



| SABLE REALTY |

FOR LEASE

284.7 SF of Private Offices & Boardroom Space in Icon Plaza

ICON PLAZA SUITE 102

503 Mistatim Way NW, Unit 102
Edmonton, AB T5L 2L5

MAHMOUD SALEM

Associate

780-807-6597

msalem@sablerealty.ca

NOAH ISSA

Vice President

780-236-5723

noah@sablerealty.ca

ALI SHABEN

President, Broker/Owner

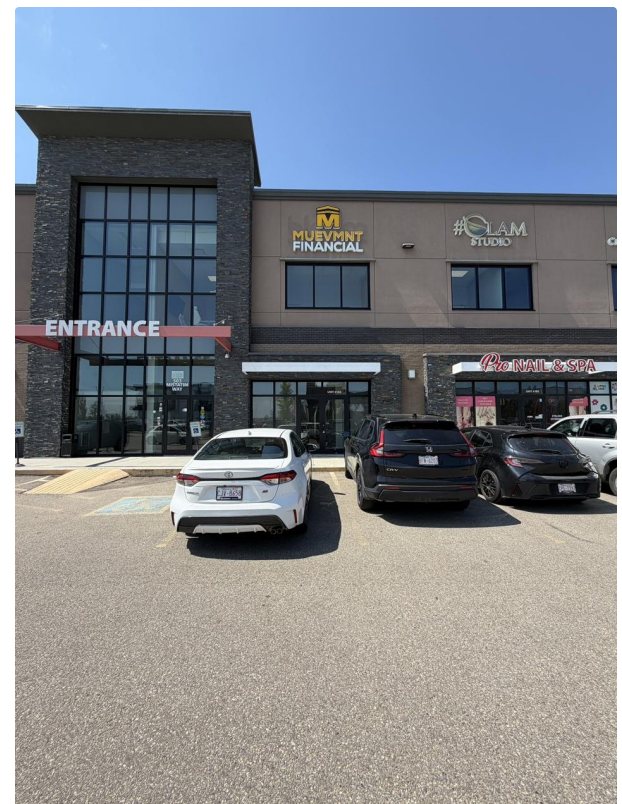
780-446-8622

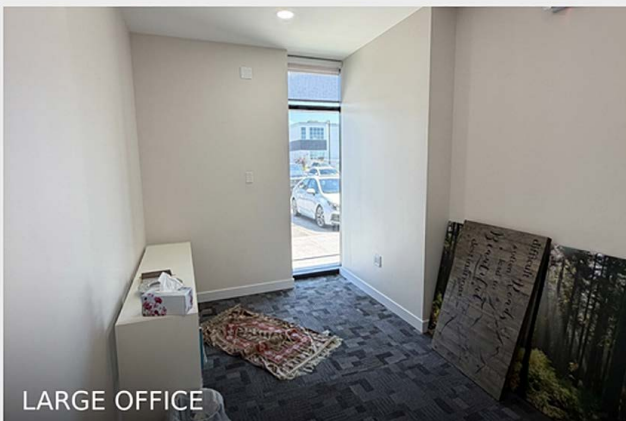
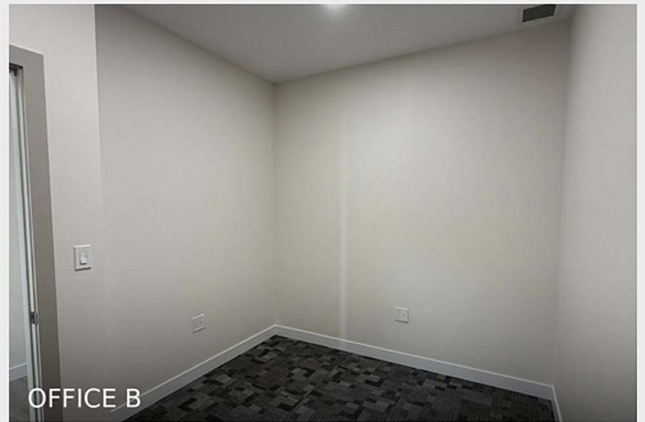
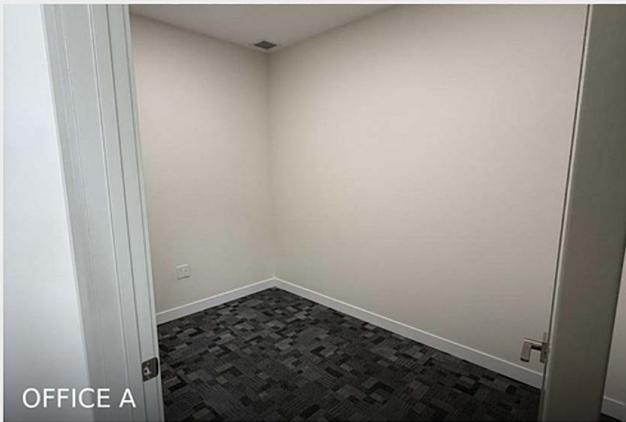
SR For Lease: Private Offices in Icon Plaza

Located within Icon Plaza, a recently built professional and medical centre at the corner of Mark Messier Trail and 137 Avenue in Edmonton's Northwest Crossing, this second-floor suite offers two private offices and a large office / boardroom, each finished to a high standard with new flooring, lighting and a shared barrier-free washroom on the floor. The space is accessed off a private interior corridor with a power-door operated entrance and is available individually or together, on a gross monthly basis with all utilities included. Icon Plaza is home to a mix of financial, dental and personal-care tenants, with ample on-site parking at the front and rear of the building.

