

**FOR LEASE**

**SPRINGWOOD COURT - OFFICE SPACES**

**NAI Commercial**



**4220 - 98 STREET | EDMONTON, AB | MAIN AND 3RD FLOOR UNITS**

**PROPERTY HIGHLIGHTS**

- Multiple size configurations available
- Great accessibility off Whitemud Drive and 98 Street
- Surface and covered parking available
- Turnkey options available
- Lobby upgrade to be completed
- Professionally managed building



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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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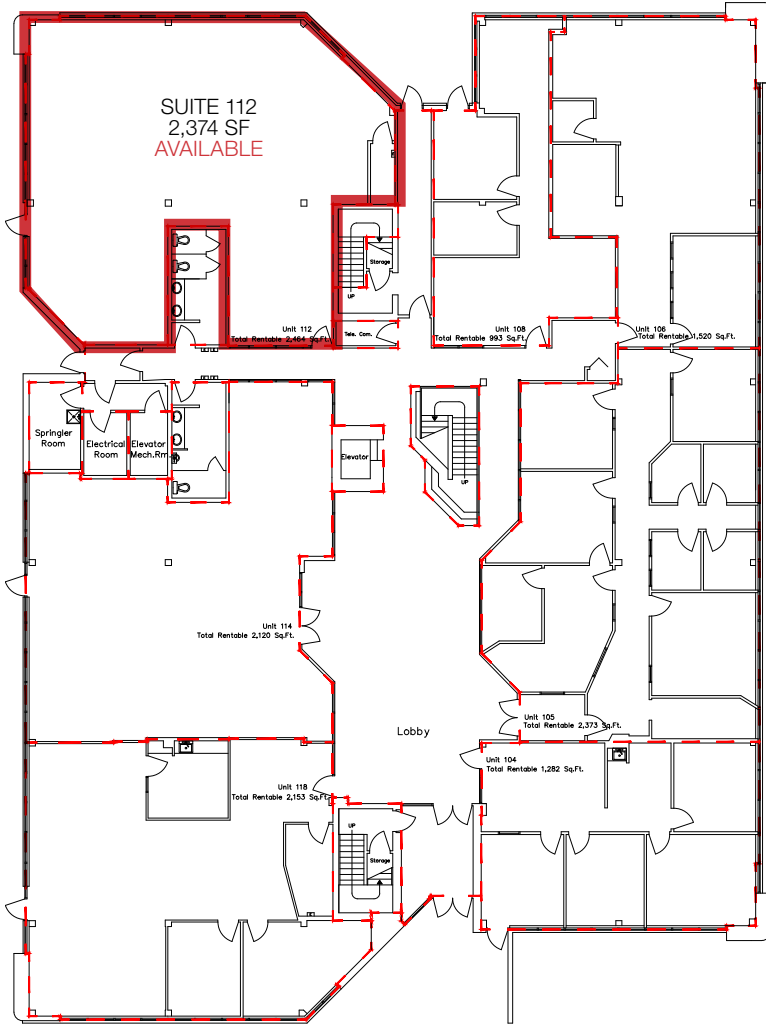


ADDITIONAL INFORMATION

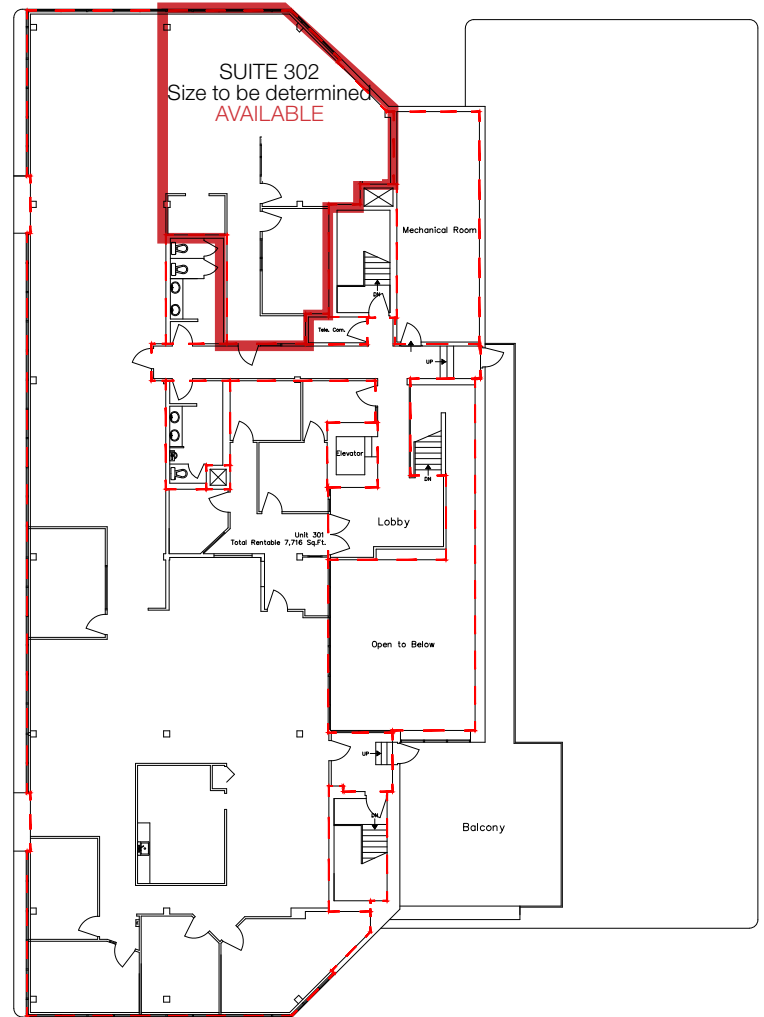
AREA AVAILABLE	Up to 2,374 sq.ft.±
LEGAL DESCRIPTION	Plan 7821925; Block 6; Lot 7
ZONING	Business Employment (BE)
AVAILABLE	Immediately
LEASE TERM	Negotiable
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$14.86/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities (water, gas, power)



MAIN FLOOR



THIRD FLOOR



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