

FOR LEASE

NAI Commercial

124TH STREET - SECOND FLOOR OFFICE



#202, 10132 - 124 STREET | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 642 sq. ft.± of second floor office space available for Lease
- Highly functional open concept layout with windows directly facing 124th Street
- Located just after Jasper Avenue on the trendy 124th Street, home to many local restaurants, boutiques, and galleries
- In close proximity to public transportation, Downtown area, Jasper Ave, and Stony Plain Road

MICHAEL PARSONS

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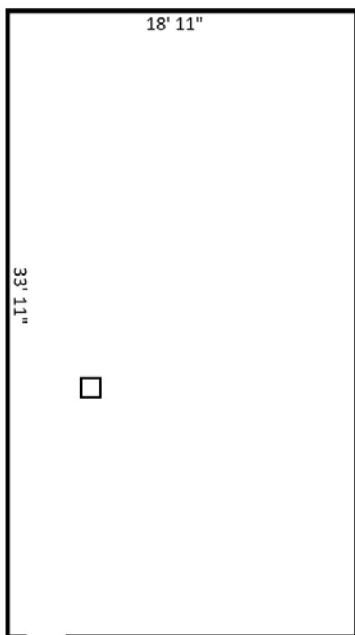
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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*Floorplan may not be exact or to scale

ADDITIONAL INFORMATION

AVAILABLE AREA	642 sq. ft.± of second floor office space
LEGAL DESCRIPTION	Plan RN22, Block 34, Lots 3&4
ZONING	CB1 (Low Intensity Business Zone)
PARKING	1 assigned stall plus access to multiple 1-hour customer parking stalls on first come, first serve basis
LEASE TERM	3-5 years
AVAILABLE	Immediately
NET RENTAL RATE	\$15.00/sq.ft./annum
ADDITIONAL RENT	\$16.29/sq. ft./annum (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, and utilities (water/sewer, electricity and natural gas)

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