

**FOR LEASE**

**NAI Commercial**

YEG INTERNATIONAL AIRPORT - MAIN FLOOR OFFICE

**RATE  
REDUCED  
NOW: \$7.00 PSF**

**4552 - 36 STREET EAST | LEDUC COUNTY, AB**

**PROPERTY DESCRIPTION**

- 2,108 sq.ft.± main floor office space for lease
- Available immediately
- Ready for tenant improvements
- Easy access off QEII Highway and nearby Leduc/Nisku Industrial areas



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NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7622428 Lot 83/84/85/86/87
SIZE	2,108 sq.ft.±
ZONING	Edmonton International Airport
HEATING	Rooftop HVAC and Natural Gas Fired Unit Heaters
POWER	500A, 277/480V, 3 phase, 4 wire (To be verified per unit)
LIGHTING	T8 Fluorescent
PARKING	Standard Parking Stalls: 90
YEAR BUILT	1978-1979
NET LEASE RATE	\$10.50/sq.ft./annum <b>Reduced to \$7.00/sq.ft./annum</b>
OPERATING COSTS (2026)	\$7.35/sq.ft./annum includes building insurance, common area maintenance, property taxes and management fees

