

# Nisku Space for Lease

1605 - 13<sup>th</sup> Street  
Nisku, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Gross Lease Rate! | 1,500 - 4,000 SF



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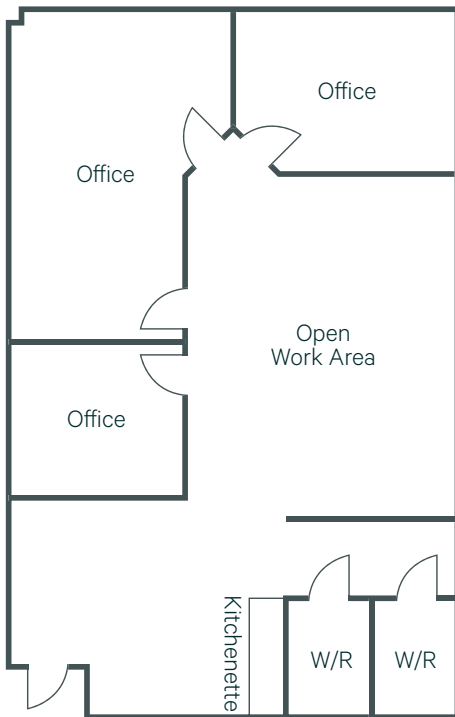
Located in the heart of North Nisku's industrial hub, this high-quality office build-out is ideal for businesses seeking a functional and professional workspace. The property provides excellent accessibility, with convenient connections to Highway 625, Airport Road, and the QEII Highway—ensuring seamless transportation and logistics. The property is a prime leasing opportunity for companies looking to establish or expand their presence in one of Alberta's most active industrial corridors.

Legal Address	Plan 1222667; Block 4; Lot 10
Zoning	DC - Direct Control
Total Available Area	4,500 sq. ft.
Available Area (per unit)	1,500 sq. ft.
Power	To be confirmed

Air Conditioning	Yes
Lighting	LED
Parking	Surface
Gross Lease Rate	\$16.00 per sq. ft. / annum
Available	Immediately

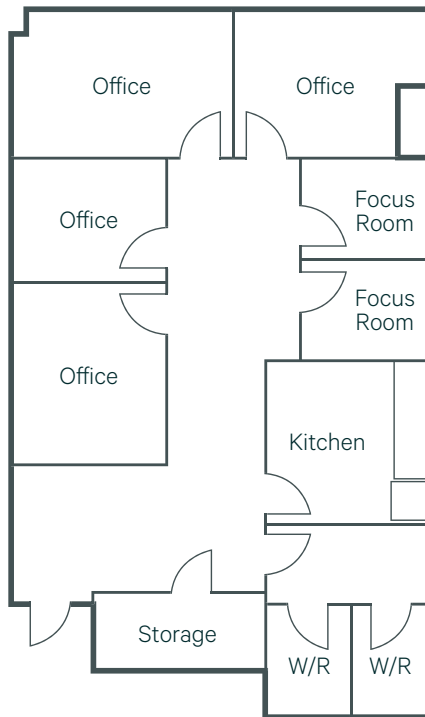
## Floor Plans

### Main Floor Unit



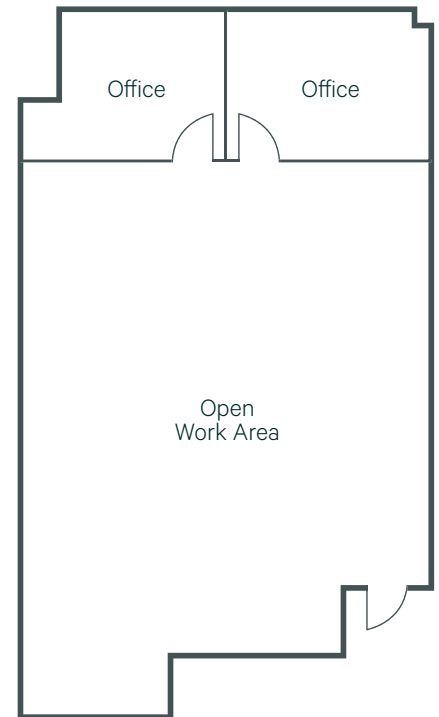
[Click here for virtual tour](#)

