

FOR LEASE

NAI Commercial

AMADOR BUILDING - 5,707 SQ.FT.±



#200, 17507 - 107 AVENUE | EDMONTON, AB | OFFICE

PROPERTY HIGHLIGHTS

- 5,707 sq.ft.± improved with fifteen (15) private offices, boardroom, open work area, reception area, server room and kitchenette
- Excellent location with exposure to 107 Avenue
- Easy access to 170 Street, 178 Street, Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive
- Walking distance to public transit services
- Fibre optics service
- Air conditioned
- 19 parking stalls
- Building signage available

KEVIN MOCKFORD

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NAI COMMERCIAL REAL ESTATE INC.
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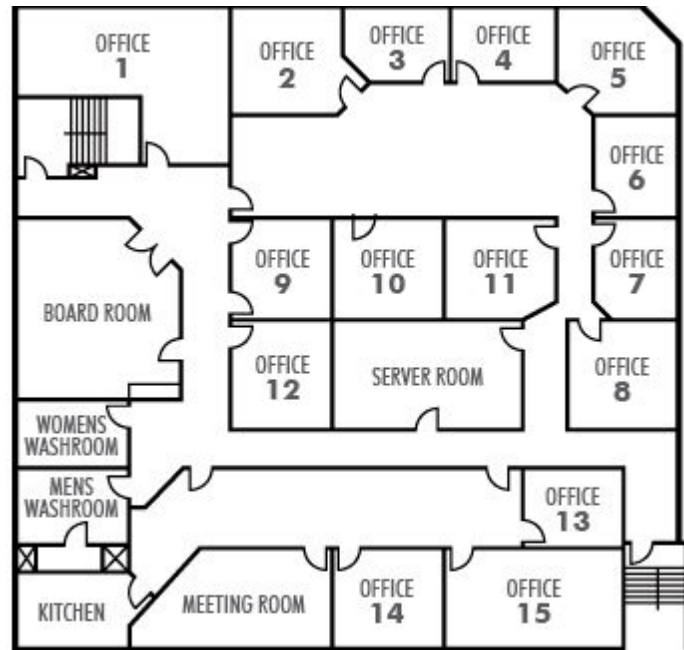


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8220268, Block 1
SIZE	5,707 sq.ft.±
AVAILABLE	Immediately
ZONING	IB (Industrial Business)
PARKING	19 parking stalls
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$11.00/sq.ft./annum (2022 estimate) Includes building insurance, property taxes, management fees, common area maintenance, and utilities (gas, power, water)



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