

SUBLEASE

±8,272 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



8339 Roper Road NW, Edmonton, AB

FLEX SPACE

Property Highlights

- Well-appointed showroom with quality office build-out, kitchenette, and multiple washrooms
- Professionally managed property
- Forced-air heating, high ceilings, and security system in place
- Convenient access to 75 Street and Whitemud Drive
- Sublease term through March 31, 2030



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

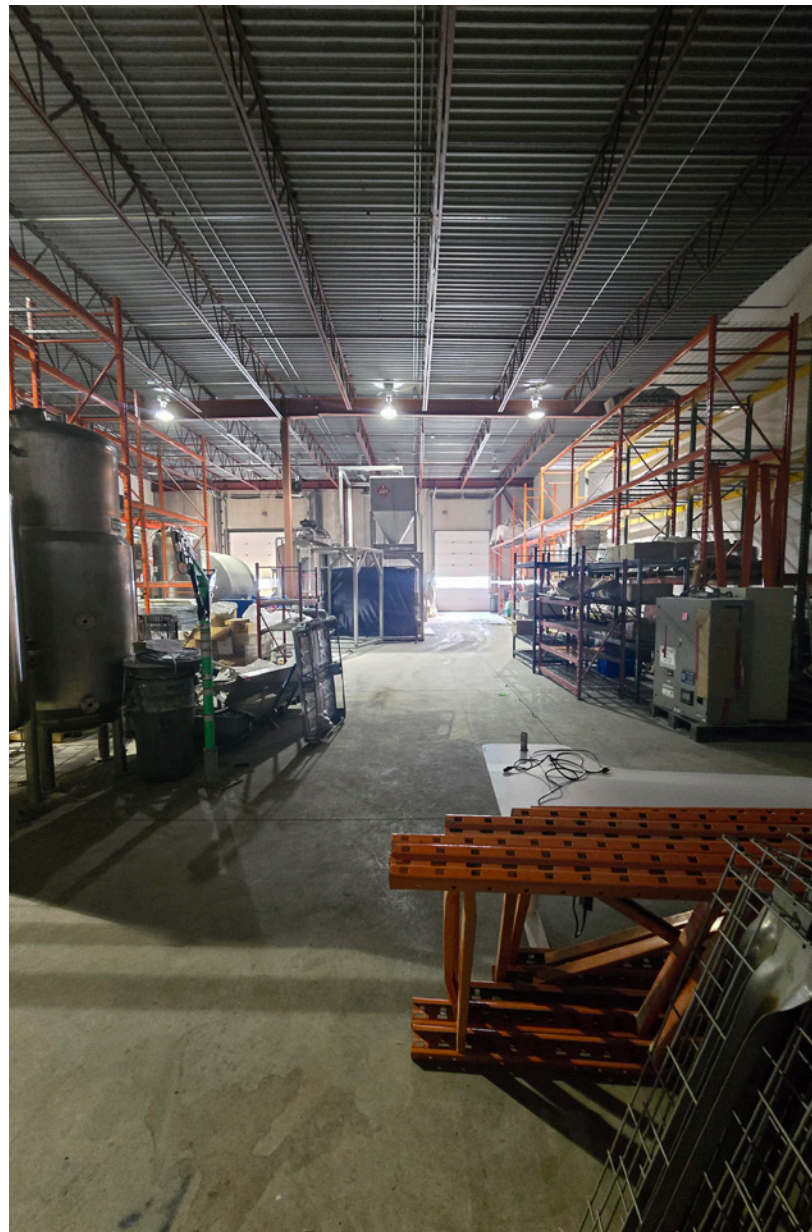


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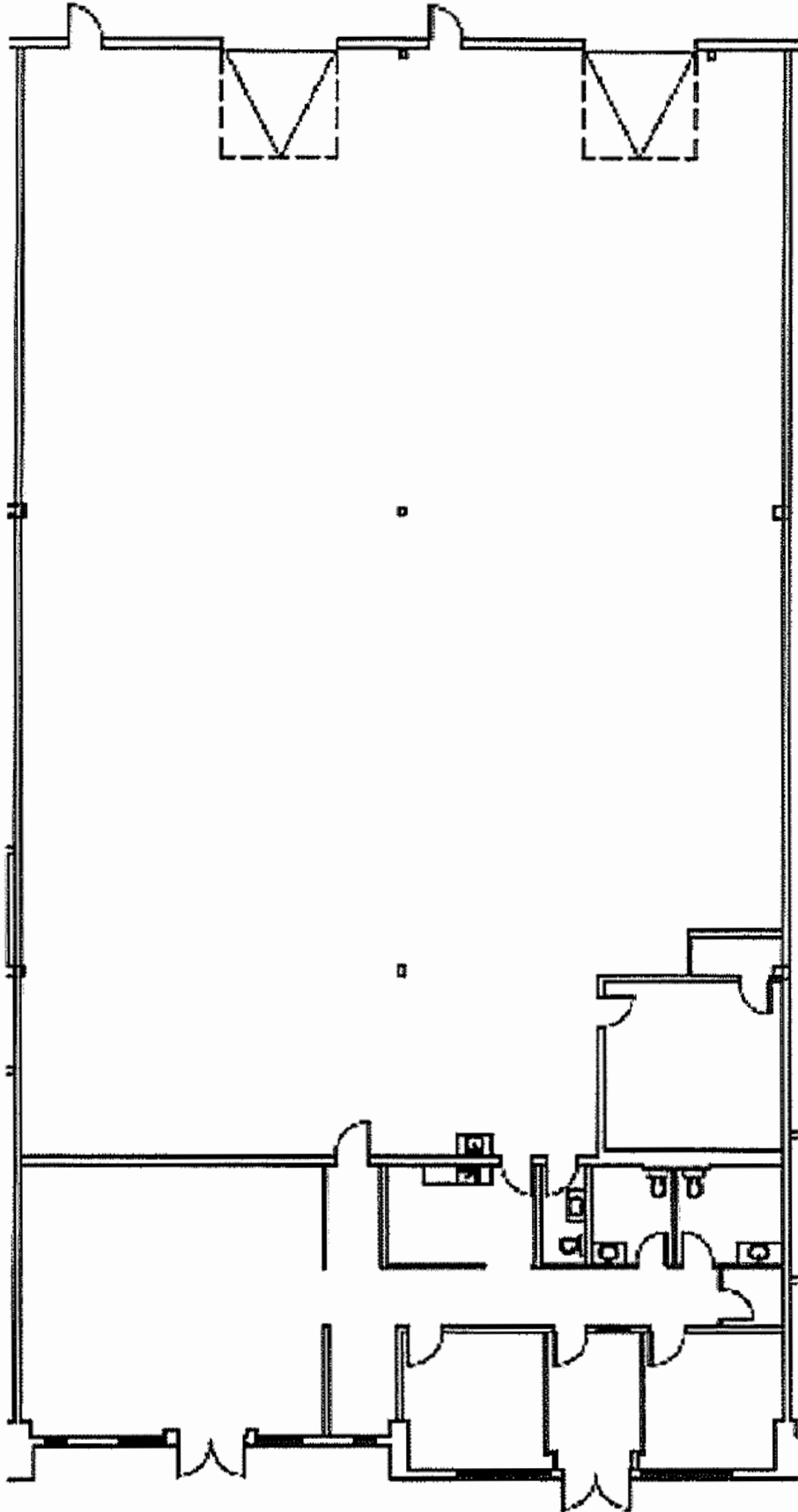


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Floor Plan



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Property Information

Municipal Address: 8339 Roper Road NW, Edmonton, AB

Size: 8,272 Sq. Ft. (+/-)

Zoning: DC2 (Development Control)

Parking: Paved surface

Power: 200 Amp 120/208 Volt 3 Phase TBC

Ceiling Height: 20' Clear

Loading: (2) 14'X 14' Grade

Possession: Immediate/negotiable

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Lease Rate: \$10.00/Sq. Ft. (Starting)

Op Costs: \$8.86/Sq. Ft.

Contact

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