

FOR LEASE

NAI Commercial

WAGNER ROAD PROFESSIONAL BUILDING



7708 WAGNER ROAD | EDMONTON, AB | MAIN FLOOR SPACE

PROPERTY HIGHLIGHTS

- 1,300 to 5,118 sq.ft. of main floor lease space ready for tenant improvements
- Abundance of surface parking that can also be used as gated yard space
- Ability to customize interior build-out to suit Tenant needs
- Located just off 75th street adjacent to Davies LRT Station

DEREK CLAFFEY

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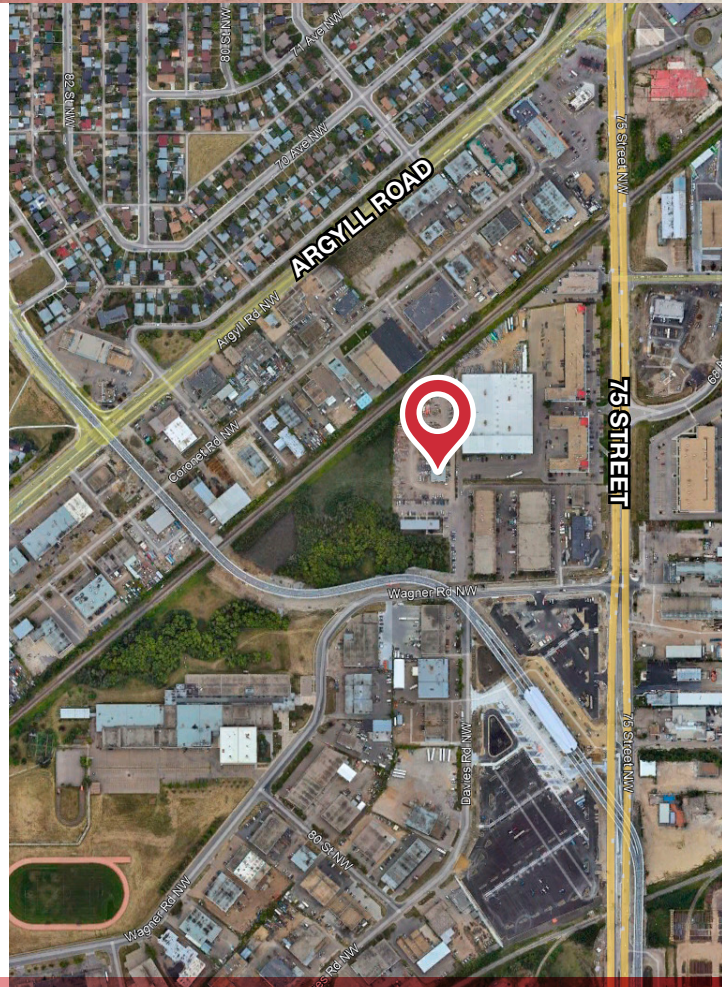


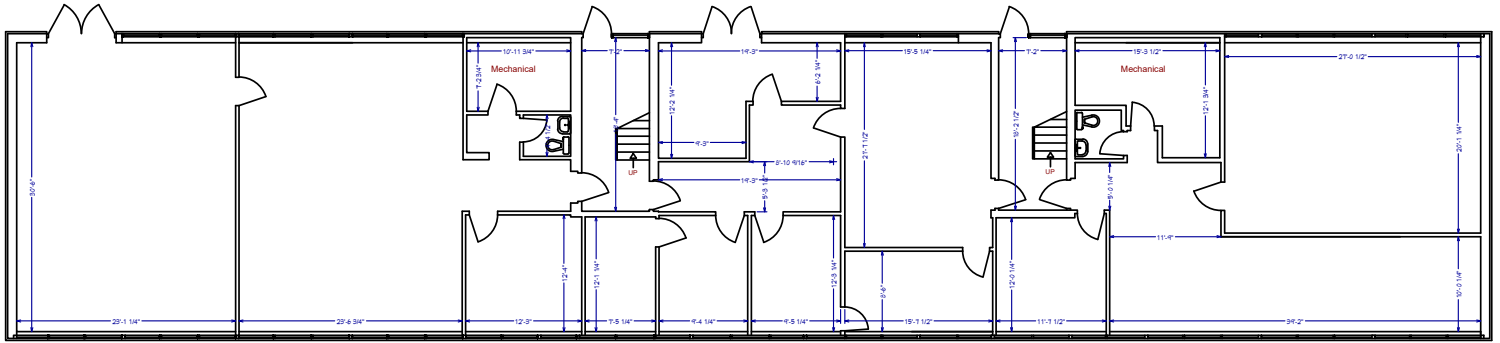
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ADDITIONAL INFORMATION

SIZE AVAILABLE	5,118 sq.ft.±
LEGAL DESCRIPTION	Plan 842TR Blk 13 Lot 9
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
NET RENTAL RATE	\$15.00/sq.ft./annum
LEASE TERM	3-5 years
OPERATING COSTS	TBC





Main Floor



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