

**FOR LEASE**

**SECOND FLOOR OFFICE**

**NAI Commercial**



**#200, 10041 - 81 AVENUE | EDMONTON, AB | FULLY RENOVATED**

#### PROPERTY HIGHLIGHTS

- **Fully Renovated Office** - 2 Offices, 2 Washrooms, & Reception Area
- **Move-In Ready** for professional services (legal, accounting, consulting, wellness etc.)
- **Highly Walkable Location** - surrounded by cafes, restaurants, and local amenities
- **Excellent Accessibility** - Steps away from Whyte Ave and major transit routes
- **Convenient Parking** - Free 2-Hour Customer Parking

#### **HENNADIY (GHENA) MENYAYLOV**

Senior Associate  
780 436 7477  
ghena@naiedmonton.com

#### **JESSE ALAEDDINE**

Associate  
587 635 5613  
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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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## ADDITIONAL INFORMATION

SIZE AVAILABLE	990 sq.ft.±
LEGAL DESCRIPTION	Plan I17 Block 12 Lot 4
ZONING	MU (Mixed Use)
LEASE TERM	3 - 5 years
LEASE RATE	\$15.00/sq.ft./annum net
OPERATING COSTS	\$7.00/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees
AVAILABLE	Immediately



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