

FOR LEASE

WEST END ECONOMICAL OFFICE UNIT

NAICommercial



\$12 PSF

GROSS RENTAL RATE

2,700 SF± OVER TWO FLOORS WITH FUNCTIONAL LAYOUT

15889 - 116 AVENUE | EDMONTON, AB | OFFICE UNIT

PROPERTY DESCRIPTION

- 2,700 sq.ft.± main and second floor office unit available immediately for Lease
 - Main floor (1,600 sq.ft.±) consists of full ceiling reception/open work area, two private offices, kitchenette with sink, bathroom, and multiple storage/multipurpose rooms
 - Second floor (1,100 sq.ft.±) consists of attractive boardroom with bar/sink and large open work area/training room
- Corner unit with wrap around windows and modern finishings throughout
- Double man door at back of unit with multiple storage rooms
- Four on-site parking stalls with potential for additional parallel stalls adjacent to building and street parking
- Convenient location just off 156th Street, within minutes of Anthony Henday, Yellowhead Hwy, 170th Street and Whitemud Drive

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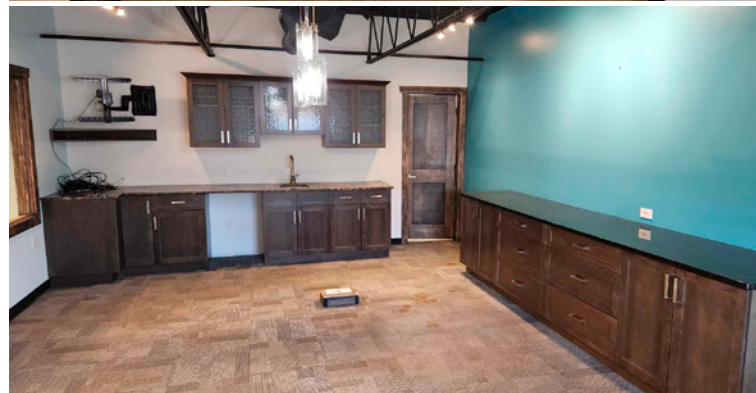
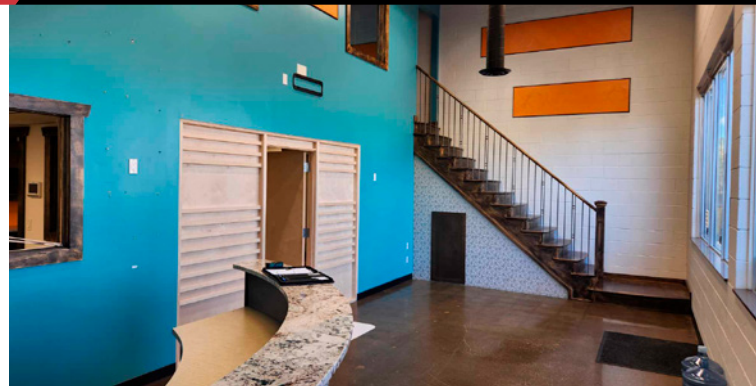
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ADDITIONAL INFORMATION

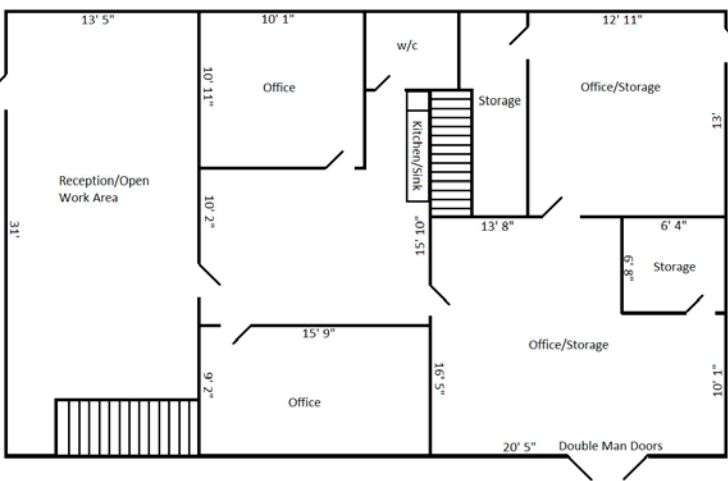
AVAILABLE AREA	Main Floor: 1,600 sq.ft.± Second Floor: 1,100 sq.ft.± TOTAL AREA 2,700 sq.ft.±
LEGAL DESCRIPTION	Plan 7722030, Block 2, Lot 8
ZONING	IH (Heavy Industrial)
PARKING	4 on-site stalls, additional side (parallel) stalls, street parking

LEASE INFORMATION

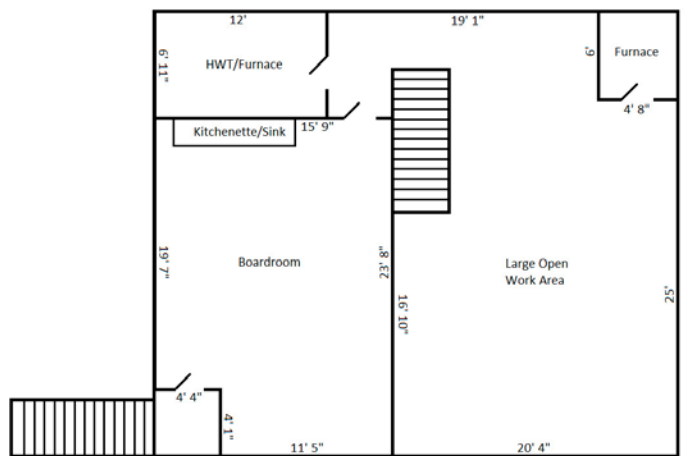
GROSS RENTAL RATE	\$12.00/sq.ft./annum includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and property management. Utilities are separately metered.
LEASE TERM	3 to 5 years
AVAILABLE	Immediately



Main Floor



Second Floor



*Floorplans may not be exact or to scale

