



For Lease

6328 104 St, Edmonton

Impressive Office with High End Finishings, up to 4,413 SF

Bruce Chu, BComm

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Offering Summary



High end
finishes



Exposure to
Calgary Trail



Abundant
natural light

Address	6328 104 St, Edmonton
Size	Main 1,770 SF Second 2,643 SF Total 4,413 SF
Zoning	Direct Development Control Provision - (DC1)
Lot Size	0.20 Acres
Floors	2
Parking	2 designated stalls and street parking
Signage	Pylon signage and digital billboard advertising potential
Available	30 days notice
Asking Rate	\$13.00/ SF
Additional Rent	Including all utilities, estimated \$7.50/ SF
Monthly Equivalent	\$3,025 - \$7,540 / month

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Highlights



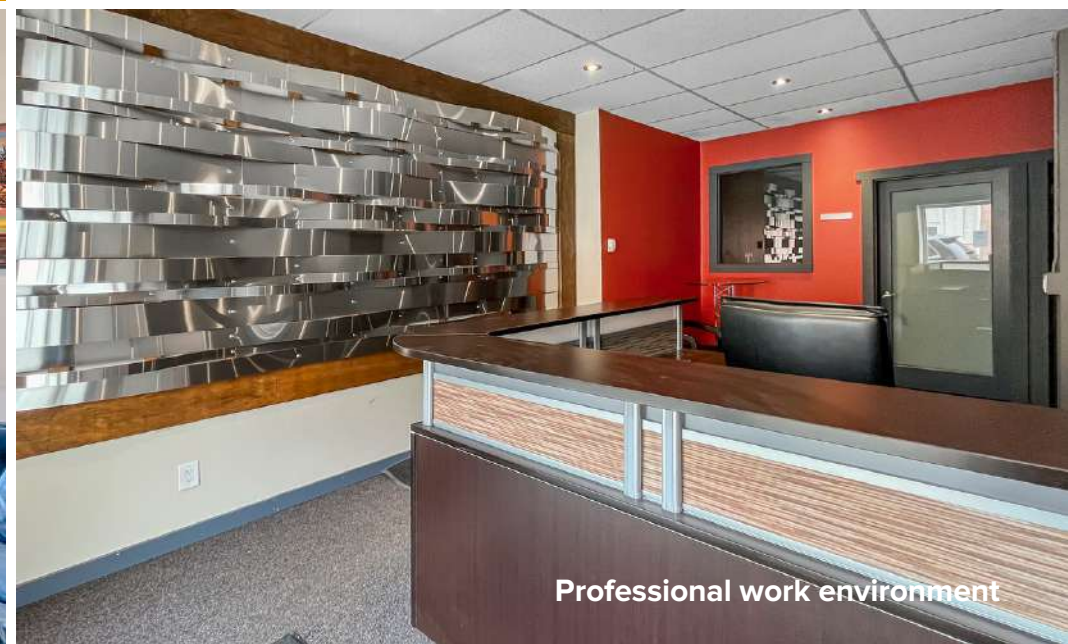
High end finishings



Excellent Exposure to Calgary Trail & Digital Advertising Potential



Abundant natural light



Professional work environment

6328 104 St, Edmonton

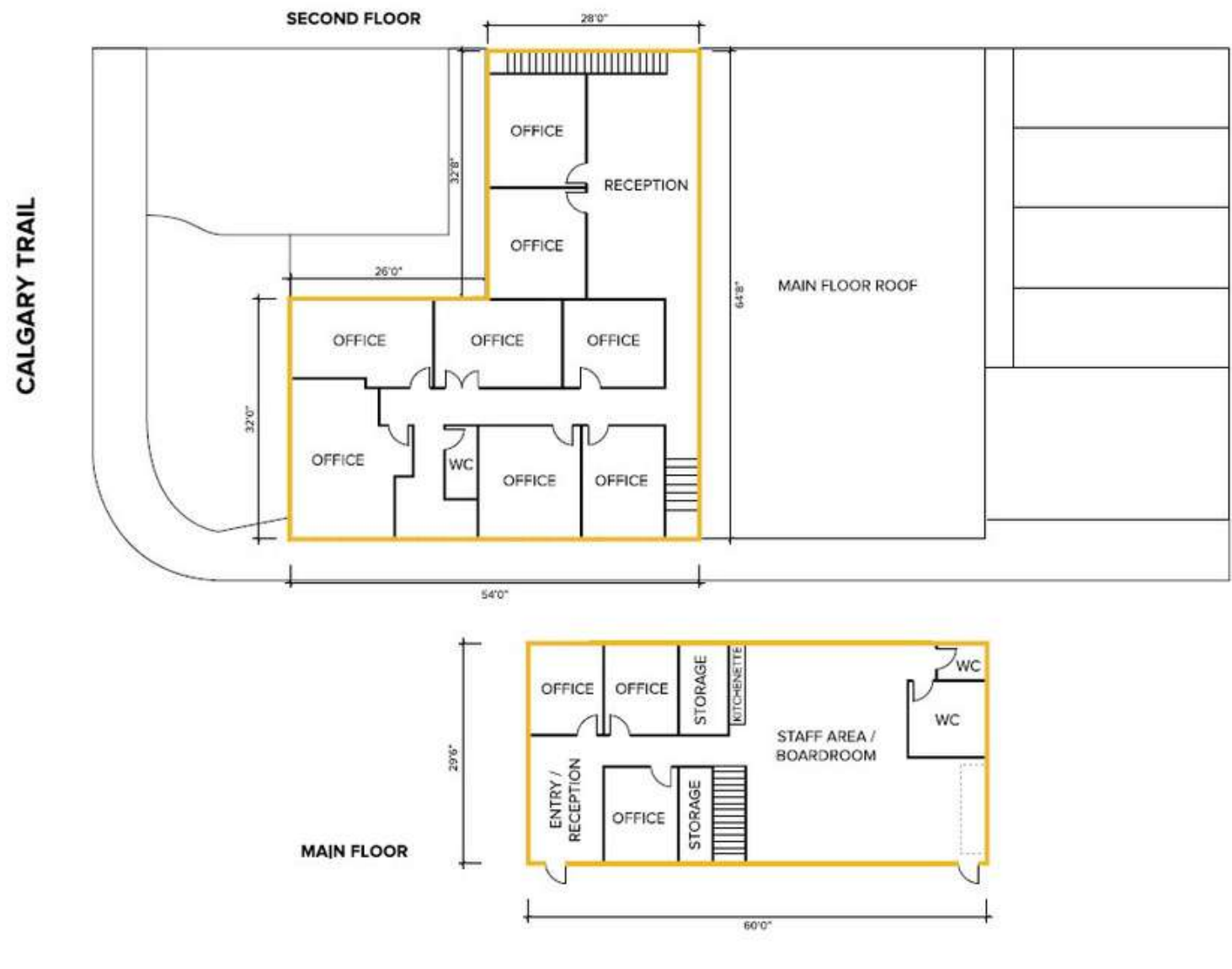


Modern design to leave an impression on your clients

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Floor Plan





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