

**REDUCED RATES WELL BELOW MARKET: \$7.00 PSF**



The Landlord may consider a new head lease and is open to providing additional head lease term beyond the sublease

**FOR MORE INFORMATION**

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**16,690 sf with dock & grade loading**



Located in Cityview Business Park



Two rows of parking available in front of the building



In close proximity to many major road arterials:

- Whitemud Drive: **3 minutes**
- Sherwood Park FWY: **4 minutes**
- 75 Street: **4 minutes**

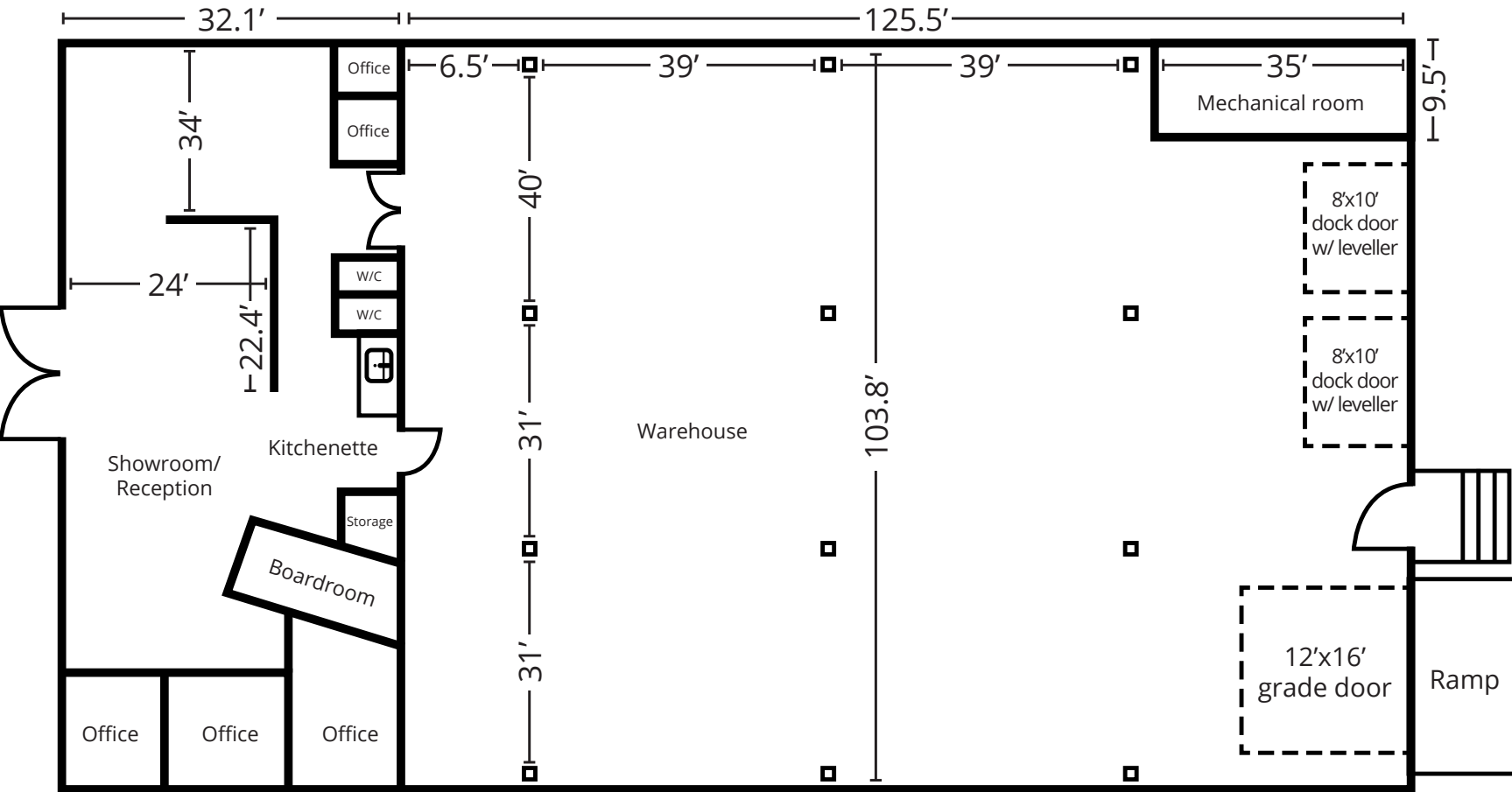
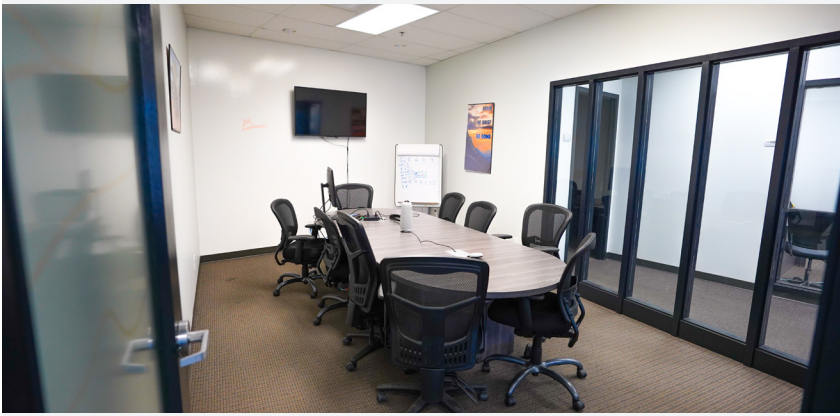


