



SECOND FLOOR OFFICE

250, 4936 - 87 STREET, EDMONTON, ALBERTA

PROPERTY HIGHLIGHTS

- Second floor professional office in an ideal south location close to major transportation routes
- Move in ready
- Convenient access to 51 Avenue, 75 Street and the Whitemud Freeway
- Fully air conditioned office area

Derek Claffey

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Chad Snow

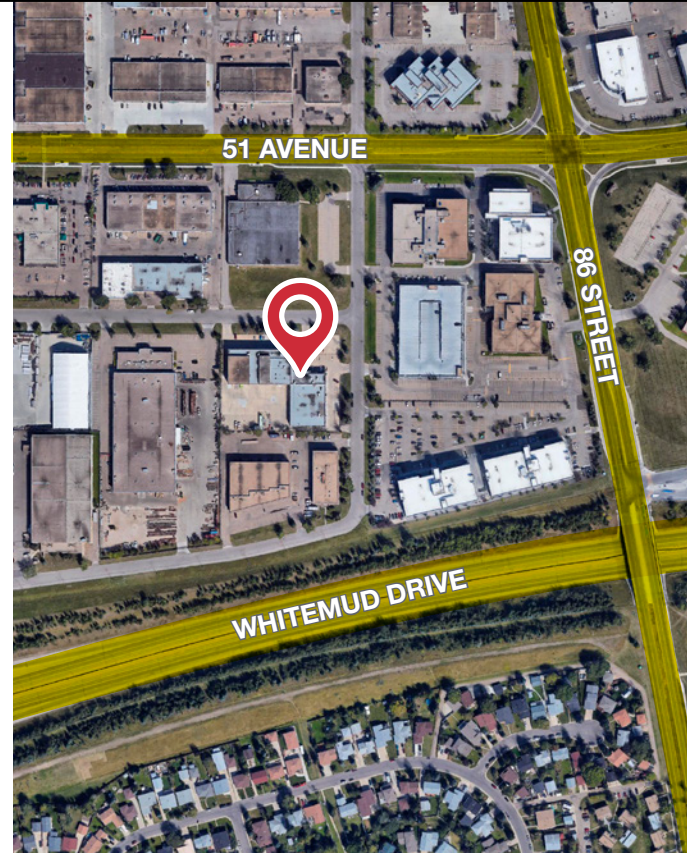
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EDMONTON, ALBERTA

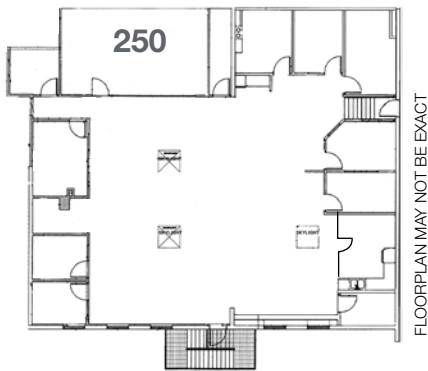
FOR LEASE
CENTRE 87
OFFICE

ADDITIONAL INFORMATION

AREA AVAILABLE	3,957 sq.ft.±
LEGAL DESCRIPTION	Plan 2477KS, Block 5, Lots 9, 10, 21U
ZONING	IB (Industrial Business)
AVAILABLE	Immediately
LEASE TERM	3 - 5 years
NET LEASE RATE	Starting at \$8.00/sq.ft./annum
OPERATING COSTS	\$7.69/sq.ft./annum (2022 estimate) Includes property tax, building insurance, common area maintenance, management fees, and utilities (power, water and gas).



 **PROFESSIONAL OFFICE**  **READY TO GO**  **AIR-CONDITIONED**  **CONVENIENT SOUTH SIDE**



250, 4936 - 87 STREET - 3,957 SF±

- Built out with multiple perimeter private offices, open work area, kitchenette/lunchroom and additional storage
- Interior space with multiple skylights and newer improvements
- Bullpen with dividers ready for tenant's use

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NAI Commercial

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