

# FOR SUB-LEASE

## INDUSTRIAL OFFICE SPACE

2117 - 84 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 1,090 sq ft ± storey space available
- Functional, flexible space for industrial or trade-related office needs
- Affordable, all-inclusive gross lease rate
- Flexible lease terms
- Quick access to Sherwood Park freeway

#### STEVEN BUDJAK

Associate

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

# Industrial Office For Sub-Lease | 2117 84 Avenue NW, Edmonton, AB



## ADDITIONAL DETAILS

- Build includes 2 offices, open space with retail counter on main floor, open floor plan on second floor.
- Ideal for office support, storage or accessory use
- Located within Strathcona County limits

## Property Details & Financials

MUNICIPAL ADDRESS	2117 84 Avenue NW, Edmonton, AB
CURRENT ZONING	IM ( <a href="#">Medium Industrial</a> )
TYPE OF PROPERTY	Office/Flex
SPACE AVAILABLE	1,090 sq ft ±
POSSESSION	30 days
GROSS LEASE RATE	<b>\$1,200/month</b>
TERM	1 – 5 Years: short or mid-term flexibility



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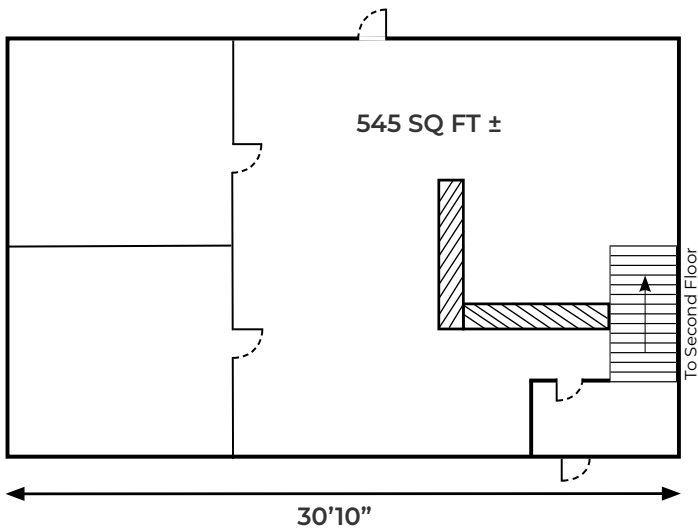
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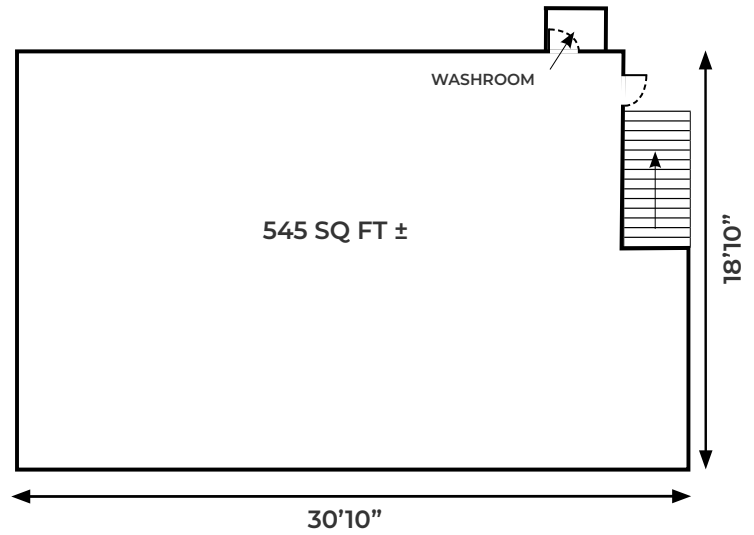
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MAIN FLOOR



