

**FOR LEASE**

**VILLAGE SQUARE BUILDING**

**NAI Commercial**



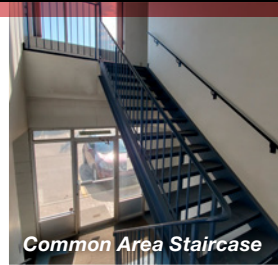
**2ND FLOOR, 12106 - 163 STREET | EDMONTON, AB | 2ND FLOOR OFFICE**

**PROPERTY DESCRIPTION**

- 2,175; 2,304 or 4,479 sq.ft.± rentable sq.ft.±
- Office space is developed into private offices, washrooms, etc.
- Immediately available
- Building is conveniently located on 163 Street just north of 118th Avenue, with quick access to 170th Street, 156 Street, Yellowhead Trail and Anthony Henday Drive

**KAREN CHAYKA**

Senior Associate  
587 635 2481  
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Common Area Staircase



2,175 sq.ft.



2,175 sq.ft.



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



780 436 7410



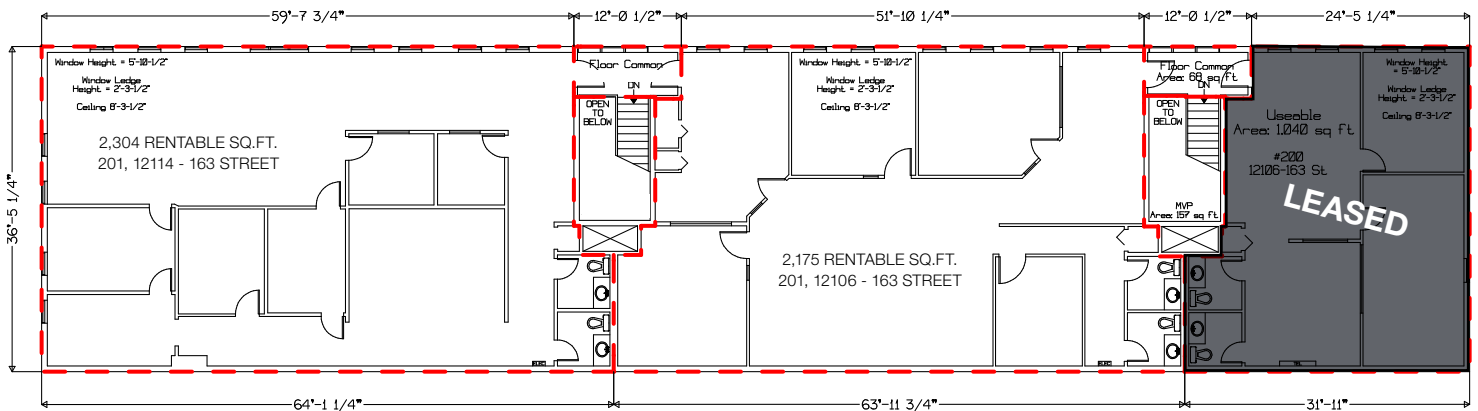
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**ADDITIONAL INFORMATION**

AREA AVAILABLE	
2ND FLOOR OFFICE:	2,175; 2,304 or 4,479 sq.ft. ±
LEGAL DESCRIPTION	Lot 1, Block 2, Plan 4321RS
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately - Vacant
AIR CONDITIONED	Yes
NET LEASE RATES	
2ND FLOOR OFFICE	\$5.00/sq.ft./annum
OPERATING COSTS	
2ND FLOOR OFFICE	\$4.55/sq.ft./annum (2023 estimate) Includes property taxes, building insurance and common area utilities



Village Square – 2nd Floor



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