

FOR LEASE

MAIN FLOOR OFFICE SPACE

9333 37 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 1,077 sq ft ± and 2,378 sq ft ± of main floor office space (combined 3,455 sq ft ±)
- Modern office space features reception area, 8 offices, kitchenette, washroom and storage
- Optional 1,500 sq ft ± of storage area is available
- Designated parking and street parking available
- Conveniently located on the southside with excellent access to 91st Street & Whitemud Drive

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RECEPTION AREA



OFFICE



AMPLE NATURAL LIGHT



BOARDROOM

Property Details & Financials

MUNICIPAL ADDRESS	9333 37 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7621409; Block: 20; Lot: 2
ZONING	BE (Business Employment)
SIZE	1,077 sq ft ± and 2,378 sq ft ± (combined 3,455 sq ft ±)
HVAC	Forced air and air conditioning
LIGHTING	Fluorescent
PARKING	7 Designated stalls (street parking available)
SIGNAGE	Facade
LEASE RATE	\$15.25/sq ft
OP COSTS	\$6.50/sq ft (Includes property taxes, insurance, CAM & utilities)
POSSESSION	Immediate

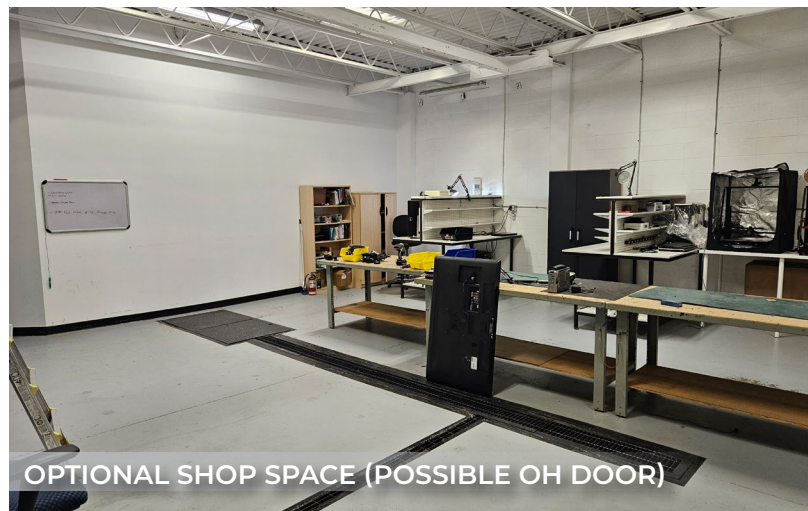
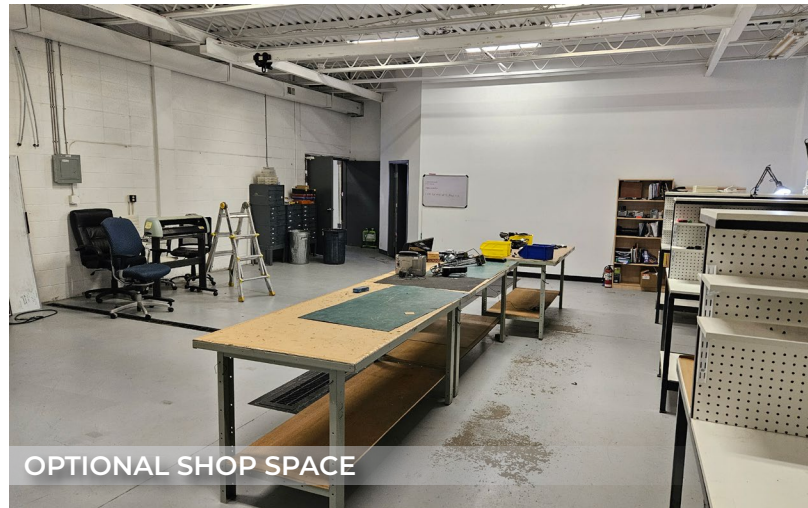
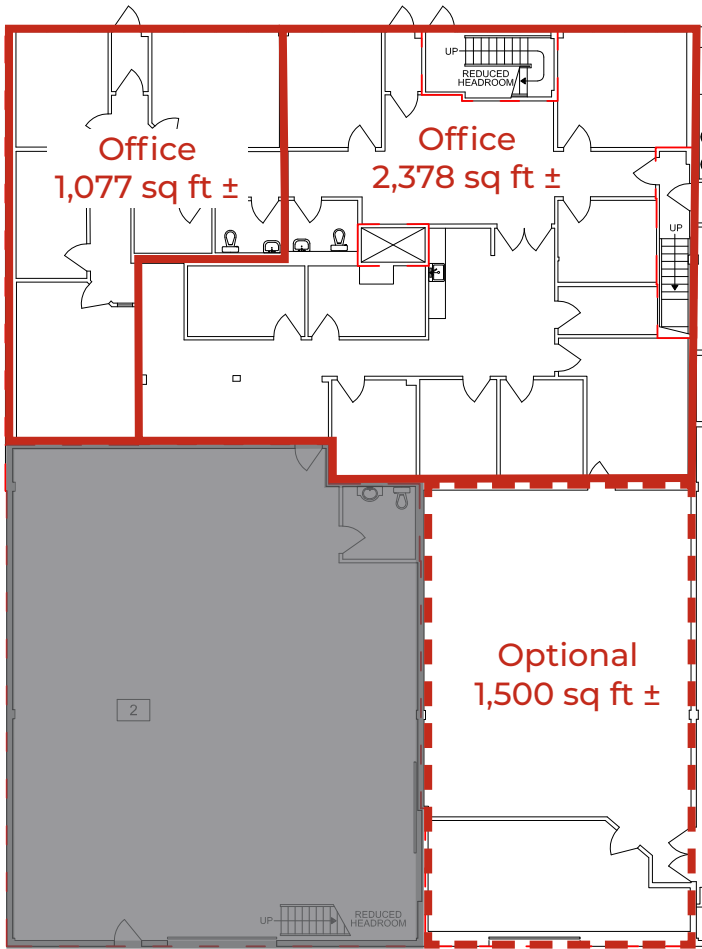


