



**STARTING AT
\$2,000 PER MONTH GROSS**

ECONOMICAL RATE

7211 - 8 STREET, EDMONTON, ALBERTA

PROPERTY HIGHLIGHTS

- 3,000 sq.ft.± available
- Office area offers exceptional quality, modern, bright work areas and staff amenities
- Boardroom and two kitchens
- Natural light



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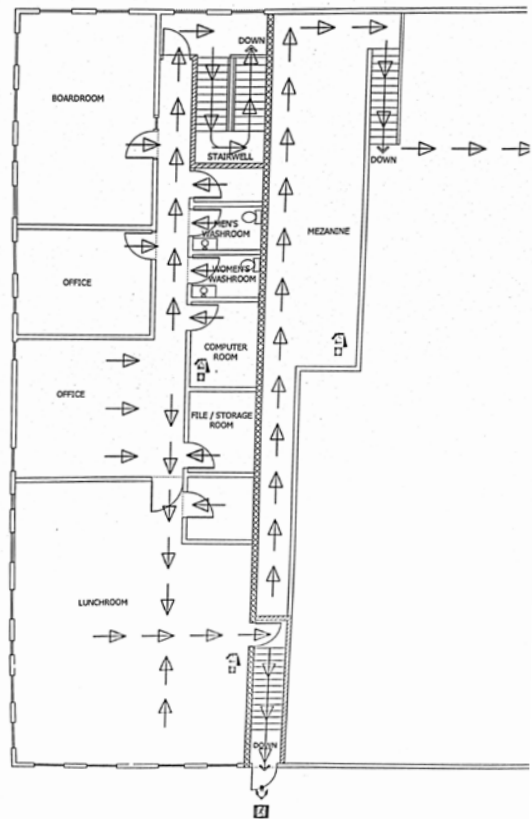
7211 - 8 STREET
EDMONTON, ALBERTA

FOR LEASE
3,000 Sq.Ft. Office



ADDITIONAL INFORMATION

AREA AVAILABLE	3,000 sq.ft.±
LEGAL DESCRIPTION	Plan 0821861, Block 2, Lot 6
ZONING	IB (Industrial Business)
AVAILABLE	Immediately
LEASE TERM	3 to 5 years
GROSS LEASE RATE	Starting \$2,000/month includes common area maintenance, property taxes, building insurance, management fees, and utilities



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