NAI Commercial

FOR LEASE

WEST END OFFICE SPACES

SECOND FLOOR 1,196 - 2,392 SQ.FT.± AVAILABLE



10440/48/60/64 - 176 STREET

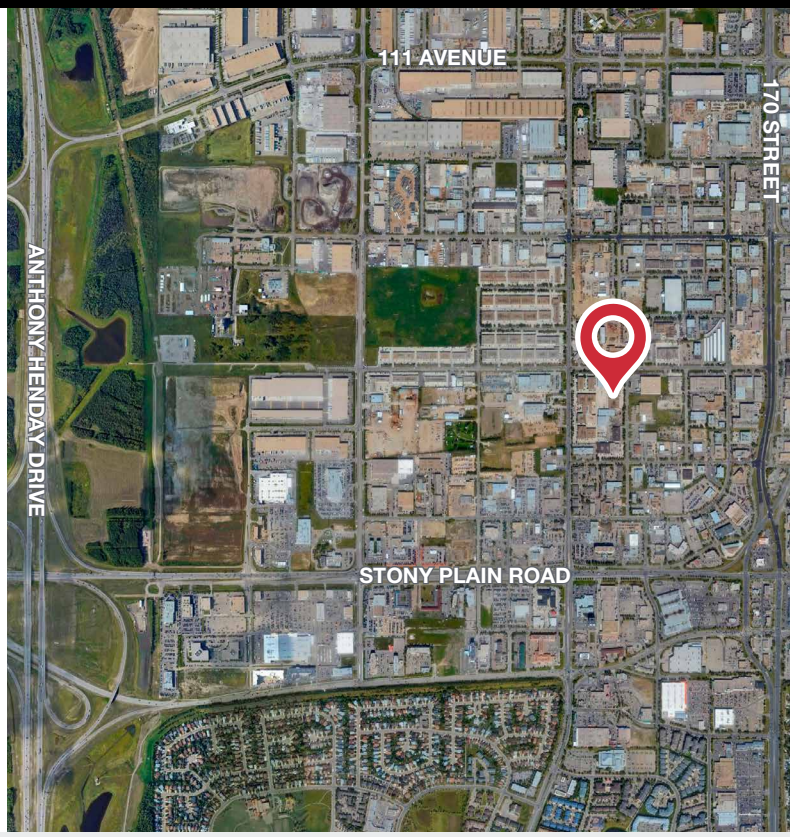
EDMONTON, ALBERTA

UNITS CAN BE AVAILABLE WITHIN 30 DAYS NOTICE

$13.00/SQ.FT GROSS RENTAL RATE (3-5 YEAR LEASE TERM)

Property Highlights

- Strategically located in West Edmonton
- Fully developed office spaces available, ranging from 1,196 - 2,392 sq.ft.±
- Move in ready with updated flooring for new tenants
- Double row surface parking
- Well maintained and managed 2-storey property
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
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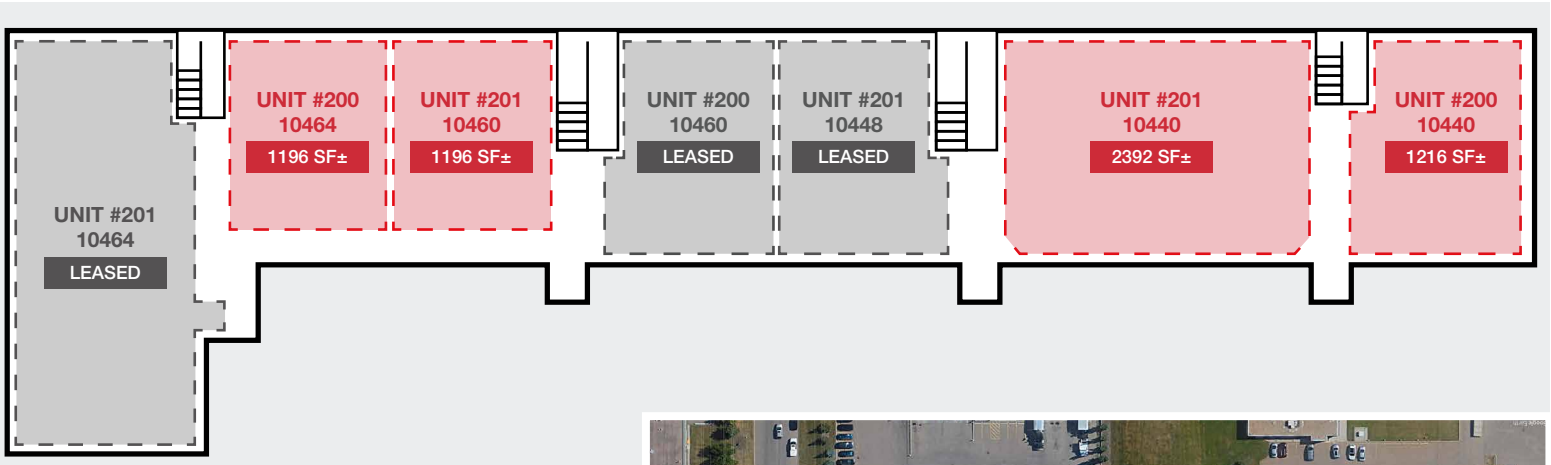

