

FOR LEASE

LONG AND MCQUADE SOUTH

NAICommercial



9225 - 28 AVENUE | EDMONTON, AB | MAIN FLOOR OFFICE/RETAIL

PROPERTY DESCRIPTION

- Move in ready main floor office or retail space on the south side
- Comprised of reception/open area, three private offices, large training room and kitchenette area
- Professionally landscaped and architecturally designed property
- Available immediately
- Fully air conditioned
- Pylon signage available, subject to availability, at market rates

CHAD SNOW

Broker, President
780 436 7410
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KARI MARTIN

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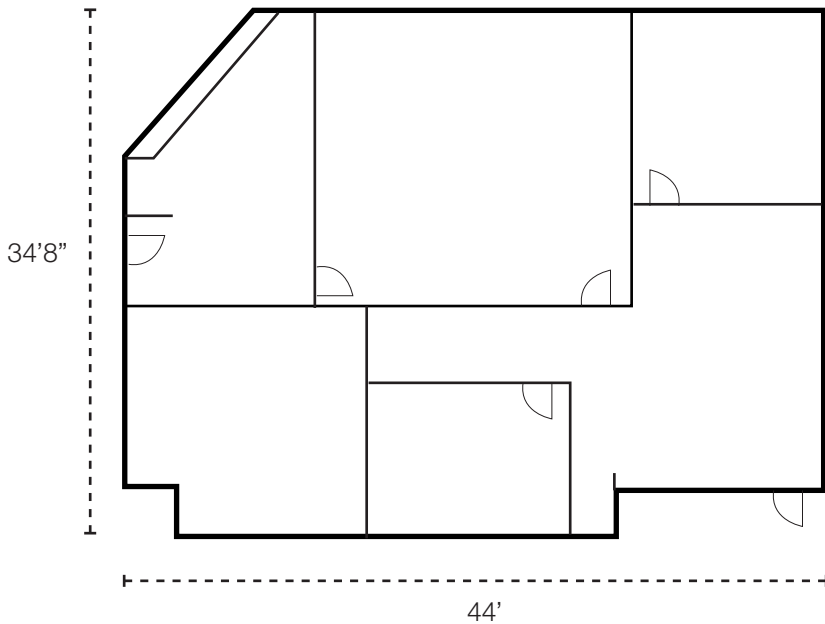
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,500 sq.ft.±
LEGAL DESCRIPTION	Plan 7620561, Block 9, Lot 1
ZONING	BE (Business Employment)
AVAILABLE	Immediately
LEASE TERM	Three to ten years
GROSS LEASE RATE	\$32.00 per sq.ft. per annum (2026 base year) Includes rent, building insurance, common area maintenance, property taxes, management fees, and utilities (gas, power and water)



NORTH ➔



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE AND NOT EXACT

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