SECOND FLOOR



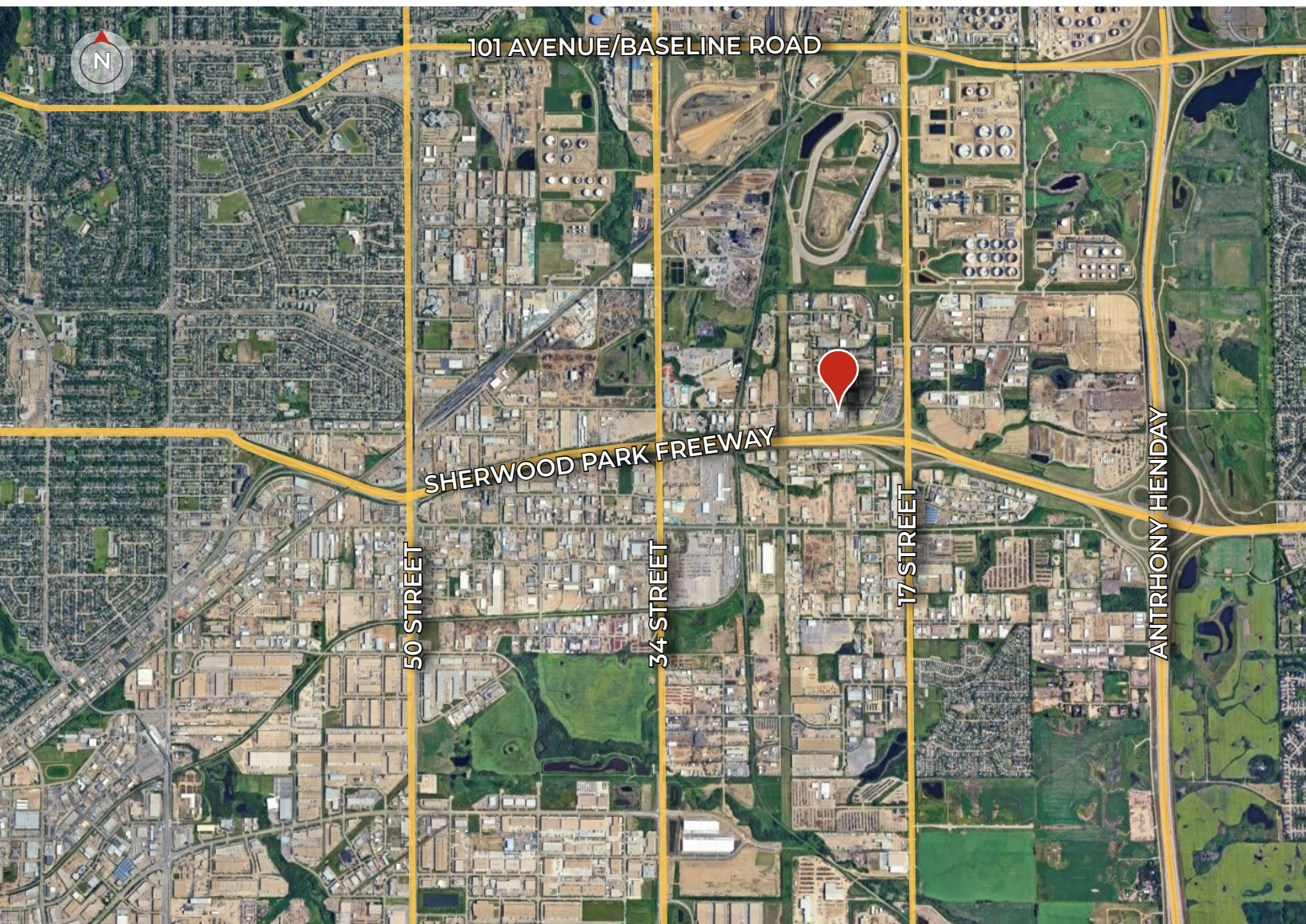
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# Industrial Office For Sub-Lease | 2113 & 2117 84 Avenue NW, Edmonton, AB



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Associate

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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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