FOR LEASE

SECOND FLOOR OFFICE

15334 - 123 AVENUE | EDMONTON, AB

QUICK POSSESSION!

Situated on a high traffic thoroughfare in Gagnon Estate Industrial, this second floor office features:

- ± 900 square feet of air conditioned space, demised into 3 private offices, an open concept area and a washroom
- 1 parking stall at the front of the building, and random stalls on the west side of the property
- Complimentary internet included
- Opportunity to have the space furnished or unfurnished

Carla Voss, BA (ADV)
Associate | Industrial Sales & Leasing
P: 780 818 7118 E: carla@hcrgroup.ca

HCR | HUGHES COMMERCIAL REALTY GROUP

RE/MAX COMMERCIAL CAPITAL

FOR LEASE | SECOND FLOOR OFFICE SPACE

MUNICIPAL
Second Floor, 15334 - 123 Avenue NW
Edmonton, Alberta

NEIGHBOUR
Gagnon Estate Industrial

SIZE
± 900 SF Office

FEATURES
Renovated, Air Conditioning, 1 Washroom, 3 Private Offices, Open Concept Area and Complimentary Internet

PARKING
1 designated in front, up to 3 random on west side

ZONING
IM - Medium Industrial ⓘ

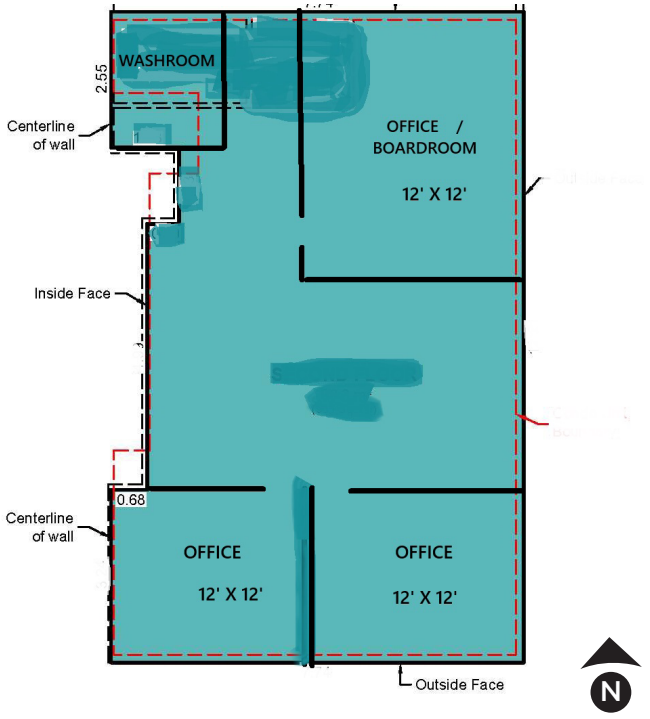
AVAILABLE
Immediately

TERM
Preference of a minimum 3-year term

GROSS LEASE RATE: $1,100/MONTH + GST

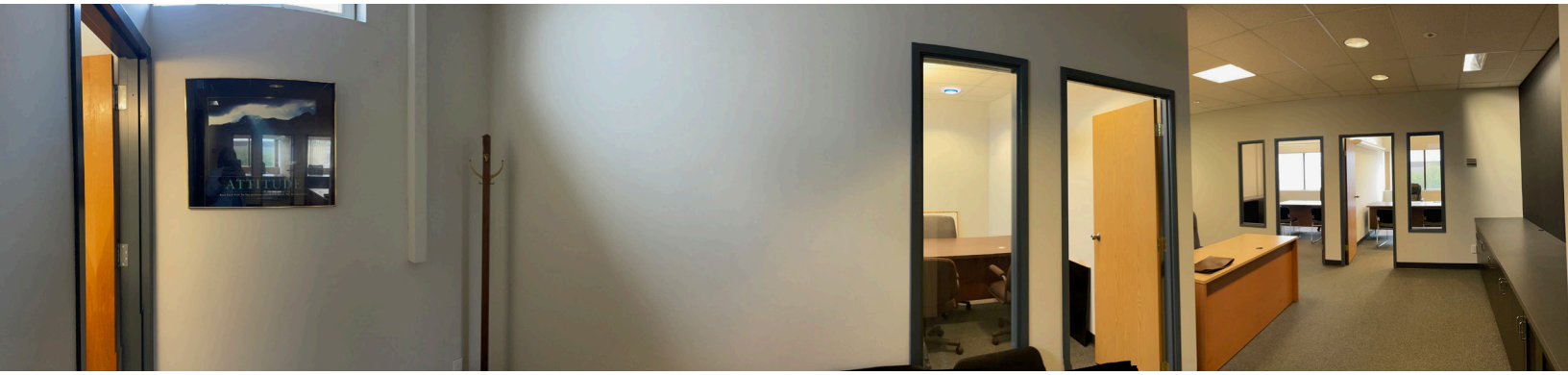
Includes: building insurance, property taxes, utilities (water, sewer, power, gas, internet) management, repairs & maintenance, landscaping/snow removal

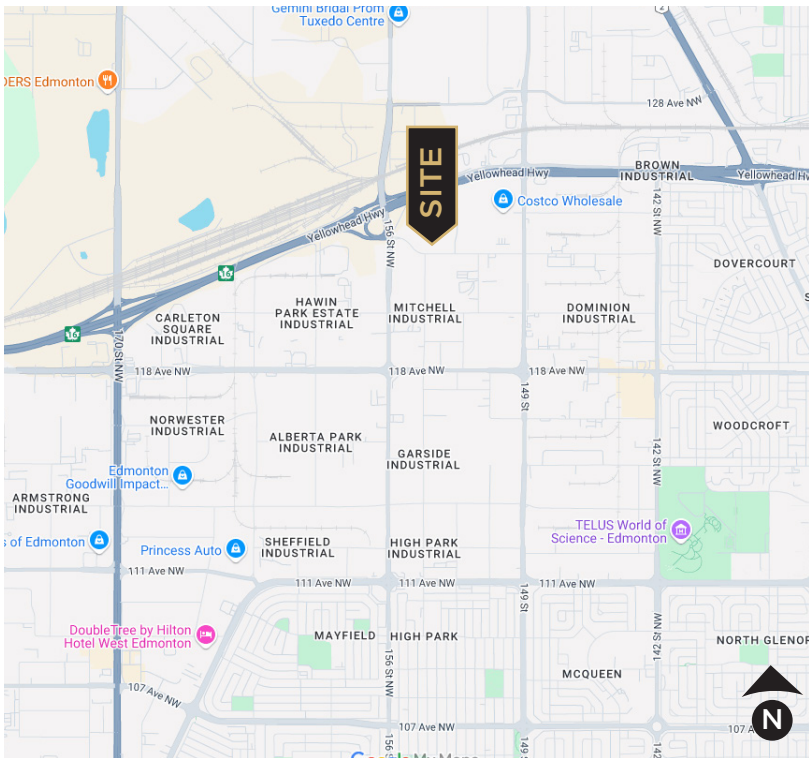
FLOOR PLAN



The floor plan is provided for illustrative purposes only and is not to scale.

FOR LEASE | SECOND FLOOR OFFICE SPACE





IDEAL USES

Accountant, Engineer, Computer Programmer/ Service and other complimentary office businesses to the industrial market.

NEIGHBOURHOOD POPULATION (5 KM | 2023)	99,415
5-YEAR GROWTH FORECAST (5 KM | 2023-2028)	2.9%
AVERAGE HOUSEHOLD INCOME (5 KM | 2023)	$100,524
TRAFFIC COUNTS 156 STREET NW & 123 AVENUE NW (2018)	30,100

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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