

FOR LEASE

±4,750 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



6% FEE TO COOPERATING BROKERS
UP TO 12 MONTHS OF FREE BASIC RENT ON
A 5-YEAR TERM FOR QUALIFIED TENANTS.

9943 - 109 Street, Edmonton, AB

SECOND-FLOOR OFFICE SPACE

Property Highlights

- High exposure location fronting 109 Street
- 4 free underground parking stalls included in the lease
- Well-appointed professional office space with West facing windows and skylights
- Located on major bus and transit routes
- Walking distance from major downtown amenities



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Second-floor Office Space

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Property Information

Municipal Address: 9943 109 Street, Edmonton, AB

Size: Main ±370 Sq. Ft.

Second ±4,392 Sq. Ft.
±4,750 Sq. Ft.

Zoning: CMU (Commercial Mixed Use)

Parking: 4 Free Underground Stalls Included

Power: 225 Amp | 220 V | 3 phase (TBC)

Possession: Immediate/negotiable

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Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$13.50 includes TMI, condo fees, utilities

Contact

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