

FOR LEASE

CENTRE 39 BUILDING

NAI Commercial



#203, 9131 - 39 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE SPACE

PROPERTY HIGHLIGHTS

- **Prime Location:** Centre 39 Professional Centre offers excellent visibility along 39 Avenue
- **Great Signage Opportunities:** Showcase your business with prominent pylon signage.
- **Ample On-Site Parking:** Convenient parking available for both clients and employees
- **Negotiable Tenant Improvement Allowance:** Customize and upgrade the space to meet your specific needs
- **Ideal Professional Environment:** Perfect setting to complement your professional business with recently improved common areas



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ADDITIONAL INFORMATION

SIZE AVAILABLE 1,271 sq.ft.±*
*To be officially measured after demising

LEGAL DESCRIPTION Plan 984AY Block X

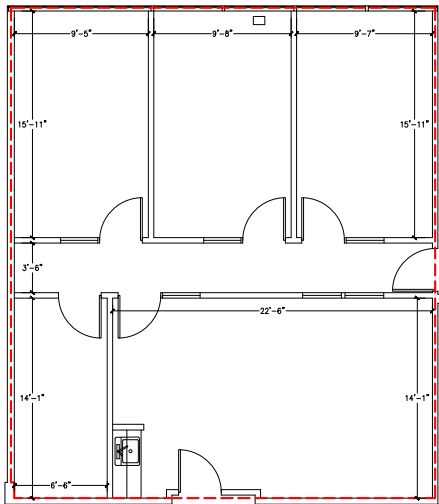
ZONING Business Employment (BE)

LEASE TERM 3 - 5 years

PARKING Scramble; 39 electrified stalls

NET LEASE RATE \$13.00/sq.ft./annum

OPERATING COSTS \$12.59/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (power, water and gas)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

