

FOR LEASE

MCNAMARA WEST

NAICommercial



17214 - 106A AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- End cap developed office/warehouse bay on the west side of Edmonton
- Currently comprised of large open showroom, two offices, and warehouse area
- Large grade level overhead door
- Energized parking
- Professional management

CHAD SNOW

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

SIZE	2,772 sq.ft.±
LEGAL DESCRIPTION	Plan 7621205, Block 6, Lots 6 & 7
AVAILABLE	Immediately
LOADING	14'x14' grade loading door
CEILING HEIGHT	16'6"± to truss, 18'4"± to deck
POWER	TBD
ZONING	BE (Business Employment)
LEASE TERM	Three to ten years
NET LEASE RATE	\$11.00 per sq. ft. per annum
OPERATING COSTS	\$8.71 per sq. ft. (2025 estimate) Includes building insurance, property tax, common area maintenance, management fees and water.

