

FOR LEASE

EASTGATE BUSINESS CENTRE

NAI Commercial



9354 - 49 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 3,325 sq.ft.± office/warehouse
- Currently demised into reception area, two private offices, two washrooms, showroom and balance is warehouse with 14' grade loading overhead door
- Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway

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ADDITIONAL INFORMATION

SIZE	3,325 sq.ft.± plus bonus mezzanine
LEGAL DESCRIPTION	Lot 3, 4, 5, Block 2, Plan 762 2073
ZONING	IB (Industrial Business)
CEILING HEIGHT	16'± clear
LOADING	14' grade loading overhead door
POWER	3 phase; 100 amp (TBC by tenant)
AVAILABILITY	Immediate
NET LEASE RATE	Starting at \$7.75/sq.ft./annum (annual escalations apply)
OPERATING COSTS	\$5.39/sq.ft./annum (2024 estimate) Includes property taxes, building insurance, management and exterior maintenance

