

**AVISON
YOUNG**



For Lease
9499 137 Avenue
Edmonton, AB



Northgate Centre

- 2nd floor 6,269 SF & 13,985 SF available
- Convenient access along main corridor of 137 Avenue and 97 Street
- Benefit from a large quantity of free parking that is unmatched in a conventional medical/professional office environment
- Anchored by Safeway, Walmart, Alberta Health Services and countless amenities
- Convenient new elevator access to both spaces
- Owned and professionally managed by First Capital

Get more information

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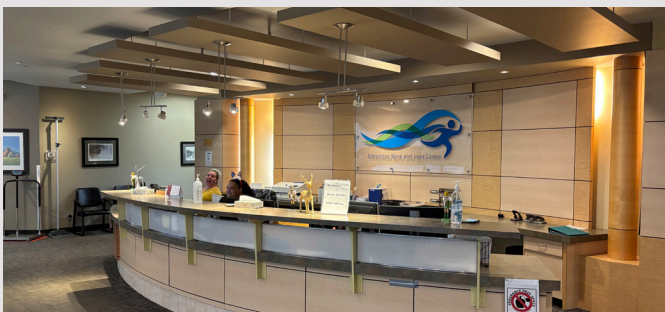
avisonyoung.com

For Lease

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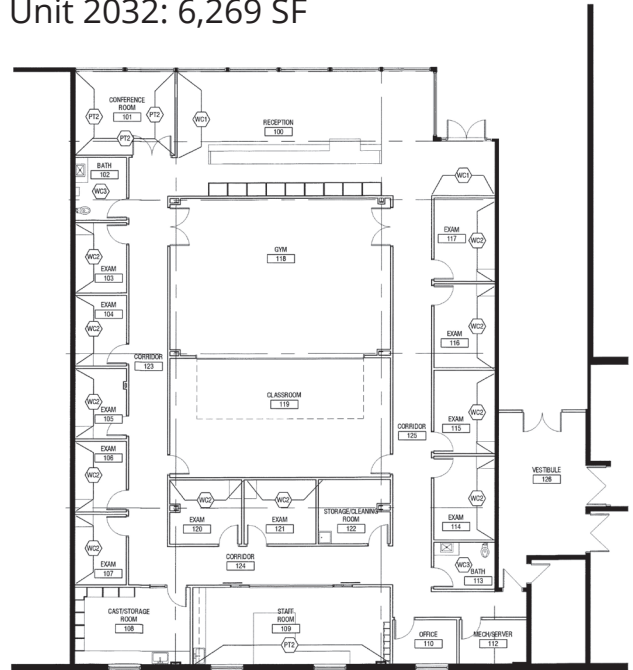
Offering summary

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|------------------|--|
| | Unit 2032: 6,269 SF |
| Available | Unit 2068: 13,985 SF (demising options available) |
| Lease Rate: | Negotiable |
| Operating Costs: | Unit 2032: \$24.93 PSF Unit 2068: \$16.48 PSF |



Floor plans

Unit 2032: 6,269 SF



Unit 2068: 13,985 SF (demising options available)

