

FOR LEASE

THE GRAND ON 124 ST

NAI Commercial

NEW AVAILABILITIES
REDUCED RENTAL RATE



12408 - 108 AVENUE | EDMONTON, AB | 2ND AND 3RD FLOOR OFFICES

PROPERTY HIGHLIGHTS

- Rare opportunity to locate within The Grand on 124 St, a unique modern development blending attractive contemporary features with historic appeal
- Two options available with varying sizes/layouts (Note: sizes listed are actual square footages with no gross up factor):
 - ▶ 804 sq.ft.± second floor office unit consisting of four private offices, reception area, and storage room
 - ▶ 888 sq.ft.± third floor corner office unit with open concept layout, wraparound windows, and exposed ceilings
 - ▶ *Main floor retail unit also available for Lease, please inquire with agent for more information*
- High profile location with direct exposure to 124th Street traffic (exterior building signage opportunity available)
- Located kitty corner to The Grand Market, a weekly public farmers market between May-October attracting thousands of visitors
- Building features include elevator access, attractive common areas, on-site surface parking (1 reserved stall per unit), shared washrooms, and lobby signage

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ADDITIONAL INFORMATION

SIZE AVAILABLE	Unit #202: 804 sq. ft.± Unit #304: 888 sq. ft.± <i>Note: Actual unit areas, no building gross-up factor</i>
LEGAL DESCRIPTION	Plan RN22, Block 27, Lots 10 & 11
ZONING	MU - Mixed Use Zone
PARKING	1 reserved surface stall (free of charge)

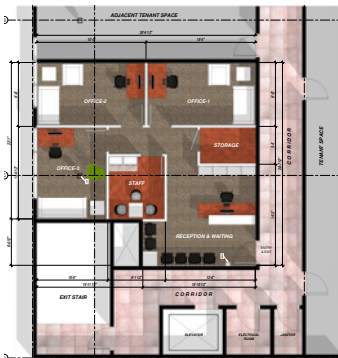
LEASE INFORMATION

***Note: No Building Gross-up Factor, Net Rent/Additional Rent are calculated on actual unit square footage**

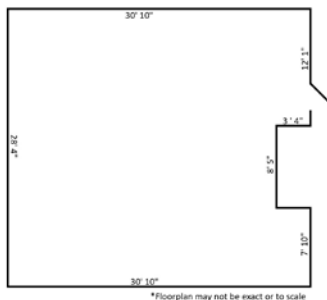
NET RENTAL RATE	\$20.00/sq.ft./annum Reduced to \$19.00/sq. ft./annum
ADDITIONAL RENT	\$22.35/sq. ft./annum (2024 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, in-suite janitorial, and utilities (water/sewer, natural gas, and electricity)
AVAILABLE	Immediately



UNIT 202 - 804 sq. ft.



UNIT 304 - 888 sq. ft.



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