

FOR LEASE

VENTURE LAW BUILDING

NAI Commercial



9440 - 49 STREET | EDMONTON, AB | ECONOMIC OFFICES

PROPERTY HIGHLIGHTS

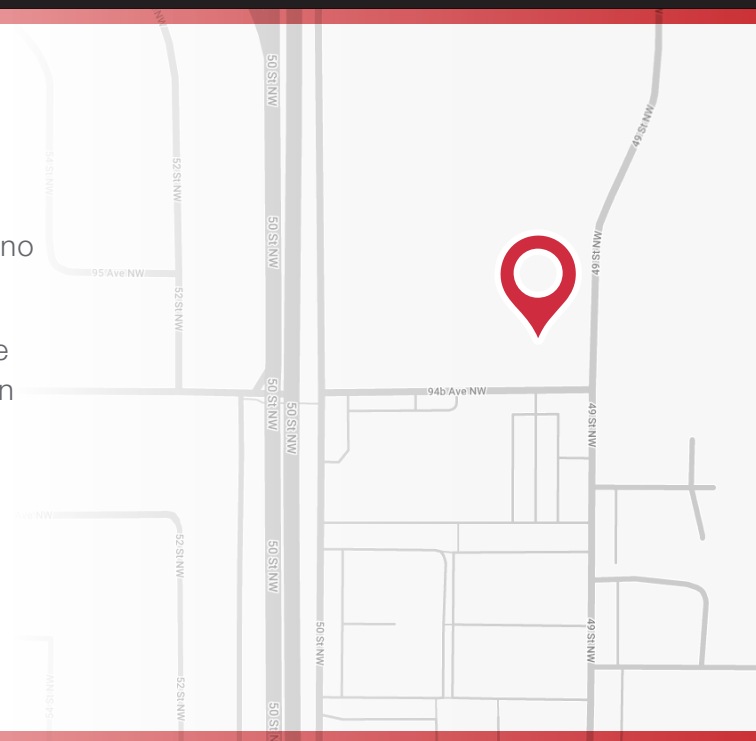
- Economic functional office spaces
- Well maintained professional building located in Capilano area within east Edmonton corridor
- Convenient access to the Yellowhead Highway and the Anthony Henday Freeway and 10 minutes to downtown
- Close to retail amenities and public transportation

VINCE CAPUTO MBA, SIOR

Partner

780 436 7624

vcaputo@naiedmonton.com



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



780 436 7410



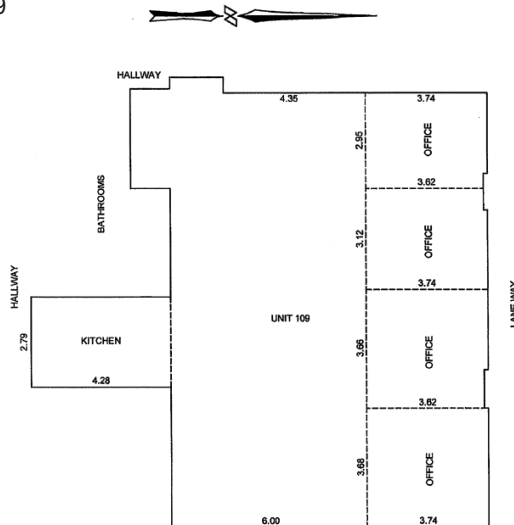
NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7622073, Block 3, Lot 7
SIZE	Unit 109: 1,813 sq.ft.± Unit 220: 3,103 sq.ft.± - Available Jun 1/26
ZONING	Business Employment (BE)
LEASE TERM	Negotiable
LEASE RATE	\$5.50/sq.ft./annum
OPERATING COSTS	\$9.15/sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance, management fees, heat, water and power



UNIT 109



UNIT 220 - AVAILABLE JUNE 1, 2026

