

FOR LEASE

OFFICE/WAREHOUSE

NAI Commercial



10560 - 114 STREET NW | EDMONTON, AB

PROPERTY HIGHLIGHTS

- 2,000 sq.ft.± office/warehouse space improved with 3 offices
- 12'x16' grade level overhead door
- 18' clear height
- 825 sq.ft.± storage mezzanine (free of rent)
- Central location with easy access to major arterial roads

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

SIZE AVAILABLE	2,000 sq.ft.±
LEGAL DESCRIPTION	Plan B4, Block 14, Lot 202-204
ZONING	DC (Direct Control (DC (21437))
LEASE TERM	3 to 10 years
GROSS LEASE RATE	\$2,750.00/month (2026 base year with escalation of property taxes) Includes base rent, property taxes and building insurance. Separately metered utilities responsibility of the Tenant.

