

8525 Davies Road

Free standing building

8525 Davies Road NW
Edmonton, AB

31,426 SF Available



8525 Davies Road

8525 Davies Road NW | Edmonton, AB

The Opportunity

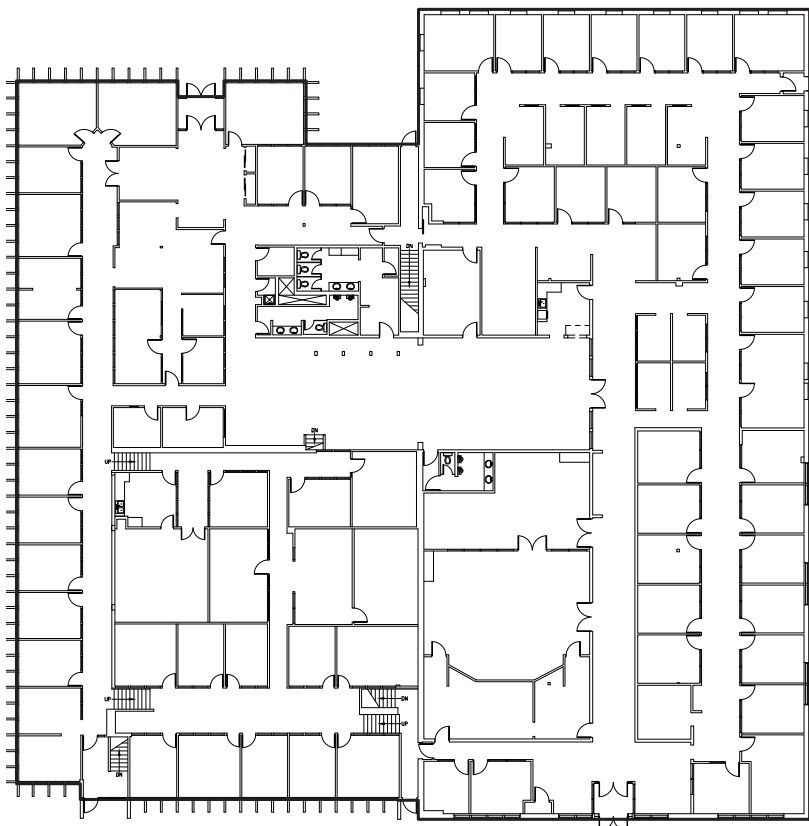
Freestanding office space

65 offices, 4 meeting rooms, cubical work area, kitchen, kitchenette, several copy/file rooms, social room, media room, equipment rooms, atrium and washrooms, available immediately. Basement includes 4 offices, 2 washrooms and large training/demonstration room.



Property Details

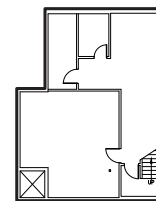
Availability	Main Floor: 26,245 SF Basement: 5,181 SF TOTAL: 31,426 SF	Property Tax, Insurance, & Management Fee	\$3.07 / SF <i>(future tenant can opt for self management)</i>
Lease Rate	\$12.00 - 16.00 / SF	Legal Description	Lot 10A, Block 16, Plan 8621153
Operating Costs	Single tenant to control	Year Built	1976
Parking	119 Surface Stalls	Lot Size	1.8 Acres
Parking Rates	No Charge	Zoning	Industrial Business (IB)
Date Available	Immediately	Sale Price	\$4,900,000
TI	Negotiable	Reduced Sale Price	\$3,930,000