FOR SUBLEASE

# 6322

## ROPER ROAD

Legal description:	Plan 0421184, Block 8, Lot 17
Municipal address:	6322 Roper Rd NW, Edmonton, AB
Building size:	Office/showroom: ± 3,396 sf Warehouse: ±13,278 sf Total: 16,690 sf
Zoning:	BE - Business Employment
Loading:	1 ramped to grade - 12'x16' 2 dock with levellers - 8'x10'
Ceiling height:	24'
Rental rate:	\$7.00 psf
Operating costs:	\$3.22 psf
Property taxes:	\$4.18 psf
Available:	July 1st and 30 days thereafter
Sublease expiry:	February 28, 2027
Additional notes:	Security system in place Air conditioning throughout office & Showroom



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### SHOWROOM

Approx. 1,117 sf

- 2 sales offices, not fully enclosed (pony wall)

### OFFICE

Approx. 2,279 sf

- 1 large boardroom
- 3 enclosed offices
- Kitchenette
- 1 storage closet
- 2 single washrooms

### WAREHOUSE

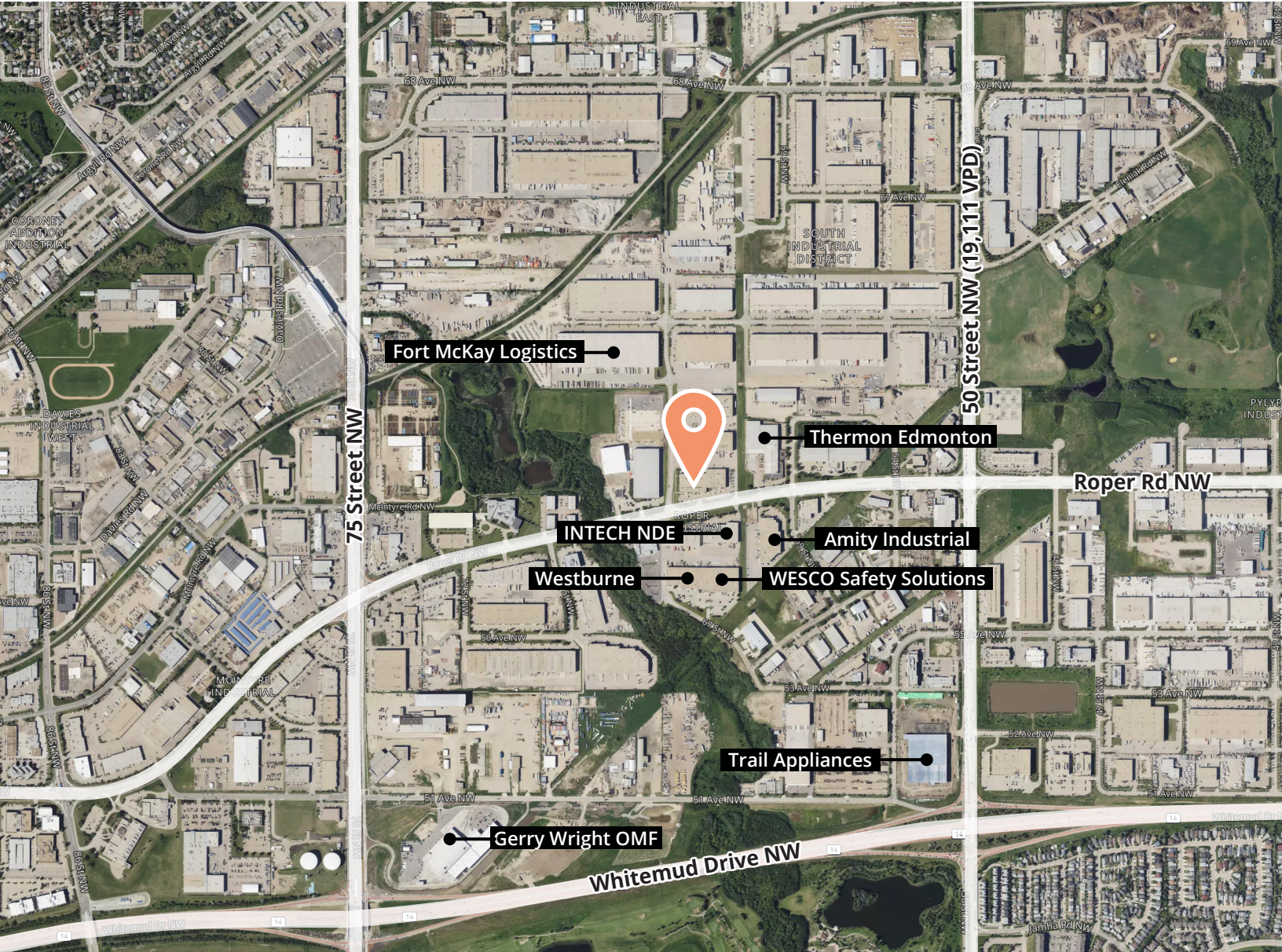
Approx. 13,278 sf

- 1 washroom
- 1 make up air unit (11,000 CFM)
- Drain at grade loading
- Sprinklered
- 4 gas fired unit heaters
- Ceiling Fans
- Gas detection system



FOR SUBLEASE

6322 Roper Road  
Edmonton, AB



## Get in touch

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