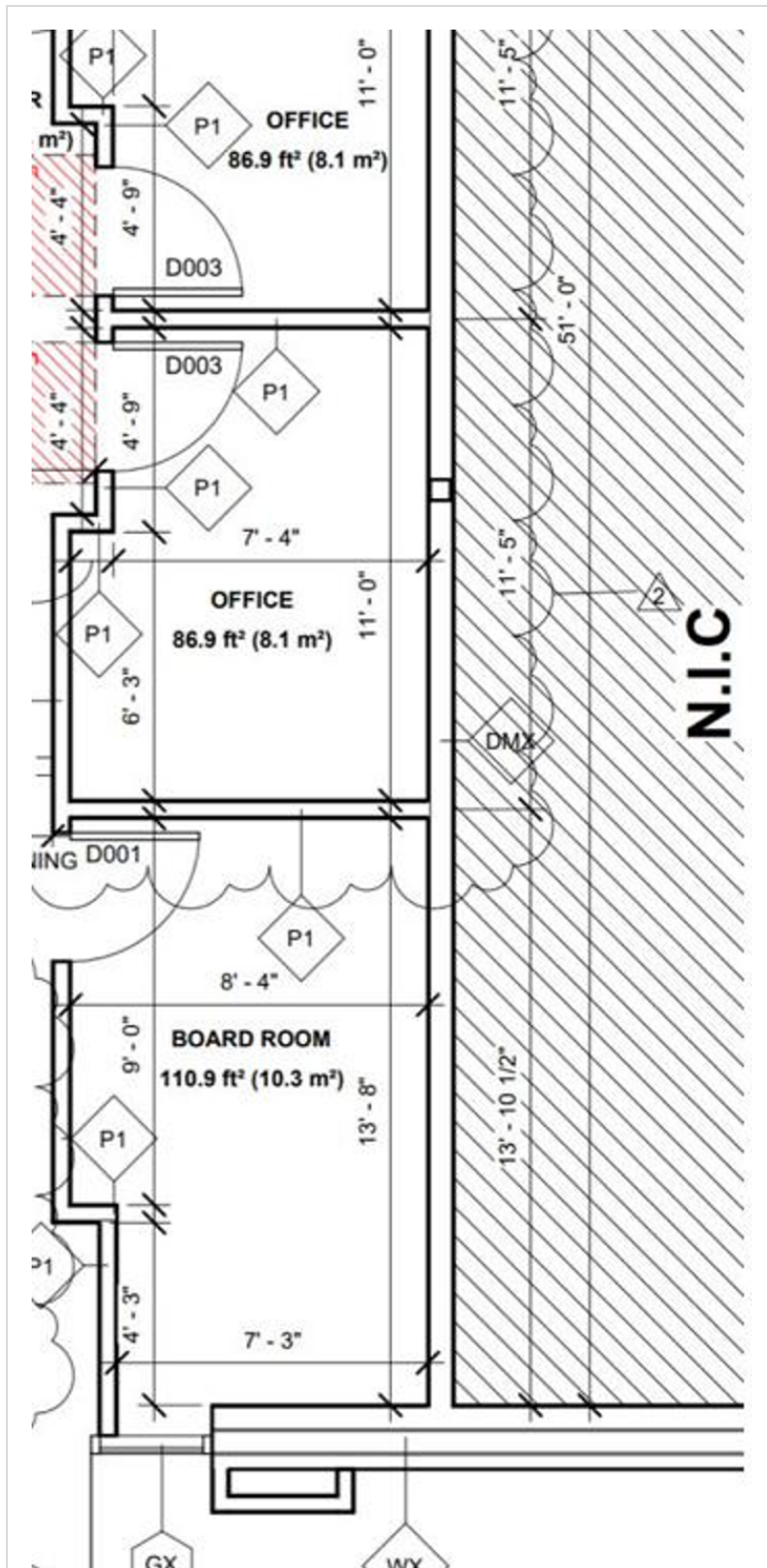
PROPERTY DETAILS

Municipal Address	503 Mistatim Way NW, Unit 102, Edmonton, AB T5L 2L5
Building	Icon Plaza — Professional & Medical Centre
Suite Type	Two private offices & one large office / boardroom, off shared corridor
Available Space	Office A — 86.9 SF Office B — 86.9 SF Large Office / Board Room — 110.9 SF Combined Total — 284.7 SF (available individually or together)
Rent Structure	Gross monthly, all utilities included
Parking	Ample on-site surface parking, front & rear
Possession	Immediate





SUITE 102 FLOOR PLAN



ROOM SCHEDULE & RENT

ROOM	SIZE	MONTHLY
Office A	86.9 SF	\$800
Office B	86.9 SF	\$800
Large Office (Board Room)	110.9 SF	\$1,000
Combined Total	284.7 SF	\$2,600

Gross monthly rent, all utilities included.

SUITE FEATURES

- All utilities included in monthly rent
- Shared barrier-free washroom on the floor
- Power-door operated suite entrance
- New flooring, lighting & paint throughout
- Available individually or as a combined suite
- Flexible, short lead-time possession