

**FOR SUBLEASE**

**WAGNER PLAZA - OFFICE SPACE**

**NAI Commercial**



**6025A - 86 STREET | EDMONTON, AB | SECOND FLOOR OFFICE**

**PROPERTY DESCRIPTION**

- Easily accessible south side location
- Exposure to Wagner Road
- Signage opportunities
- Low operating costs
- Ideal users include sports/fitness facilities, classroom or group space, collaborative office users

**DREW JOSLIN**

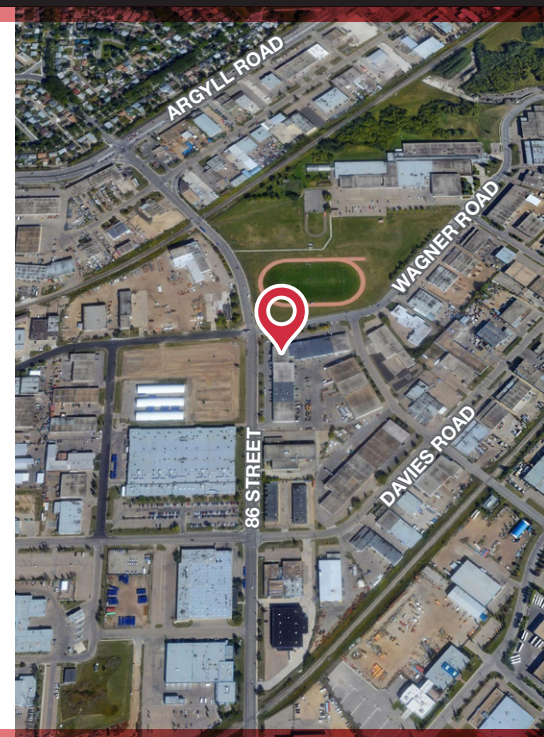
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NAI COMMERCIAL REAL ESTATE INC.  
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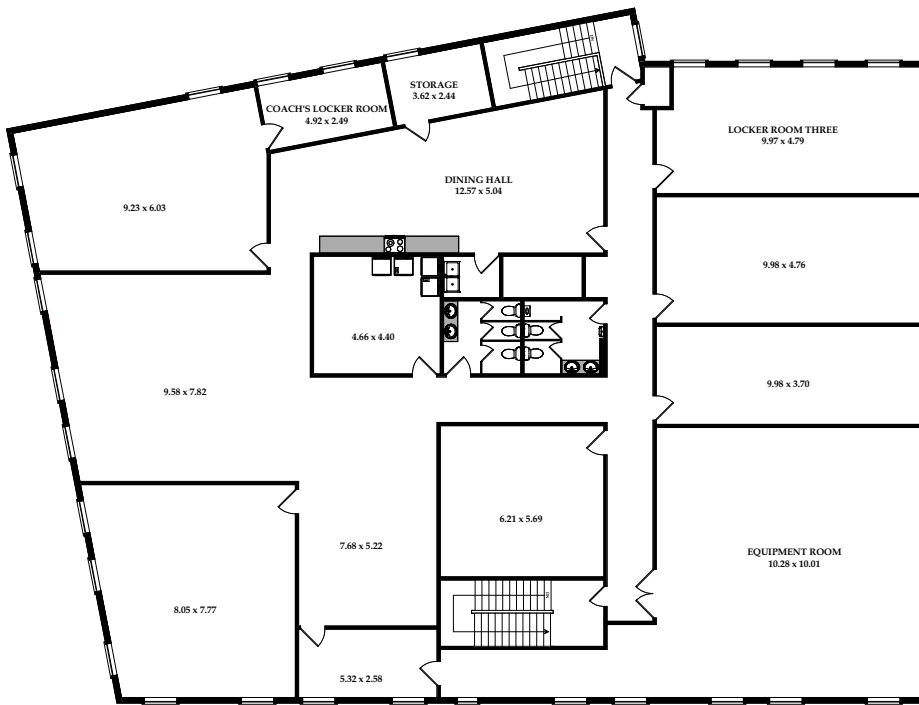
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**ADDITIONAL INFORMATION**

BUILDING SIZE	8,062 sq.ft.±
LEGAL DESCRIPTION	Lot 6A, Block 17, Plan 3680RS
ZONING	BE (Business Employment)
AVAILABLE	Immediately
SUBLEASE EXPIRY	October 31, 2027
SUBLEASE RATE	Market
OPERATING COSTS	\$6.20/sq.ft./annum (2026 estimate) Includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE • MAY NOT BE EXACT



**33,941**  
POPULATION  
IN AREA



**2.9%**  
ANNUAL  
POPULATION  
GROWTH



**14,388**  
HOUSEHOLDS



**\$97,698**  
AVERAGE  
HOUSEHOLD  
INCOME



**13,640**  
AVERAGE DAILY  
TRAFFIC VOLUME  
86 ST N OF 58 AVE



**47,437**  
DAYTIME  
EMPLOYEES

2024 COSTAR DEMOGRAPHICS (3KM RADIUS)

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