

FOR LEASE

NAI Commercial

EASTGATE BUSINESS CENTRE - 6,752 SQ.FT.±



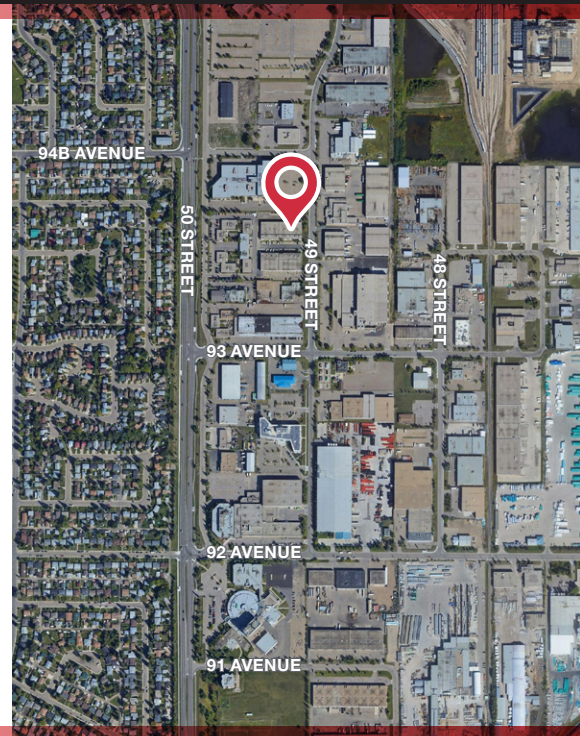
9358/60 - 49 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- 6,752 sq.ft.± office/warehouse
- Currently demised into reception area, two private offices, boardroom, open work stations, washrooms, lunchroom, and balance is warehouse with two 10'x12' grade loading overhead doors, and sump
- Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway

KAREN CHAYKA

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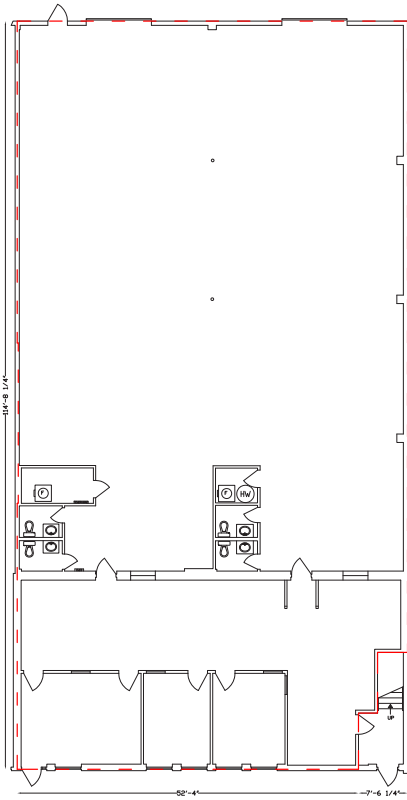
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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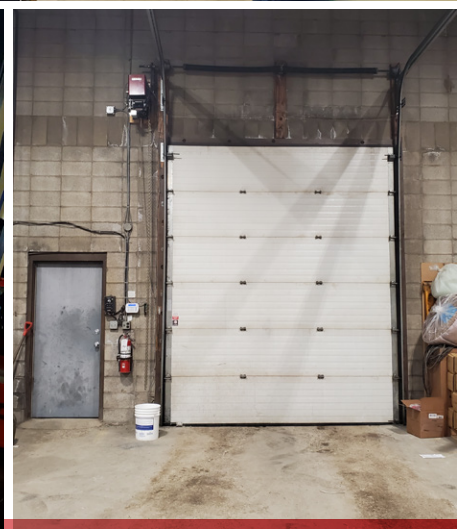
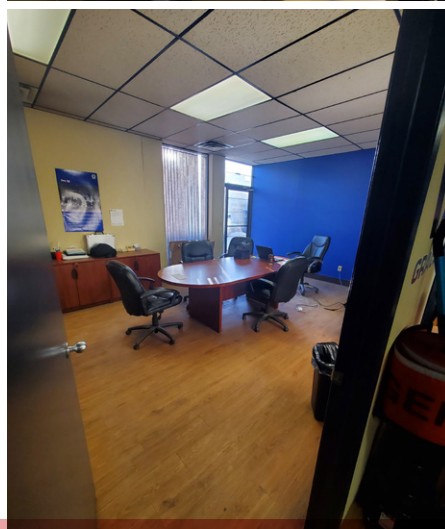


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ADDITIONAL INFORMATION

SIZE	6,752 sq.ft.±
LEGAL DESCRIPTION	Lot 3, 4, 5, Block 2, Plan 762 2073
ZONING	BE (Business Employment Zone)
CEILING HEIGHT	16'± clear
LOADING	(2) 10'x12' grade overhead doors One has an automatic opener
SUMP	Yes
POWER	3 phase (Amperage to be confirmed by Tenant)
AVAILABILITY	Immediately
NET LEASE RATE	Starting at \$9.25/sf/annum (Annual escalations apply)
OPERATING COSTS	\$6.42/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, management and exterior maintenance



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