

**FOR LEASE**

**MITCHELL OFFICE CONDO**

**NAI Commercial**



**200, 15330 - 123 AVENUE | EDMONTON, AB | OFFICE CONDO**

**PROPERTY DESCRIPTION**

- 900 sq.ft.± office space available
- 1,600 sq.ft.± cold storage space available for \$1,250/month gross
- High quality office with open bullpen, single office and washroom
- Office furniture included in lease
- Excellent access to 156 Street and Yellowhead Trail

**DREW JOSLIN**

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NAI COMMERCIAL REAL ESTATE INC.  
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**ADDITIONAL INFORMATION**

AREA AVAILABLE	900 sq.ft.± Office space 1,600 sq.ft. Cold Storage space
LEGAL DESCRIPTION	Plan 9620170, Unit 4
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
YEAR BUILT	1982
LEASE TERM	3 - 5 years
OFFICE RENTAL RATE	\$8.00/sq.ft./annum net
OPERATING COSTS	\$8.50/sq.ft. (2025 estimate) includes property tax, common area maintenance, building insurance and management fees. Landlord will bill utilities separately.
COLD STORAGE RENTAL RATE	\$1,250/month gross



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