

FOR LEASE

TOWERS OF DESROCHERS

NAI Commercial



201 & 202, 759 DANIELS WAY SW | EDMONTON, AB | SECOND FLOOR SPACE

PROPERTY FEATURES

- Second floor space in a newly constructed building which could work for a variety of office or retail users
- Raw space ready for tenant improvements
- Elevator access
- Located in the Desrochers neighbourhood, just off James Mowatt Trail SW
- Large exclusive use patio

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com



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



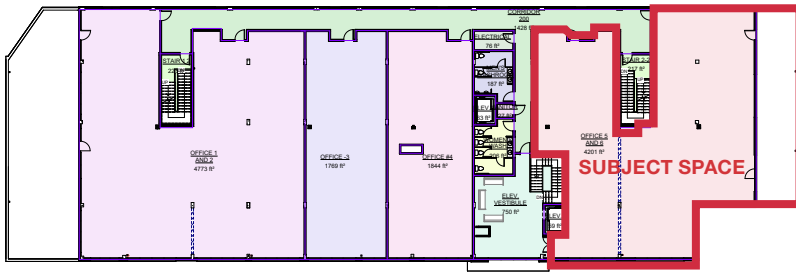
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	4,500 SF±
LEGAL DESCRIPTION	Plan 2421097, Units 17 & 18
ZONING	DC1 (17355)
LEASE TERM	Five to ten years
AVAILABLE	Immediately
TIA	\$10.00/SF/annum
NET RENTAL RATE	\$26.00/SF/annum
OPERATING COSTS	\$13.00/SF/annum (2026 estimate) Includes building insurance, property taxes, common area maintenance/condo fees, management fees, water and gas.



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com

