

# FOR SUBLEASE

## PRINCETON PLACE

**NAI**Commercial



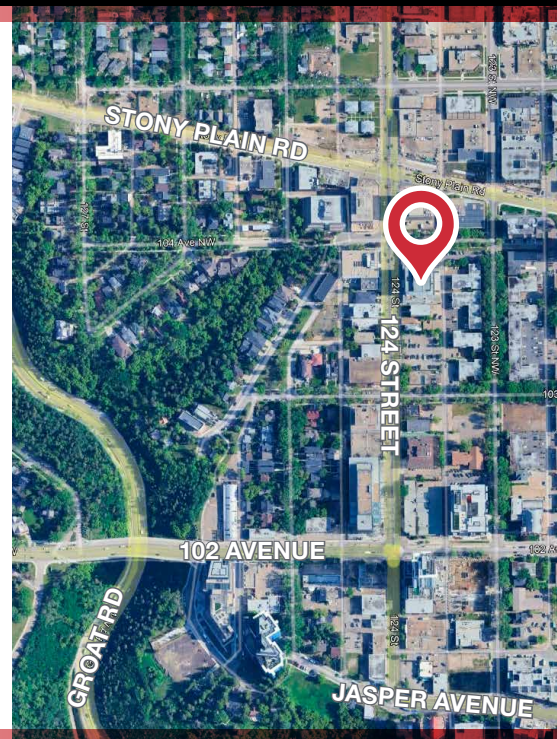
**10339 - 124 STREET | EDMONTON, AB | TOP FLOOR OFFICE**

### PROPERTY FEATURES

- Penthouse office space available for sublease located in popular fully leased building
- Space offers office intensive layout with south and downtown facing views
- Layout consists of waiting area, kitchenette, boardroom, 1 executive office and 2-3 offices (please contact listing agent for details)
- Enjoy surrounding 124 Street amenities such as OEB, Remedy Cafe, Duchess Bake Shop and Brewery District

#### DAN BUDMAN

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NAI COMMERCIAL REAL ESTATE INC.  
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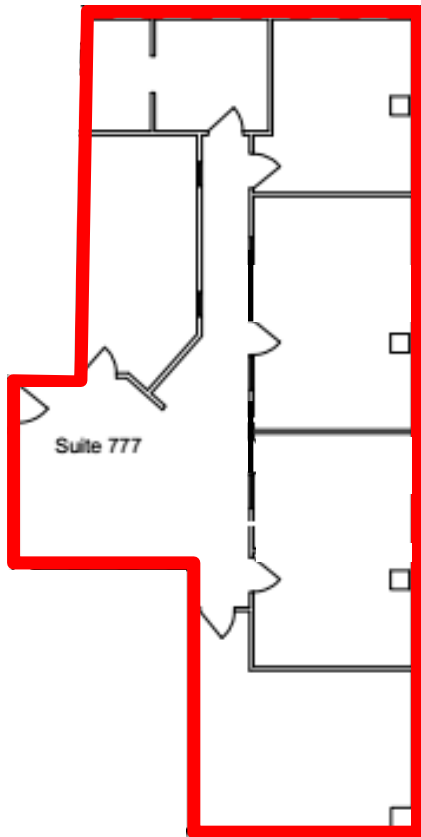
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### ADDITIONAL INFORMATION

AREA AVAILABLE	Suite 777: 1,770 sq. ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 21 Lot 2,3,4
ZONING	MU (Mixed use)
PARKING	Underground: *Located one block north in Westcor Building 2 tandem stalls at \$80/month 1 single stall at \$130/month
SUBLEASE EXPIRY	October 30, 2030
NET LEASE RATE	Negotiable
OPERATING COSTS	\$15.98 per sq.ft. per annum (2025 estimate) Includes property tax, building insurance, common area maintenance and management fees.



