

FOR LEASE







THE ANNEX AT CENTRE 39

NAI Commercial



9119 - 39 AVENUE | EDMONTON, AB
PREMIUM MAIN FLOOR OFFICE SPACE - FLEXIBLE & DISTINCTIVE

Key Features:

-  Spacious & Configurable – Can be demised into two discrete 2,750 sq. ft. units
-  Executive Office Layout – Featuring 5 oversized private offices
-  Collaborative Work Areas – Large office area with 4 cubicles
-  Exceptional Amenities – 2 full kitchens, 5 washrooms, mailroom, server room
-  Professional Meeting Spaces – 1 boardroom + 2 meeting rooms for seamless collaboration
-  Prime Ground-Floor Location – Convenient access for clients and staff

This space is a rare opportunity to establish your practice in a refined, high-quality environment. Secure a turnkey professional space designed for growth, efficiency, and client comfort.

Unlock the potential of 5,500 sq. ft. of premium office space designed to impress. With distinguished interior finishes and a thoughtful layout, this versatile property is perfect for a range of professional and medical practices.

Whether you're a psychologist, medical specialist, speech pathologist, lawyer, accountant, or another discerning professional, this space offers the perfect blend of function and prestige.

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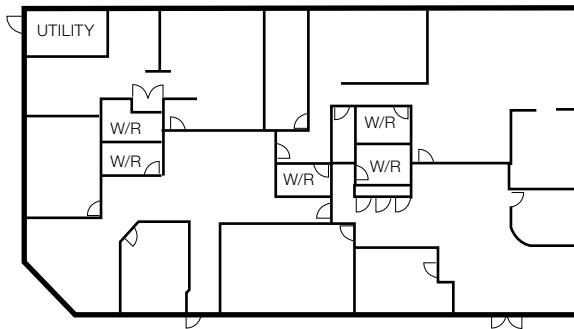
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZES AVAILABLE	5,500 sq.ft.± 2,750 sq.ft.±
ZONING	Business Employment (BE)
LEASE TERM	5 years
PARKING	Scramble; 39 electrified stalls
NET LEASE RATE	\$22.50/sq.ft./annum
OPERATING COSTS	\$7.87/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (power, water and gas)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

