

FOR LEASE

SECOND FLOOR OFFICE

NAI Commercial



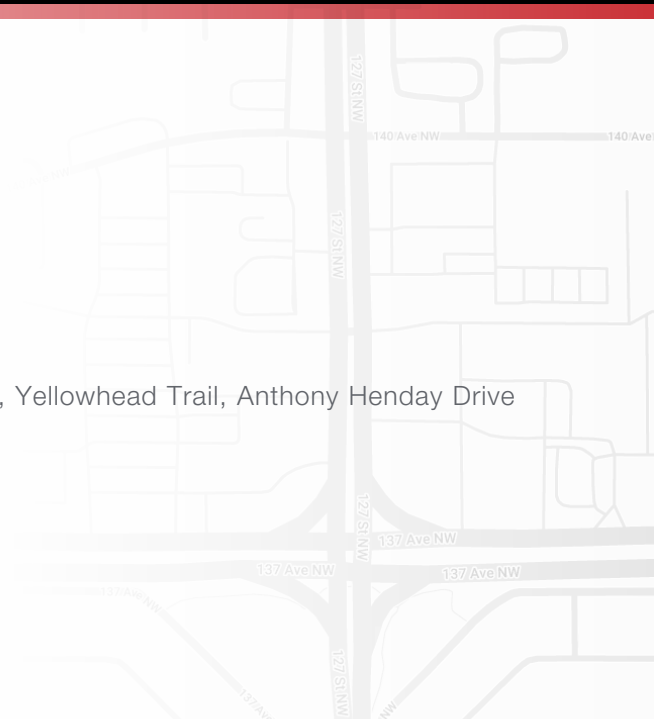
13815 - 127 STREET | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY HIGHLIGHTS

- Fully developed office space with elevator access directly into suite
- Parking on site
- Located within close proximity to national anchors
- Major roadways within close proximity: 127th Street, 137th Avenue, Yellowhead Trail, Anthony Henday Drive

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NAI COMMERCIAL REAL ESTATE INC.
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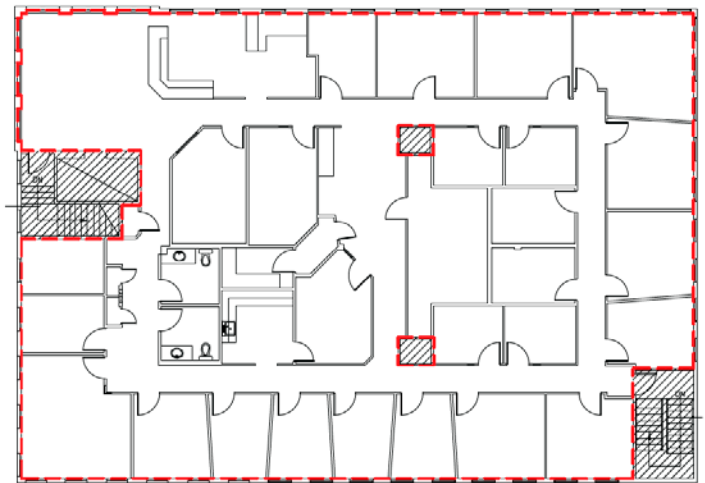


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 2, Block 39, Plan 8820046
ZONING	Shopping Centre Zone (CSC)
SIZE	6,138 sq.ft.±
AVAILABLE	Immediately
LEASE TERM	5 - 10 years
ASKING RENT	Starting at \$10.00/sq.ft./annum net
OPERATING COSTS	\$13.75/sq.ft./annum (2023 estimate) includes building insurance, common area maintenance, management fees and property taxes. Utilities are not included.



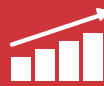
FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



29,800 VPD
127 STREET
N OF 137 AVE



157,146
DAYTIME
POPULATION



2.8%
ANNUAL GROWTH
2023 - 2033



62,408
EMPLOYEES
4,260
BUSINESSES



\$4.1B
TOTAL CONSUMER
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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