

FOR LEASE

PARSONS ROAD OFFICE SPACE

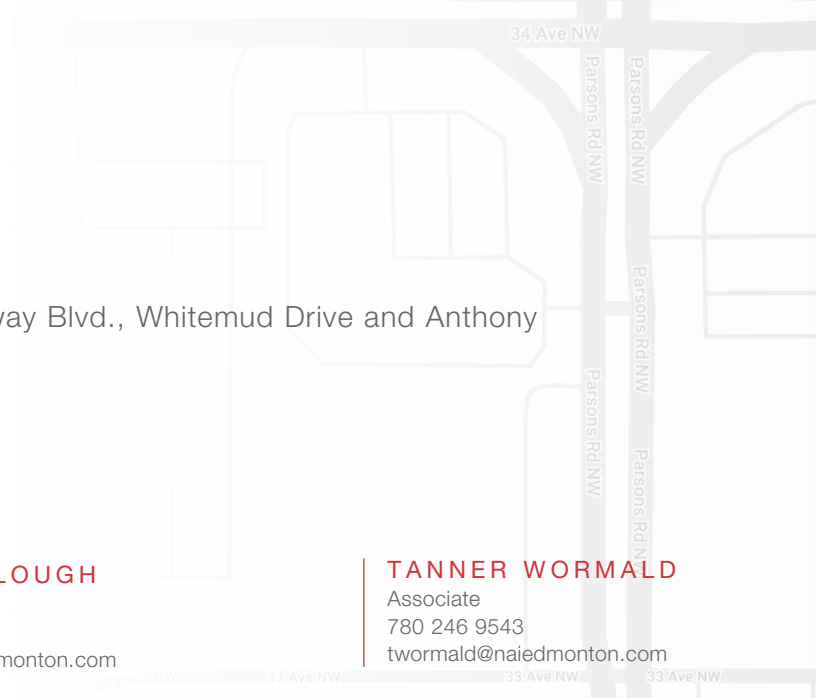
NAI Commercial



3320 PARSONS ROAD | EDMONTON, AB | SECOND FLOOR OFFICE

### PROPERTY DESCRIPTION

- 1,343 sq.ft.± second floor office space
- Six (6) air conditioned offices
- Reception area
- Easy access to Parsons Road, Calgary Trail/Gateway Blvd., Whitemud Drive and Anthony Henday Drive
- Close to public transport



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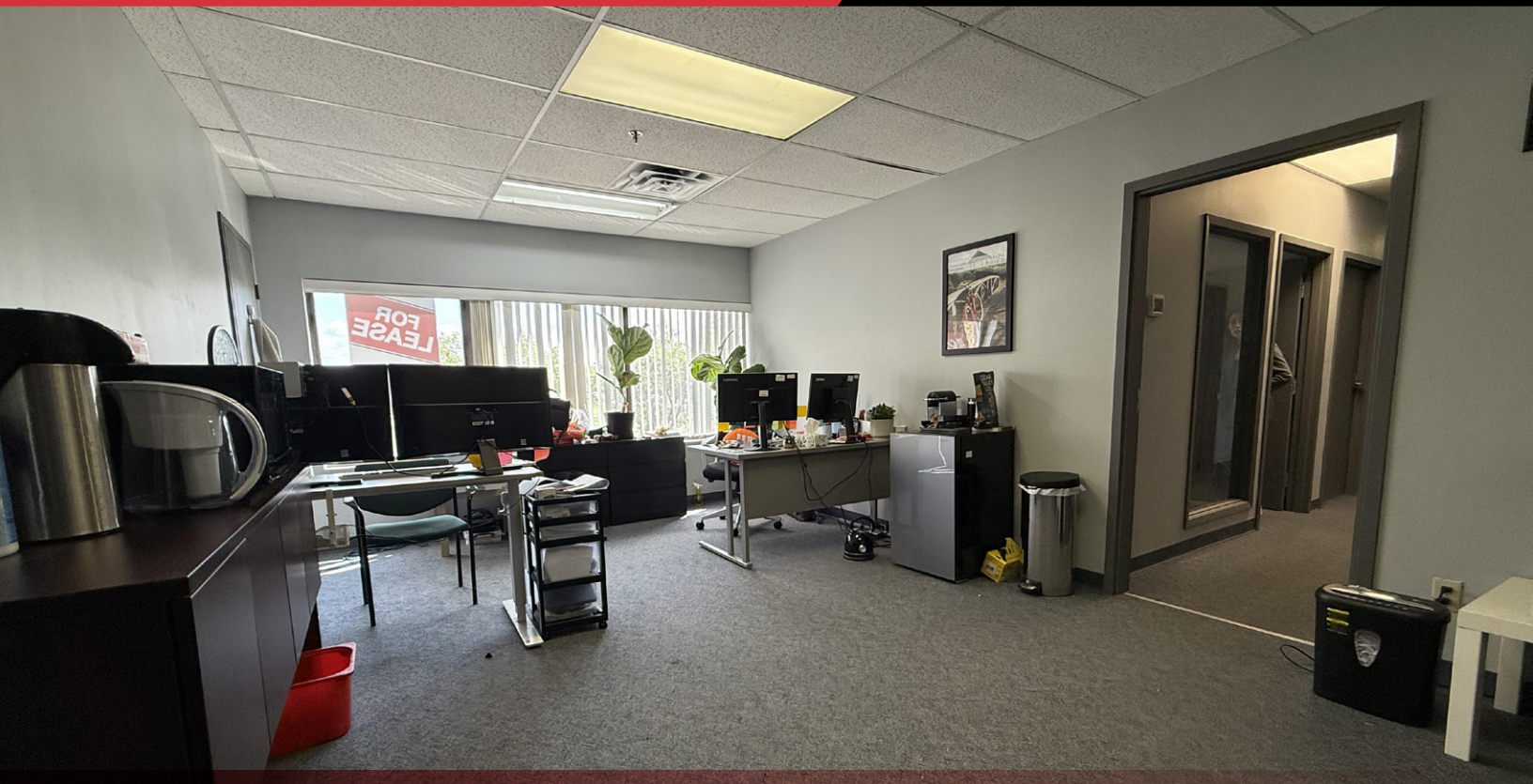
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NAIEDMONTON.COM



ADDITIONAL INFORMATION

AREA AVAILABLE 1,343 sq.ft.±

LEGAL DESCRIPTION Plan: 7920813, Block: 2, Lot: 17

ZONING BE (Business Employment)

AVAILABLE Immediately

NET LEASE RATE \$14.00/sq.ft./annum

OPERATING COSTS \$12.71/sq.ft./annum plus G.S.T. (2026 estimate)  
Includes property taxes, building insurance, management, and exterior maintenance and utilities (gas, power and water)