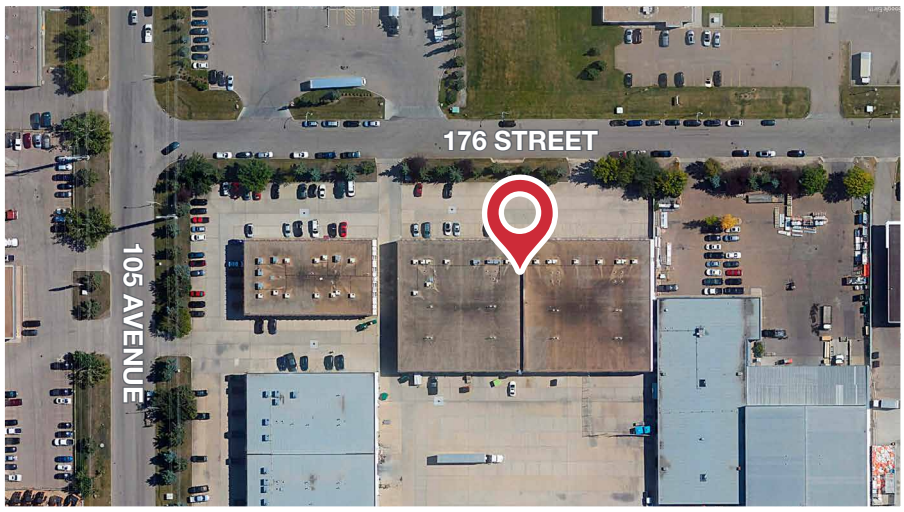

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot: 1A, Block: 6, Plan: 8922420
ZONING	IB (Industrial Business)
CEILING HEIGHT	8 ft.
HEATING	Furnace
AVAILABLE	30 days notice
LEASE TERM	3-5 years
MODIFIED GROSS RATE	$13.00/sq.ft./annum Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