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

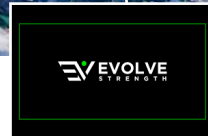
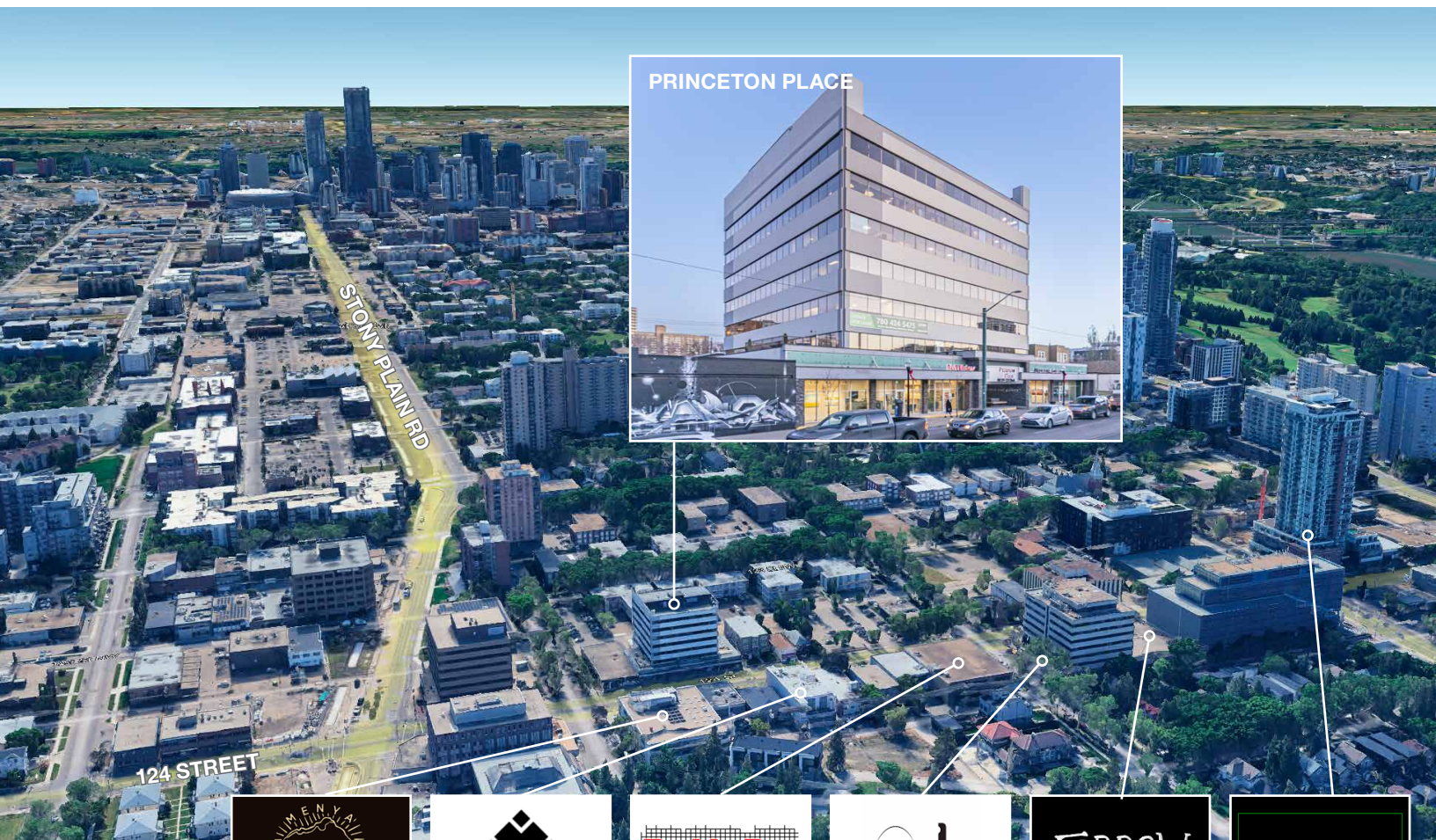
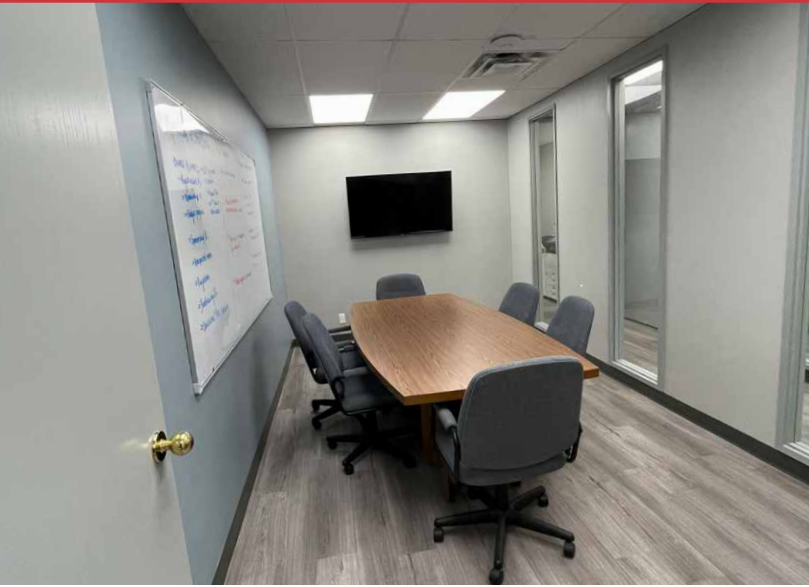


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