

# FOR LEASE

1,500 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**#200, 4139 – 98 St. Edmonton, AB**

## GREAT 2ND FLOOR OFFICE SPACE

### Property Highlights

- Excellent access to Whitemud Drive and Gateway Blvd.
- Open floorplan with the potential to have up to 4 individual offices
- Very competitive rates
- 2<sup>nd</sup> storey office space



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



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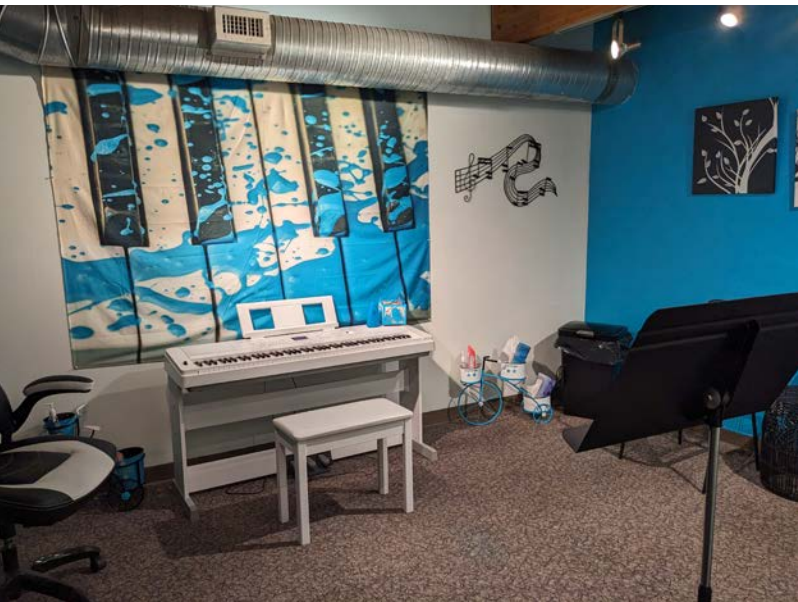
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2nd floor Office Space

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## ADDITIONAL INFORMATION

- Kitchenette
- In-suite washroom
- Currently 3 offices, able to have 4
- Independent temperature control for 2nd floor office



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### Property Information

**Municipal Address:** #200, 4139 - 98 St. Edmonton, AB

**Size:** 1,500 Sq. Ft. (+/-)

**Zoning:** Industrial Business (IB)

**Parking:** Scramble parking

**Possession:** 30 Day Notice

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**Lease Rate:** \$2,000.00/month

### Contact

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