

FOR LEASE

WEST END OFFICE SPACE

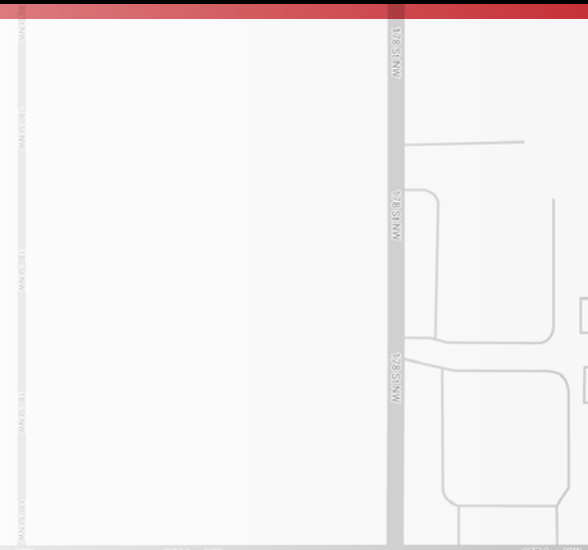
NAICommercial



200, 10735/39 - 180 STREET | EDMONTON, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

- Strategically located in West Edmonton
- Fully developed office space with 4 offices, reception area, Boardroom, open area for cubicles, kitchenette, 2 private washrooms
- Double row surface parking
- Well maintained and managed 2 storey property
- Easy access to Stony Plain Road and Anthony Henday Dr.



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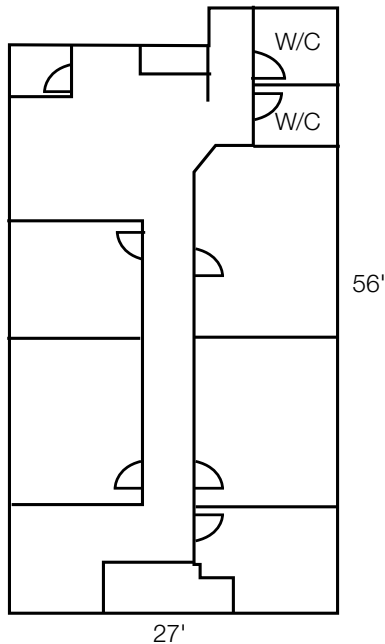
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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,738 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
MODIFIED GROSS LEASE RATE	\$13.00/sq.ft./annum (2023 budget) Includes common area maintenance, property taxes, building insurance, management fees, gas, power and water



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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