

FOR LEASE

BELWOOD OFFICE

NAI Commercial



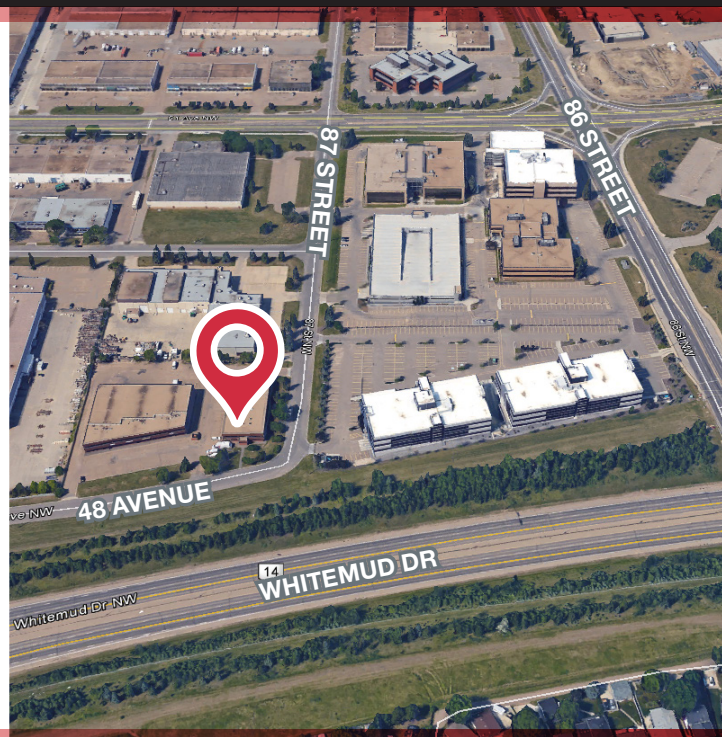
4812 - 87 STREET | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- From 1,597 sq.ft.±
- Central south Edmonton location, just off of Whitemud Freeway
- Corner units available
- Main and second floor units available

KIM SARNECKI

Partner
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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

AREAS AVAILABLE #111, 4812 - 87 St: 2,299 sq.ft. Main - Available Jul 1/26
 #150, 4812 - 87 St: 5,500 sq.ft. Main (TBC)
 #260, 4812 - 87 St: 2,974 sq.ft. 2nd
 #270, 4812 - 87 St: 1,597 sq.ft. 2nd

NET LEASE RATE Main Floor: Starting from \$12.00/sq.ft./annum net
 2nd Floor: Starting from \$10.00/sq.ft./annum net

OPERATING COSTS \$7.97/sq.ft./annum (2025 budget) includes property tax, building insurance, common area maintenance, management fees, gas, water and power.

AVAILABILITY Immediate

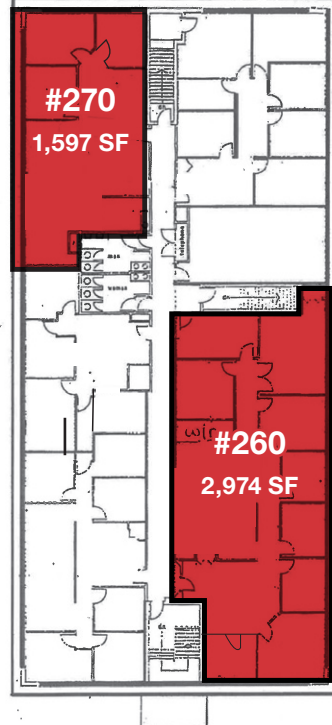
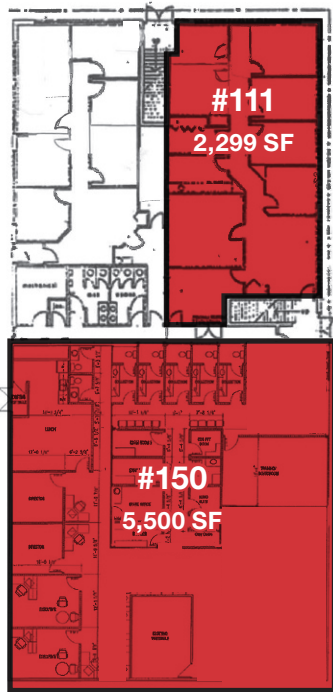
PARKING On site and street parking

ZONING Business Employment (BE)



MAIN FLOOR

SECOND FLOOR



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