

**FOR LEASE**

54TH AVE INDUSTRIAL - OFFICE SPACE

**NAI**Commercial



**9730 - 54 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE**

**PROPERTY DESCRIPTION**

- Second floor office space available immediately
- Walking distance to bus stop on 51 Avenue
- Conveniently located between 97 Street and 99 Street North of 51 Avenue



**DREW JOSLIN**

Associate  
780 540 9100  
djoslin@naiedmonton.com

**CHAD GRIFFITHS**

Partner  
780 436 7414  
cgriffiths@naiedmonton.com

**RYAN BROWN**

Partner  
587 635 2486  
rbrown@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

**ADDITIONAL INFORMATION**

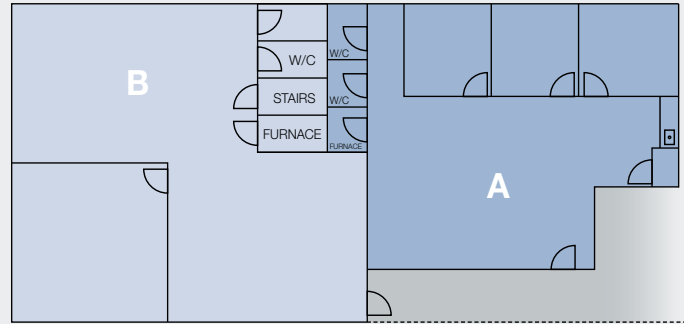
SIZES AVAILABLE	204, 9730A: 1,600 sq.ft.±
	204, 9730B: 1,600 sq.ft.± <i>(9730 A &amp; B are contiguous to 3,200 sq.ft.±)</i>
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	Immediately
ZONING	<a href="#">Medium Industrial (IM)</a>
LEASE TERM	3-10 years
NET LEASE RATE	\$7.50 - 9.00/sq.ft./annum
OPERATING COSTS	\$4.89/sq.ft./annum (2024 estimate) Includes property taxes, building insurance, common area maintenance and management fees

**SPACE DESCRIPTION:**

**Space A** is currently demised into three (3) private offices, open workspace, kitchenette and two (2) bathrooms.

**Space B** is currently demised into one (1) large open space, with a single office and washrooms.

**Spaces A and B** can be made contiguous to 3,200 sq.ft.±



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



**DREW JOSLIN**  
Associate  
780 540 9100  
djoslin@naiedmonton.com

**CHAD GRIFFITHS**  
Partner  
780 436 7414  
cgriffiths@naiedmonton.com

**RYAN BROWN**  
Partner  
587 635 2486  
rbrown@naiedmonton.com

