

FOR LEASE

NAI Commercial

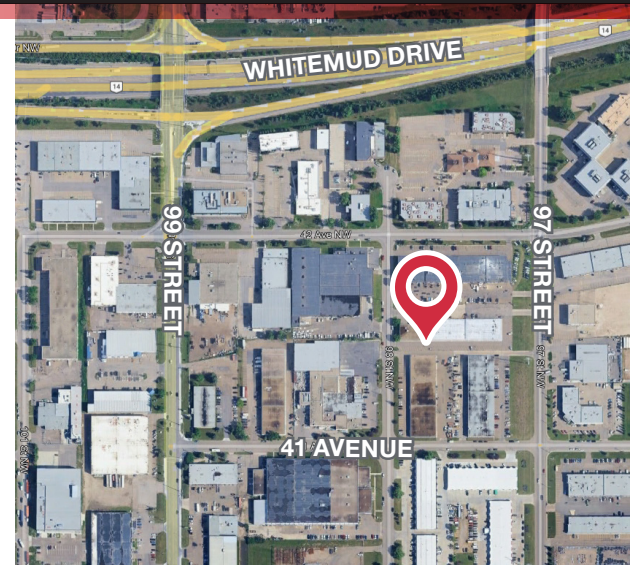
STRATHCONA INDUSTRIAL PARK - OFFICE



#201, 4139 - 98 STREET | EDMONTON, AB | SECOND FLOOR OFFICE SPACE

PROPERTY HIGHLIGHTS

- Three private offices with the ability to demise into four
- In-suite kitchenette with mini-fridge and microwave
- In-suite washroom
- All utilities (natural gas, water, electricity and internet) included
- Large windows in two offices
- Convenient south Edmonton location with access near Whitemud Drive and 99 Street.
- Available immediately



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ADDITIONAL INFORMATION

AREA AVAILABLE	1,063 sq.ft.±
LEGAL DESCRIPTION	Plan 9926265 Unit 4
ZONING	BE (Business Employment)
CEILING HEIGHT	Approx. 9'
LEASE TERM	3 to 5 years
AVAILABLE	Immediately
GROSS LEASE RATE	\$2,200/month (2026 base year) includes property taxes, building insurance, common area maintenance, management fees and utilities (natural gas, water, electricity and internet)

