

FOR LEASE

WESTREET BUILDING

NAI Commercial



100, 10703 - 181 STREET | EDMONTON, AB | MAIN FLOOR OFFICE

PROPERTY DESCRIPTION

- Main floor office space at attractive rental rates
- Corner unit with window wrapping around two sides
- Currently comprised of a mix of private office space and open work area, including a boardroom, kitchenette, storage and washrooms
- Two rows of common parking

CHAD SNOW

Broker, President
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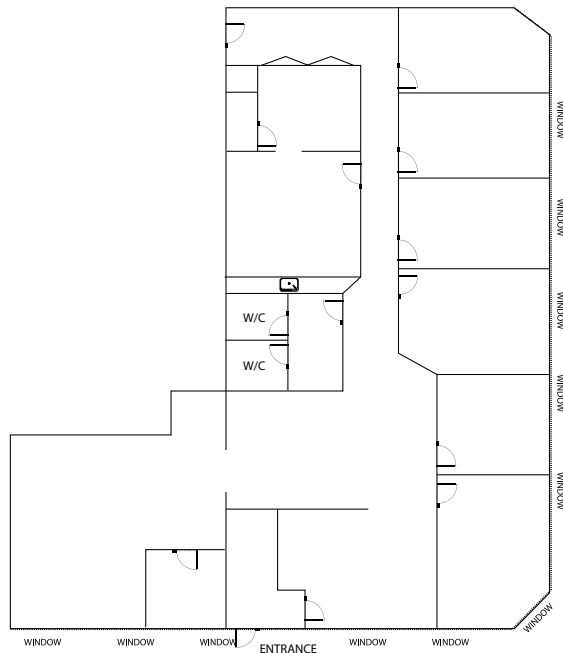
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ADDITIONAL INFORMATION

SIZE	2,700 sq. ft.±
LEGAL DESCRIPTION	Plan 7820005, Block 3, Lot 5
ZONING	CB1
LEASE TERM	3-10 years
AVAILABLE	Immediately
NET RENTAL RATE	\$9.00/sq.ft./annum
OPERATING COSTS	\$8.25/sq.ft (2023/24 estimate) includes property tax, building insurance, common area maintenance, management fee and utilities (gas, power and water)
NOTES	Additional office/warehouse options available in the building. See listing agent for details.



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT - NOT TO SCALE

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