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ADDITIONAL INFORMATION

- 2,378 sq ft space includes a reception area, 1 washroom, 8 offices, a kitchenette and storage
- 1,077 sq ft space includes 4 offices and 1 washroom
- Features large windows for ample natural light
- Separate entrance

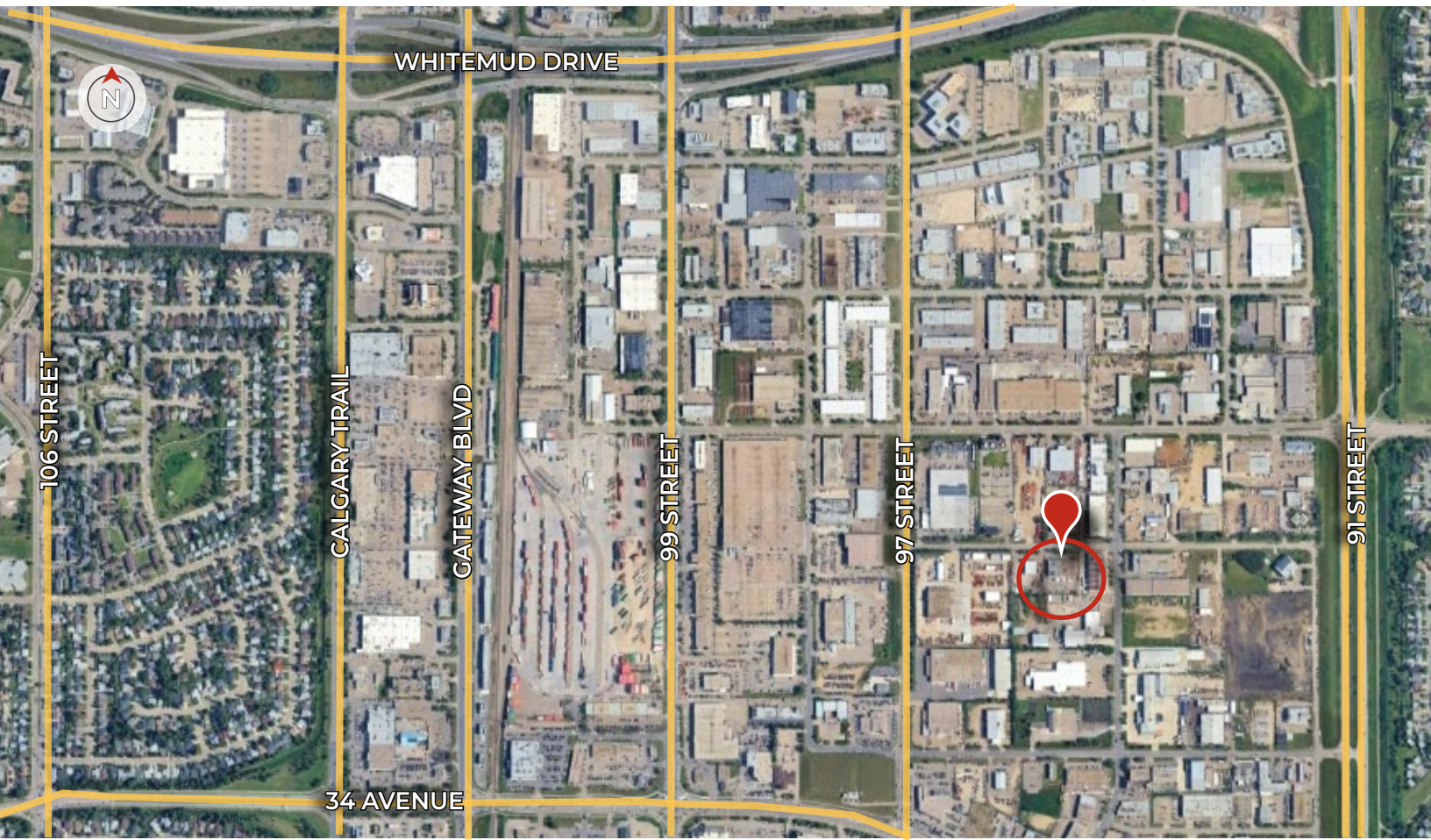


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Quality Based on Results, Not Promises.



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