

FOR LEASE

EASTGATE BUSINESS CENTRE

NAI Commercial



**UP TO 6 MONTHS NET FREE RENT
WITH 5 YEAR LEASE TERM - OAC**

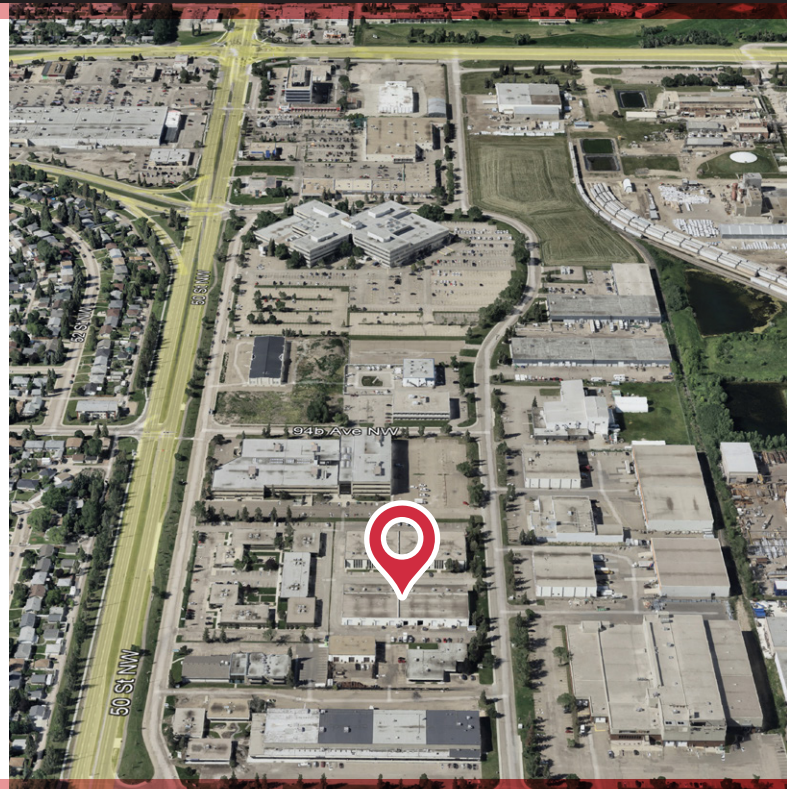
210, 9356 - 49 STREET NW | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 866 rentable square feet±, demised into 2 offices, storage room/server room, reception area, and kitchenette
- Walk-up (no elevator)
- Air conditioned
- Common area washrooms
- Immediate access to Sherwood Park Freeway, and Whitemud Freeway via 50th Street

KAREN CHAYKA

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



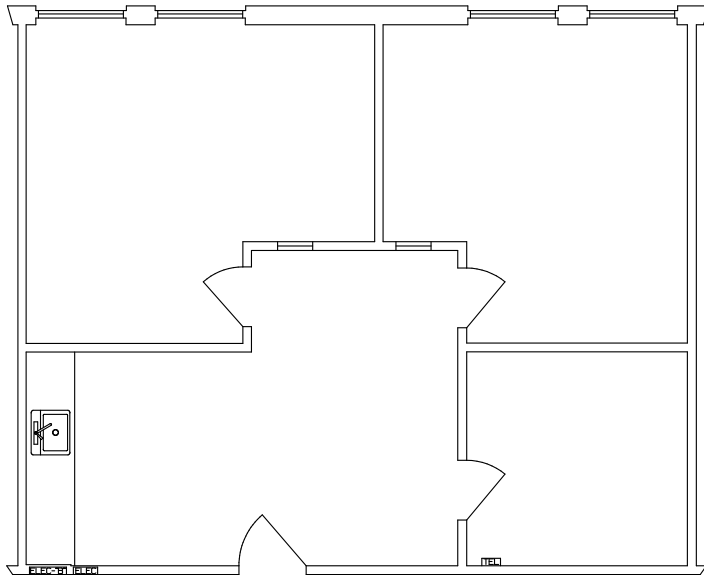
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ADDITIONAL INFORMATION

SIZE AVAILABLE	866 sq.ft.±
LEGAL DESCRIPTION	Plan 7622073 Blk 2 Lot 3
ZONING	Business Employment (BE)
NET LEASE RATE	Starting at \$5.00/sq.ft./annum
OPERATING COSTS	\$12.30/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, management fees and utilities (power, water, gas)



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



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