

FOR LEASE

124 STREET - SECOND FLOOR OFFICE

NAI Commercial



10715 - 124 STREET | EDMONTON, AB

PROPERTY DESCRIPTION

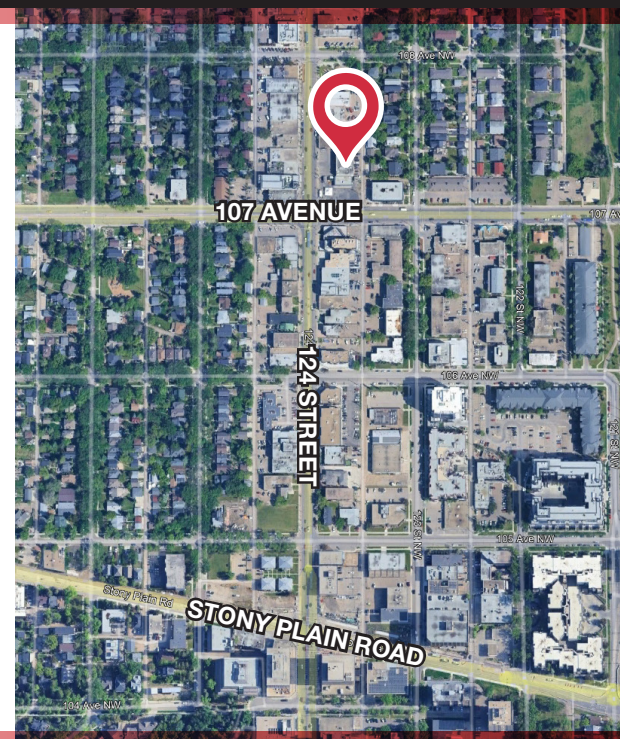
- Second floor office space at attractive rental rates
- Two options available, both with a private office overlooking 124 Street and an open work area/reception
- Extra storage space available on site if required
- Mixed Use zoning that allows for a variety of professional users
- Air conditioned

KARI MARTIN

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



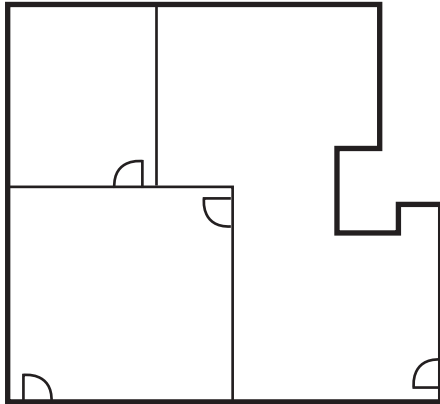
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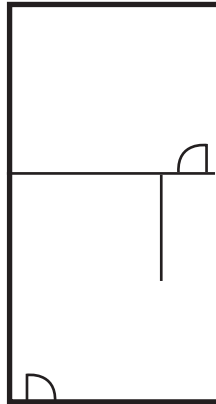
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ADDITIONAL INFORMATION

| | |
|-------------------|--|
| AREA AVAILABLE | Suite 201: 723 sq.ft.± Suite 209: 400 sq.ft.± |
| AVAILABLE | Immediately |
| LEGAL DESCRIPTION | Plan RN22, Block 25, Lot 7 |
| ZONING | MU (Mixed Use Zone) |
| LEASE TERM | Three to five years |
| NET LEASE RATE | Starting at \$12 per sq. ft. per annum net |
| OPERATING COSTS | \$13.90 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance, management fees and utilities (power, water and gas). |



SUITE 201



SUITE 209

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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SUITE 201



SUITE 201



SUITE 209

