaces.
- Large windows facing north, west, and south
- Direct signage exposure to Parsons Road
- Good on-site parking
- Flexible zoning allows for most professional uses



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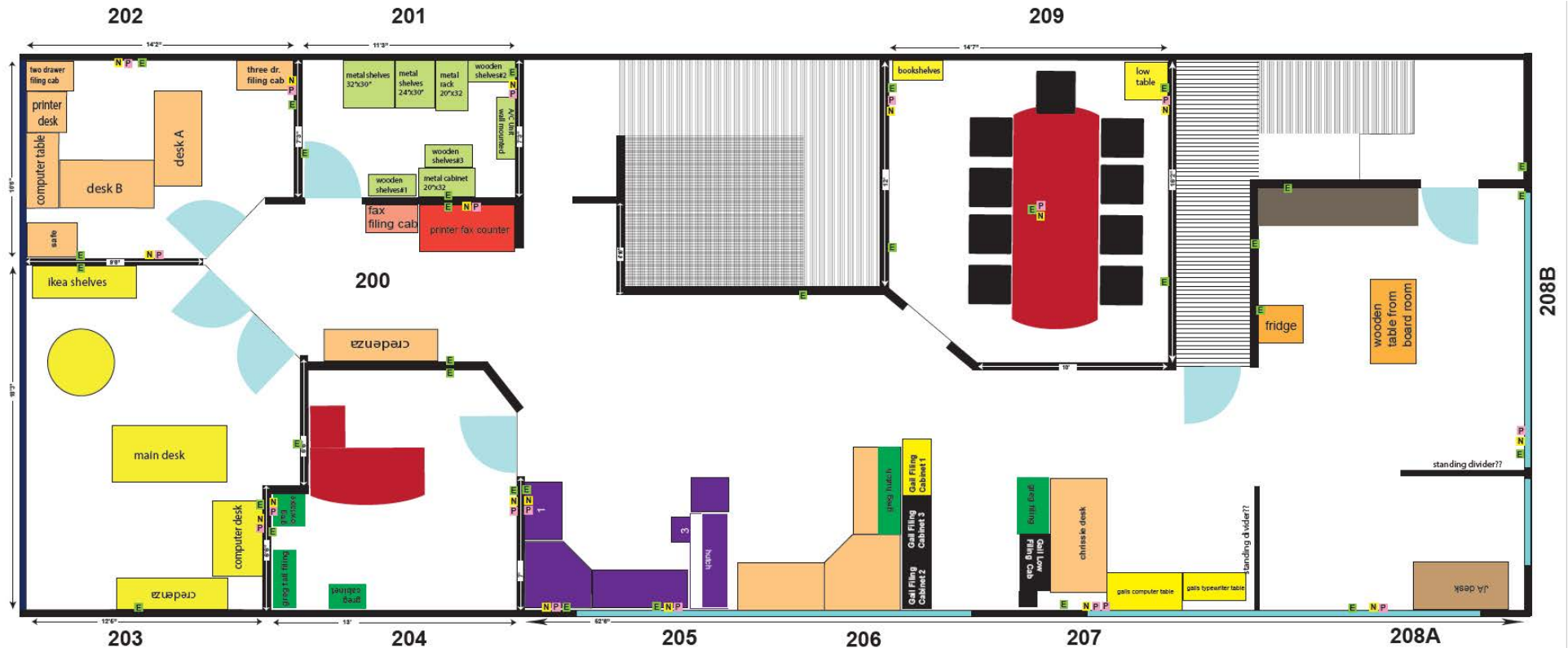
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UPSTAIRS FLOOR PLAN



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FOR SALE

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