

FOR LEASE

124<sup>TH</sup> STREET OFFICE SPACE

NAI Commercial



#202, 10112 - 124 STREET | EDMONTON, AB | LOCATED ON TRENDY 124<sup>TH</sup> STREET

### PROPERTY HIGHLIGHTS

- 1,260 sq.ft.± of second floor office space available for Lease
- Space consists of reception area, two private offices and multiple large open work areas
- Unit is completed with modern finishings throughout
- Highly functional and naturally lit space with windows wrapping around the unit
- Located just after Jasper Avenue on the trendy 124th Street, home to many local restaurants, boutiques, and galleries
- In close proximity to public transportation, Downtown area, Jasper Ave, and Stony Plain Road

#### MICHAEL PARSONS

Senior Associate  
780 435 5507  
mparsons@naiedmonton.com



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



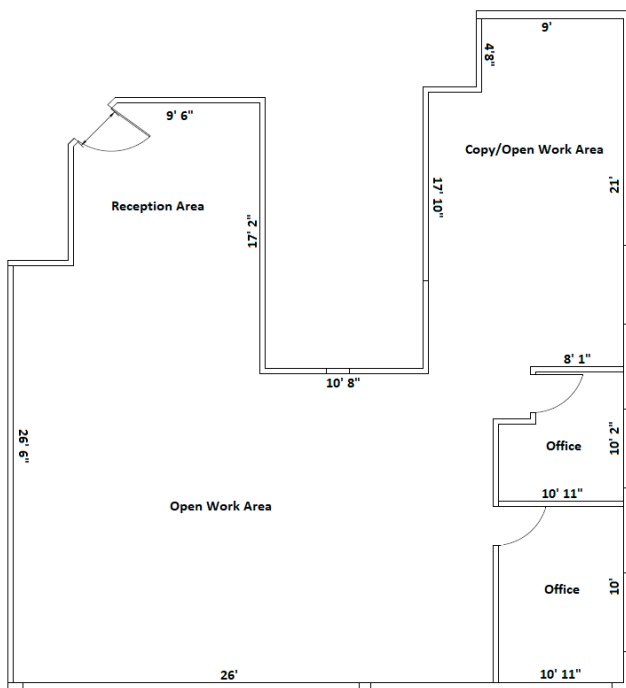
780 436 7410



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**ADDITIONAL INFORMATION**

AVAILABLE AREA	1,260 sq.ft.± second floor office space
LEGAL DESCRIPTION	Lot 8, Block 34, Plan RN22 Lot 7, Block 34, Plan RN22
ZONING	CB1 (Low Intensity Business Zone)
PARKING	2 assigned stalls plus access to multiple 1-hour customer parking stalls on first come, first serve basis
LEASE TERM	3-5 years
AVAILABLE	Immediately
NET RENTAL RATE	\$15.00/sq.ft./annum
ADDITIONAL RENT	\$15.73/sq.ft./annum (2025 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, and utilities (water/sewer, electricity and natural gas)



NOT DRAWN TO SCALE • MEASUREMENTS MAY NOT BE EXACT

