

FOR LEASE

CENTRE 39 PROFESSIONAL BUILDING

NAI Commercial



#207/208, 9131/47 - 39 AVENUE | EDMONTON, AB | SECOND FLOOR CORNER UNIT

PROPERTY HIGHLIGHTS

- **Prime Location:** Corner unit 207/208 at Centre 39 Professional Centre offers excellent visibility for your business
- **Great Signage Opportunities:** Showcase your business with prominent signage
- **Ample On-Site Parking:** Convenient parking available for both clients and employees
- **Negotiable Tenant Improvement Allowance:** Customize and upgrade the space to meet your specific needs
- **Ideal Professional Environment:** Perfect setting to complement your professional business



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ADDITIONAL INFORMATION

SIZE AVAILABLE	2,453 sq.ft.±
ZONING	Business Employment (BE)
LEASE TERM	3 - 5 years
PARKING	Scramble; 39 electrified stalls
NET LEASE RATE	\$13.00/sq.ft./annum
OPERATING COSTS	\$11.85/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (power, water and gas)



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