

**FOR LEASE**

WEST END OFFICE SPACE

**NAI**Commercial



**200, 10743/47 - 180 STREET | EDMONTON, AB | 2ND FLOOR OFFICE**

**PROPERTY DESCRIPTION**

- Strategically located in West Edmonton
- Fully developed office space with 5 offices, reception area, open area for cubicles, 2 kitchenettes, 2 private washrooms
- Double row surface parking
- Well maintained and managed 2 storey property
- Easy access to Stony Plain Road and Anthony Henday Dr.

107 Ave NW  
107 Ave NW  
107 Ave NW  
107 Ave NW

178 St SW  
178 St SW  
178 St SW  
178 St SW

**DANIEL A. AMERO**

Senior Associate  
780 436 7415  
damero@naiedmonton.com

**KEVIN MOCKFORD**

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

**GORDIE LOUGH**

Associate  
587 635 5610  
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



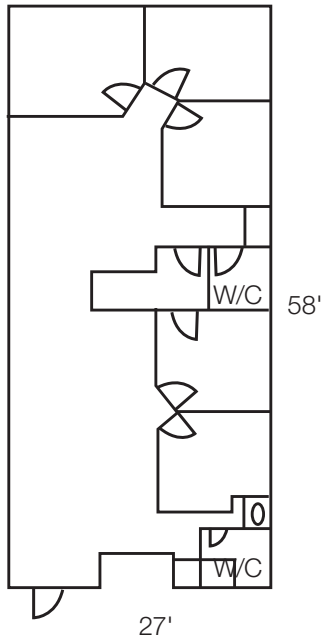
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,680 sq.ft.±
LEGAL DESCRIPTION	Lot: 4, Block: 4, Plan: 7820005
ZONING	IM
PARKING	Double row surface parking
AVAILABLE	30 days
CEILING HEIGHT	19 ft.
HEATING	Furnace
POWER	100 amp
LEASE TERM	3 - 5 Years
GROSS LEASE RATE	\$14.00/sq.ft./annum (2026 budget) Includes common area maintenance, property taxes, building insurance, management fees, gas, power and water



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



DANIEL A. AMERO

Senior Associate  
780 436 7415  
damero@naiedmonton.com

KEVIN MOCKFORD

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

GORDIE LOUGH

Associate  
587 635 5610  
glough@naiedmonton.com

