

FOR LEASE

EASTGATE BUSINESS CENTRE

NAI Commercial



9362 - 49 STREET NW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 3,444 sq.ft.± office/warehouse
- Bonus mezzanine
- Currently demised into reception area, three private offices, two washrooms, mezzanine with open work areas, and balance is warehouse with 12' grade loading overhead door
- Vestibule entrance
- Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway

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Senior Associate

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NAI COMMERCIAL REAL ESTATE INC.
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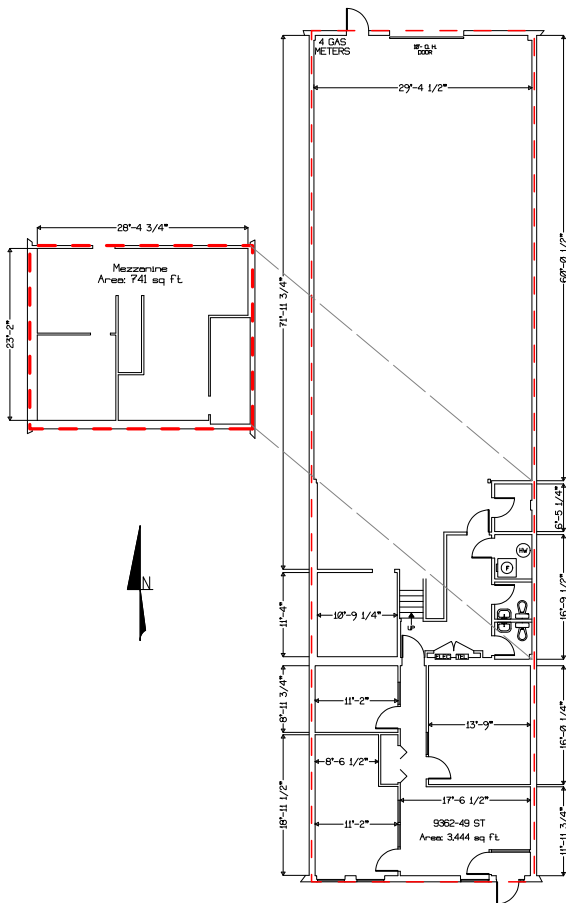
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ADDITIONAL INFORMATION

SIZE	3,444 sq.ft.± plus bonus mezzanine
LEGAL DESCRIPTION	Lot 3, 4, 5, Block 2, Plan 762 2073
ZONING	BE (Business Employment)
CEILING HEIGHT	16'± clear
LOADING	12' grade loading overhead door
POWER	3 phase; 100 amp (TBC by tenant)
AVAILABILITY	Immediately
NET LEASE RATE	Starting at \$9.25/sq.ft./annum (annual escalations apply)
OPERATING COSTS	\$6.42/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, management and exterior maintenance



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND NOT TO SCALE