### 2nd Floor Unit 1

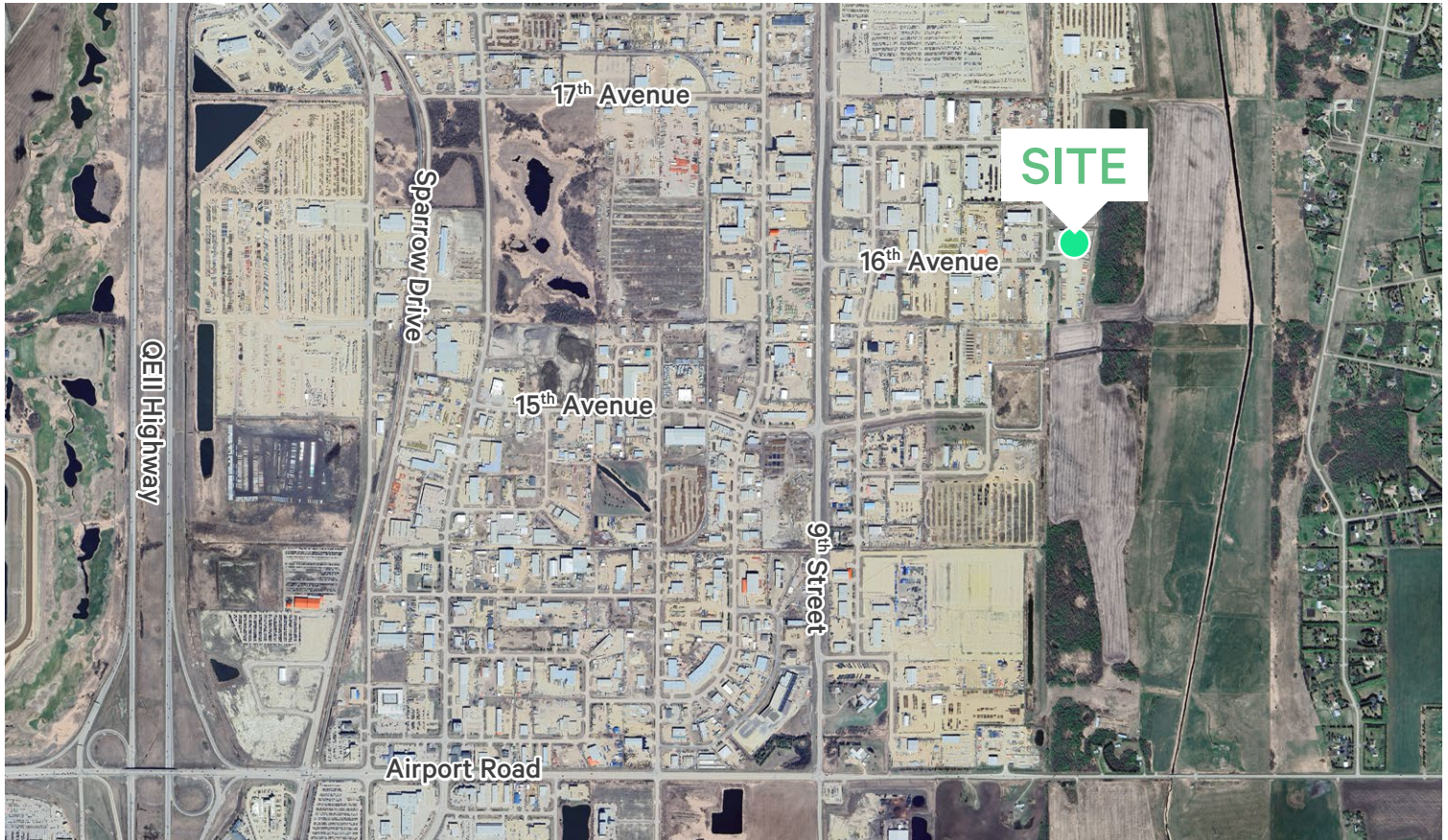


[Click here for virtual tour](#)

### 2nd Floor Unit 2



[Click here for virtual tour](#)



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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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