4709-F 8 DA22

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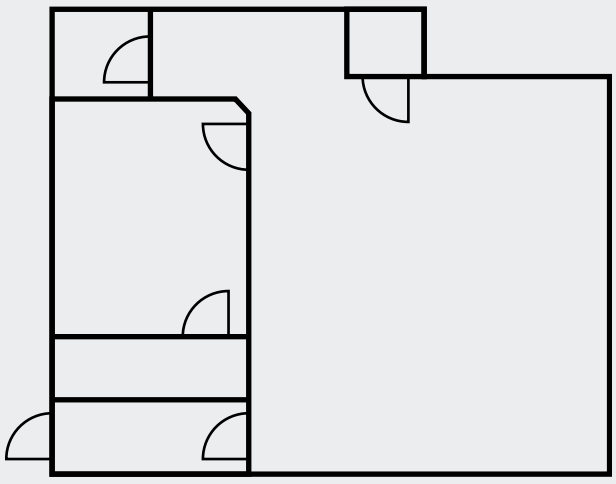
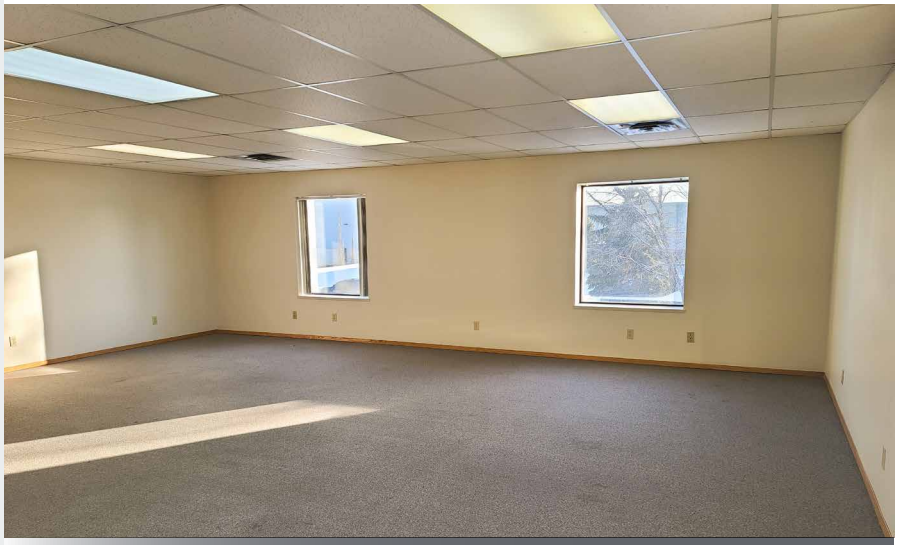


FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE

UNIT 200, 10440-176 Street: 1,216 sq.ft.±

- Fully developed office space with (1) office, kitchen, bathroom and large open reception area



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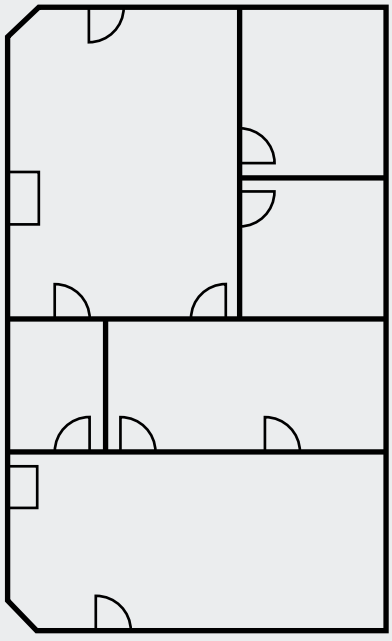

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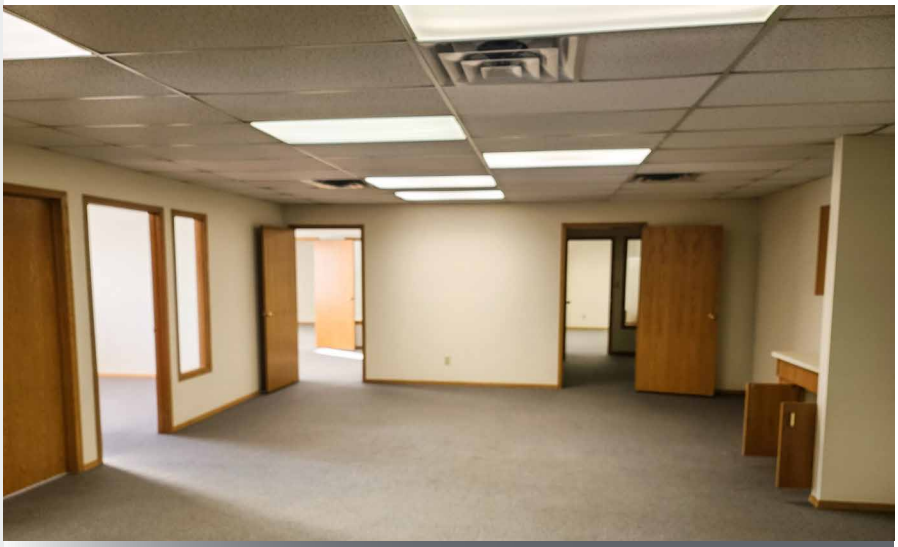
UNIT 201, 10440 - 176 Street: 2,392 sq.ft.±

