

FOR LEASE

BELWOOD OFFICE

NAICommercial



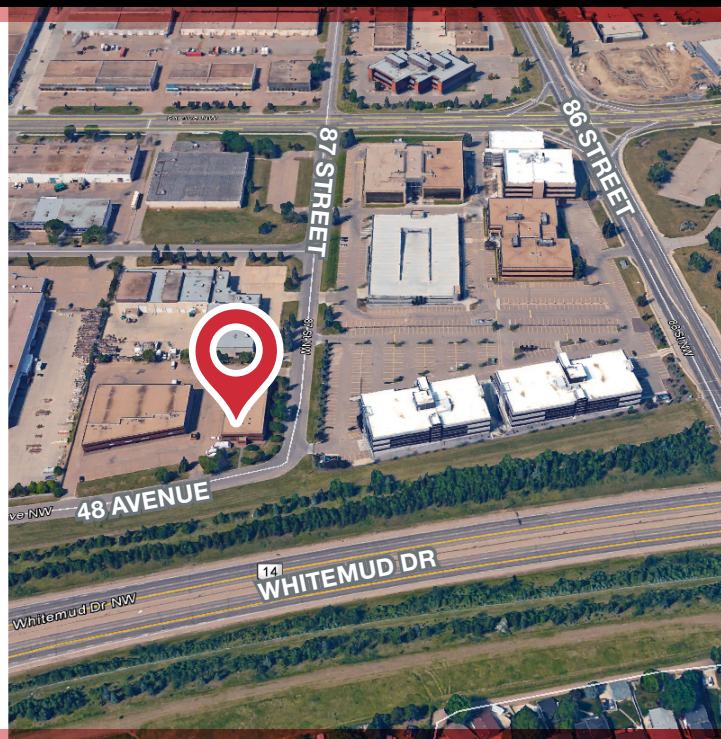
4812 - 87 STREET | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- From 1,597 sq.ft.±
- Central south Edmonton location, just off of Whitemud Freeway
- Corner units available
- Main and second floor units available

KIM SARNECKI

Partner
780 436 7413
ksarnecki@naiedmonton.com



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



780 436 7410



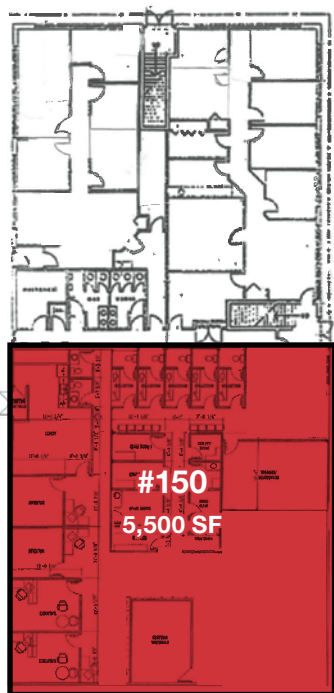
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ADDITIONAL INFORMATION

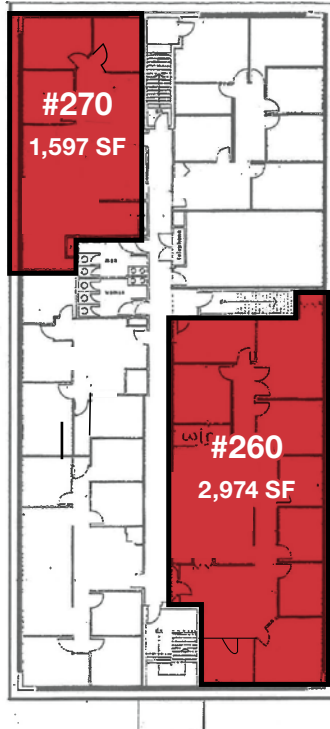
AREAS AVAILABLE	#150, 4812 - 87 St: 5,500 sq.ft. Main (TBC) #260, 4812 - 87 St: 2,974 sq.ft. 2nd #270, 4812 - 87 St: 1,597 sq.ft. 2nd
NET LEASE RATE	Main Floor: Starting from \$12.00/sq.ft./annum net 2nd Floor: Starting from \$10.00/sq.ft./annum net
OPERATING COSTS	\$7.97/sq.ft./annum (2025 budget) includes property tax, building insurance, common area maintenance, management fees, gas, water and power.
AVAILABILITY	Immediate
PARKING	On site and street parking
ZONING	Business Employment (BE)



MAIN FLOOR



SECOND FLOOR



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