

FOR LEASE

124 STREET - SECOND FLOOR OFFICE

NAICommercial



201, 10715 - 124 STREET | EDMONTON, AB

PROPERTY DESCRIPTION

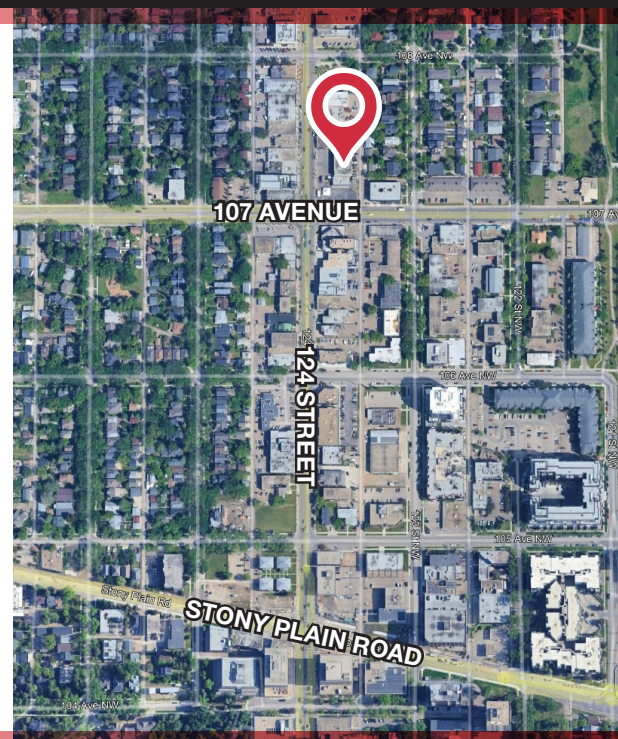
- Second floor office space at attractive rental rates
- Recently renovated including new flooring, paint, lighting and t-bar
- Extra storage space available on site if required
- Mixed Use zoning that allows for a variety of professional users
- Air conditioned

KARI MARTIN

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CHAD SNOW

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



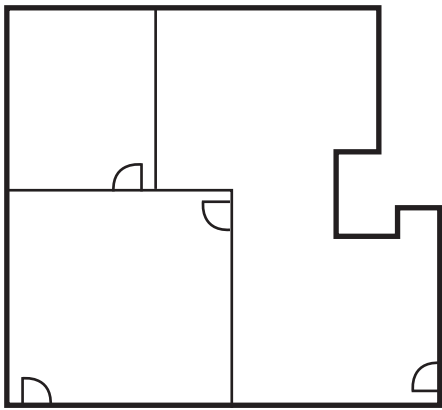
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ADDITIONAL INFORMATION

AREA AVAILABLE	723 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan RN22, Block 25, Lot 7
ZONING	MU (Mixed Use Zone)
LEASE TERM	Three to five years
NET LEASE RATE	Starting at \$12 per sq. ft. per annum net
OPERATING COSTS	\$13.90 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance, management fees and utilities (power, water and gas).



SUITE 201

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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