- Fully developed office space with (3) offices, boardroom, 2 kitchenettes, and 2 large open reception areas



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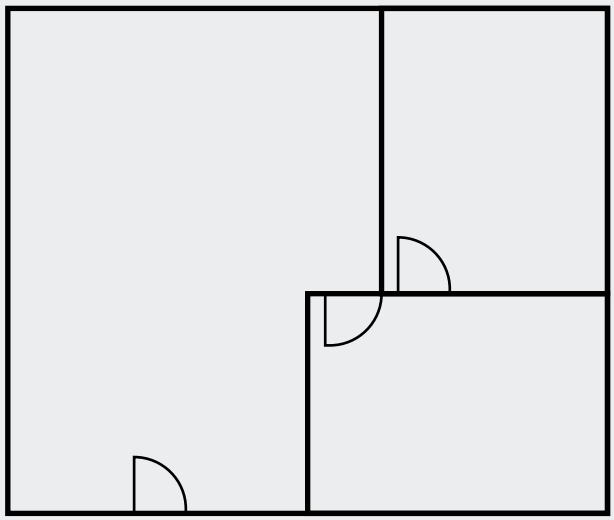

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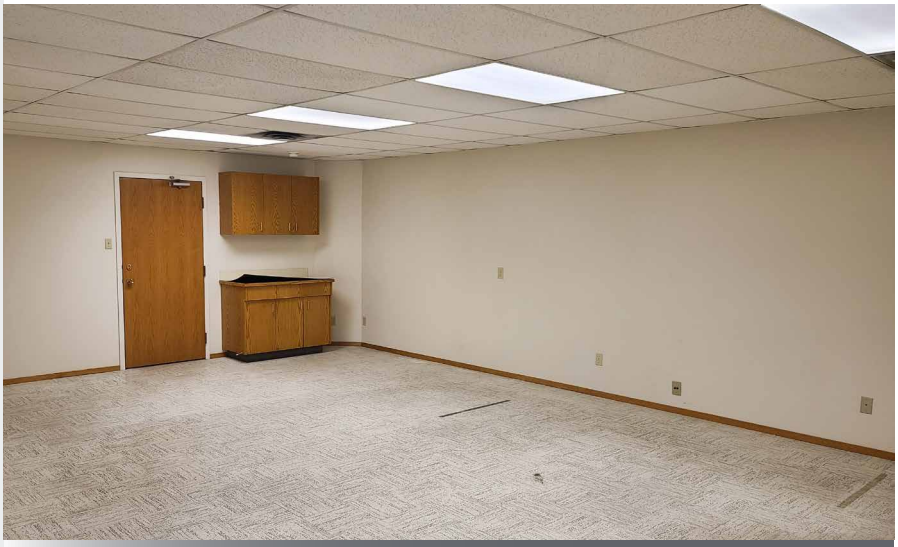
UNIT 201, 10460 - 176 Street: 1,196 sq.ft.±

- Fully developed office space with (2) offices, kitchen and large open reception area



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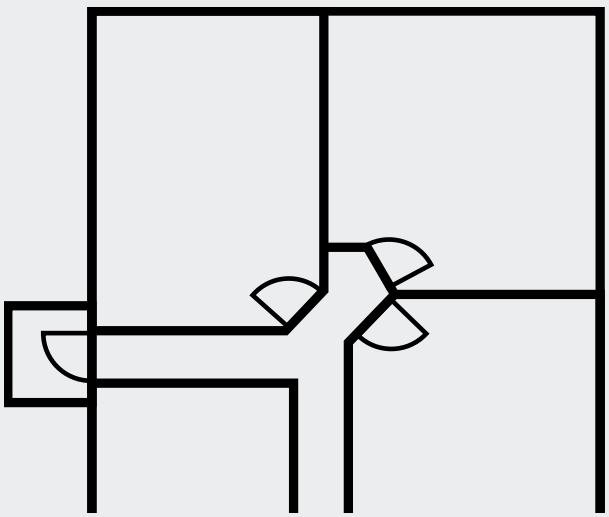

FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE

UNIT 200, 10464 - 176 Street: 1,196 sq.ft.±

- Fully developed office space with (3) offices, kitchen and large open reception area



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