

FOR SUBLEASE

SECOND FLOOR OFFICE SPACE

NAI Commercial



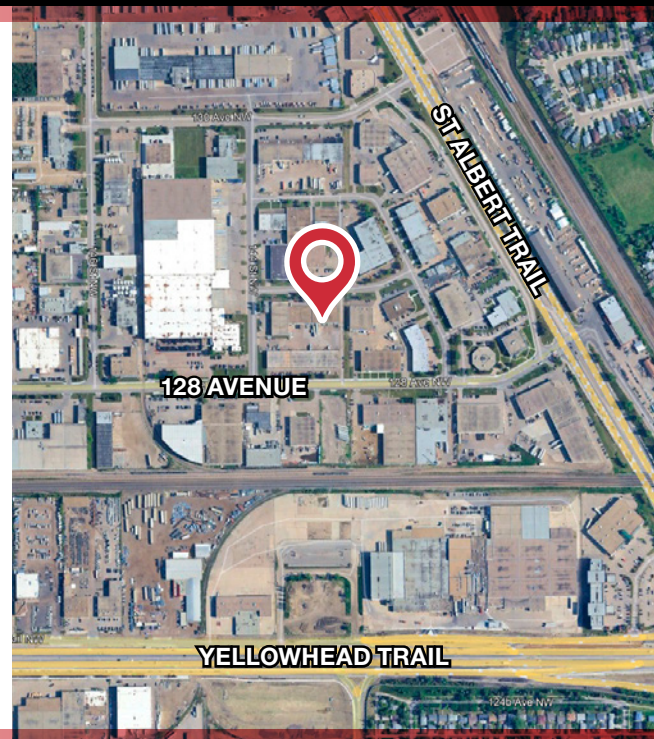
14207 - 128A AVENUE | EDMONTON, AB | OFFICE

PROPERTY HIGHLIGHTS

- Well-lit office space featuring expansive floor-to-ceiling windows
- Plenty of on-site parking available
- Includes two spacious private offices, an open work area, and a washroom
- Conveniently located with quick access to St. Albert Trail and Yellowhead Highway

COLTON COLQUHOUN

Associate Broker
780 830 9120
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



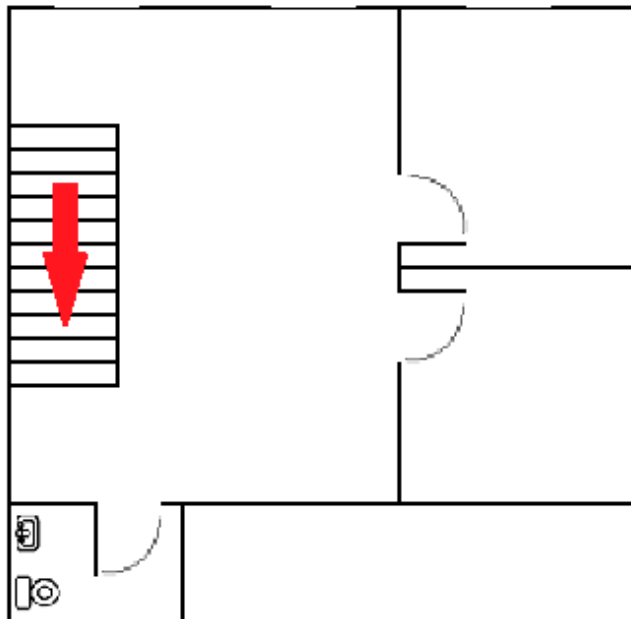
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ADDITIONAL INFORMATION

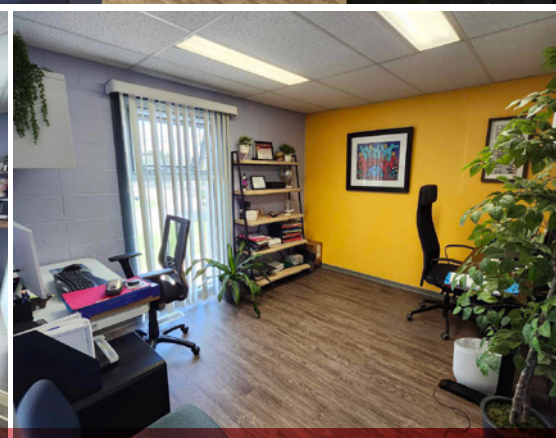
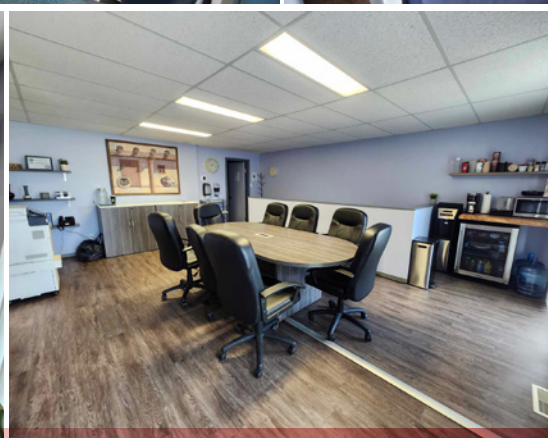
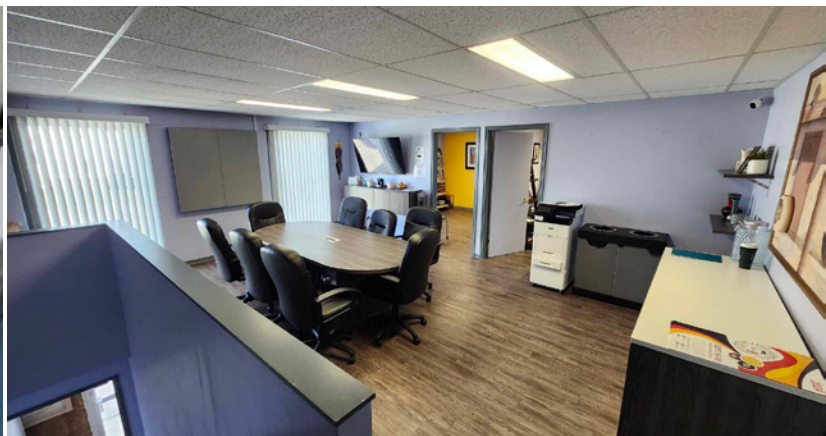
SIZE AVAILABLE	700 sq.ft.±
LEGAL DESCRIPTION	Plan 5424RS Blk 4 Lot 8, 9
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
GROSS RENTAL RATE	\$1,400/month (2025) includes property taxes, building insurance, common area maintenance, management fees and utilities - gas, power and water



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FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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