

# FOR SUBLEASE

## SHEFFIELD OFFICE SPACE

NAI Commercial



15712 - 112 AVENUE NW | EDMONTON, AB | SECOND FLOOR OFFICE

### PROPERTY DESCRIPTION

- Rare opportunity to occupy full floor at only 4,843 sq.ft.±
- Second floor currently configured as reception, 5 offices, board room, large bullpen area, lunchroom and washrooms
- Fenced and secured parking lot/storage area
- Easy access to 156 Street and Yellowhead Trail and close proximity to public transportation



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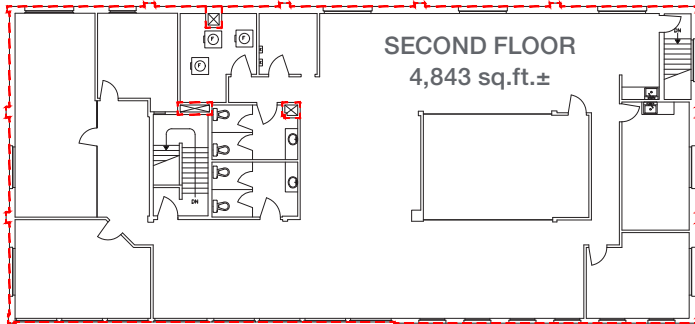
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### ADDITIONAL INFORMATION

AVAILABLE SIZE	Second Floor:	4,843 sq.ft.±
LEGAL DESCRIPTION	Plan 1323624, Block 1, Lot 13-22	
ZONING	IM (Medium Industrial)	
YEAR BUILT	1962	
CEILING HEIGHT	14'	
POWER	TBC	
SUBLEASE EXPIRY	May 31, 2028* Headlease could be made available – Contact listing agent	
SUBLEASE RATE	Negotiable	
OPERATING COSTS	\$4.66/sq.ft (2025 estimate) Includes property tax, building insurance, common area maintenance, and management fees	



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

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