

FOR LEASE

MODERN OFFICE SPACE

#201 & 214, 3910 84 Avenue, Leduc AB



HIGHLIGHTS

- 2,000 sq ft (+/-)
- 2nd floor kitchen
- Ample parking on site
- Storage space included
- Four offices, boardroom, bullpen and kitchen

CONTACT

KELLY GIBBON

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ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

PROPERTY DETAILS

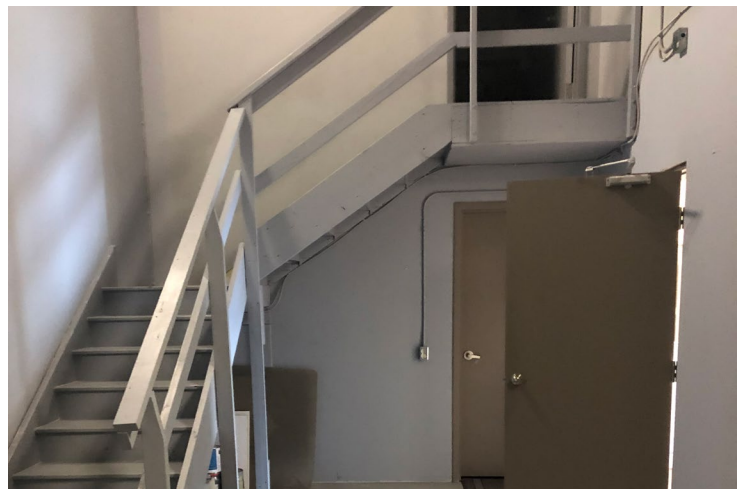
MUNICIPAL ADDRESS	Units 201 & 214, 3910-84 Avenue, Leduc, AB
INDUSTRIAL PARK	Leduc Business Park
TYPE OF PROPERTY	Modern office space
ZONING	Light Industrial
SPACE AVAILABLE	2,000 sq ft (+/-)
CONSTRUCTION TYPE	Pre-engineered metal
HEATING	Forced air
SERVICES	Fully serviced
POWER	120/208V panels (TBC)

CEILING HEIGHT	22'
LIGHTING	Fluorescent
PARKING	Ample
POSSESSION	Immediate

Financials

Monthly Gross Rate: \$3,250.00 / month
(includ utilities)

PHOTOS



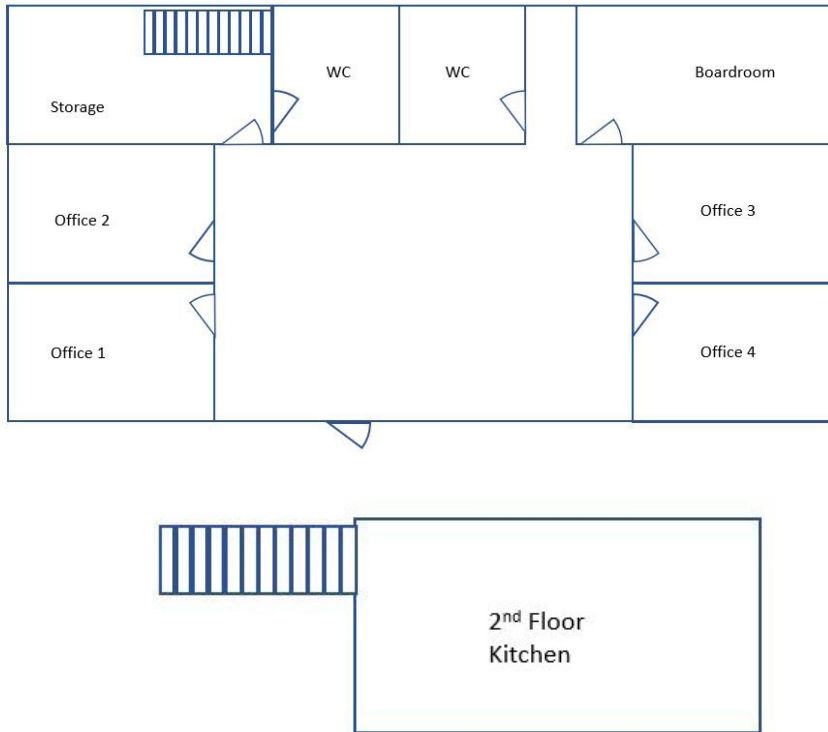
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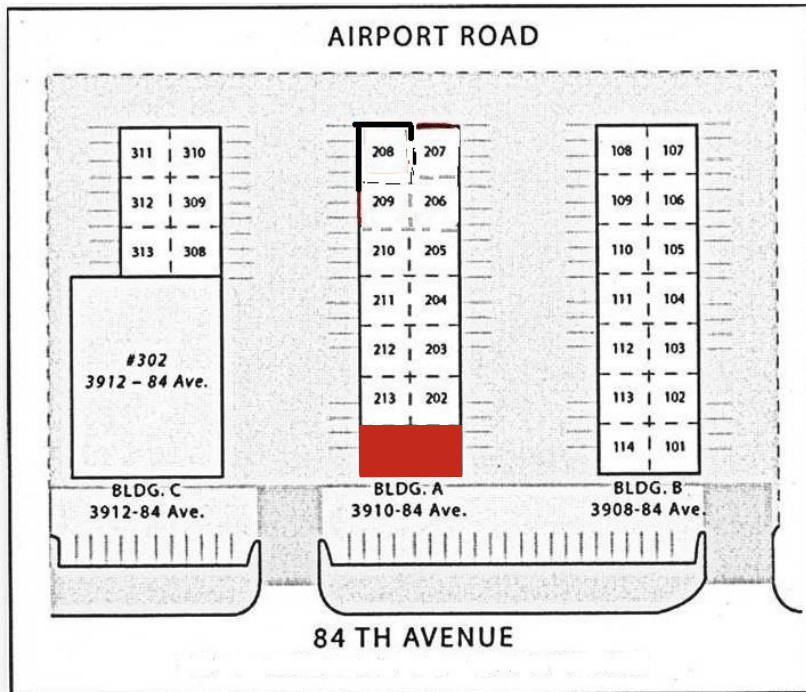
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FLOOR PLANS

(Not to scale)



SITE MAP



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PROPERTY LOCATION



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WE BELIEVE:

- The clients' needs are our primary concern.
- Properties should be aggressively marketed using creative sales techniques.
- Service means personal and frequent contact.
- The best approach is a candid and honest one.
- Quality is measured by performance, not promises.



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