

# FOR LEASE

## ELLERSLIE SECOND FLOOR OFFICE SPACE

2330 Ellwood Drive SW, Edmonton, AB



### HIGHLIGHTS

- 1,575 sq ft ± second floor space available, with elevator access
- High end office build out
- Join U-Store-It, Kumon, Self Centre Massage & Wellness and more
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday
- Immediate possession

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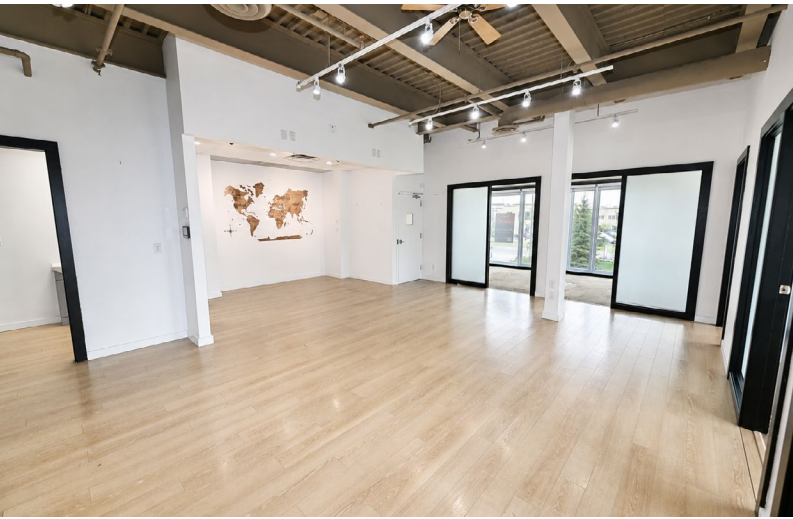


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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## 2nd Floor Office For Lease | 2330 Ellwood Drive SW, Edmonton, AB



### Property Details & Financials

MUNICIPAL ADDRESS	2330 Ellwood Drive SW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0525416; Block: 3; Unit: 4
ZONING	EIB ( <a href="#">Ellerslie Industrial Business</a> )
SIZE	1,575 sq ft ±
PARKING	Ample
SIGNAGE	Pylon & facade
LEASE RATE	<b>\$27.00/sq ft</b>
OP COSTS	\$11.50/sq ft (2026)
POSSESSION	Immediate



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**Property Location | 2330 Ellwood Drive SW, Edmonton, AB**



*Quality Based on Results, Not Promises.*



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