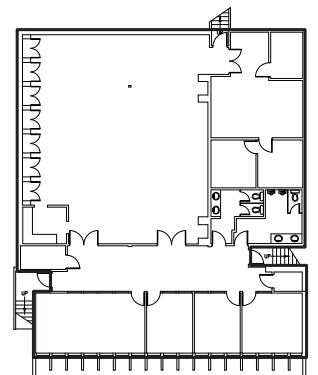
MAIN FLOOR

26,245 SF

BASEMENT



1,146 SF

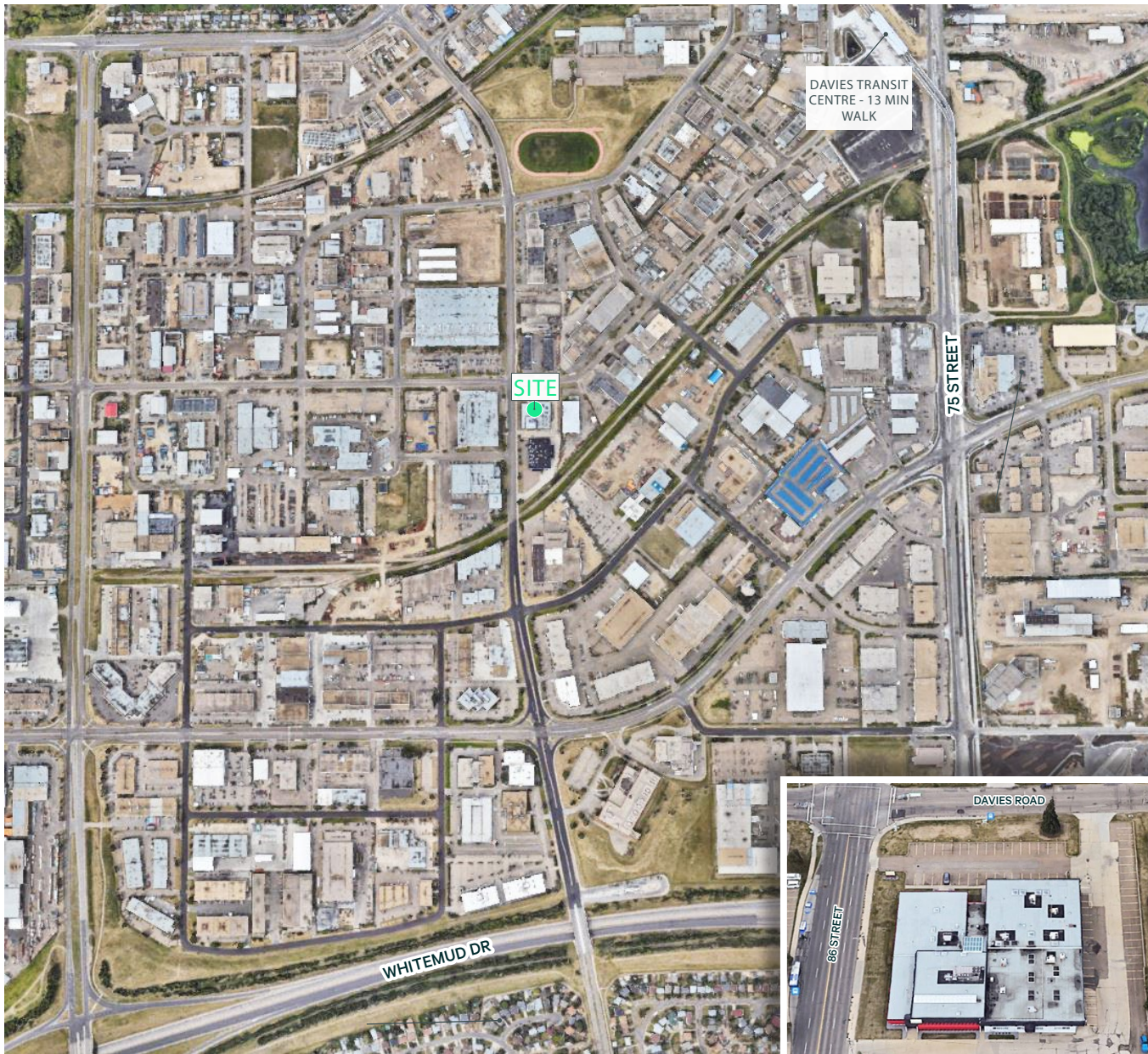


4,035 SF

8525 Davies Road

8525 Davies Road NW | Edmonton, AB

For Sale / Lease



Contact Us

Jeremy Deeks

Vice President
+1 780 229 4651

jeremy.deeks@cbre.com

Sarah Henderson

Senior Sales Associate
+1 780 917 4636

sarah.henderson@cbre.com

Matteo Marocco

Sales Representative
+1 780 229 4691

matteo.marocco@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.