



10352 - 68 Avenue

Edmonton, Alberta

Property Features:

- 3,330 sq. ft. (more or less)
- 2,640 sq. ft. main floor office/warehouse
- 690 sq. ft. second floor office
- 18' ceiling height
- Currently has 4 offices, reception, washroom and kitchenette build out
- Convenient access located on 68 Avenue between Calgary Trail and Gateway Boulevard



Ryan Brown

780 436 7410 • rbrown@naiedmonton.com

Chad Griffiths

780 436 7410 • cgriffiths@naiedmonton.com

Darcie Bouteiller

780 436 7410 • darcie@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com



For Lease
Candema Building

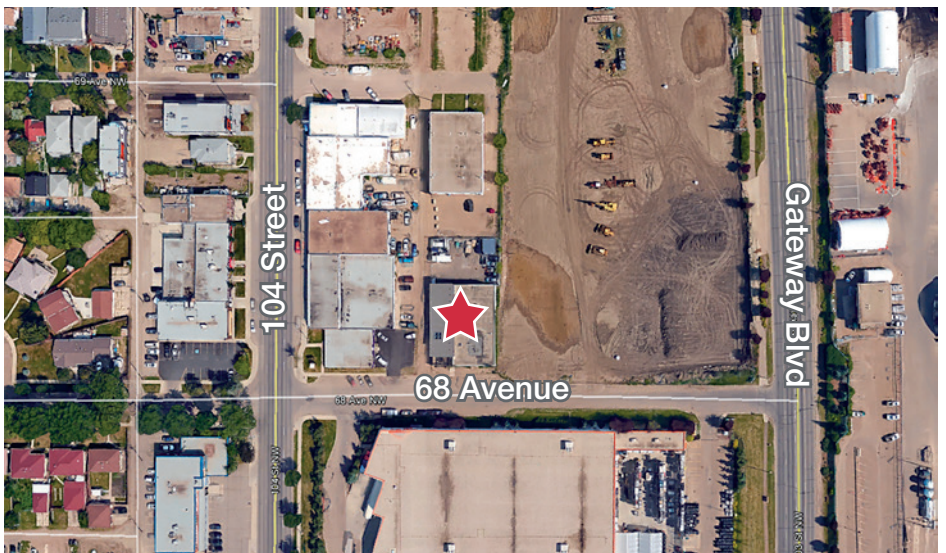
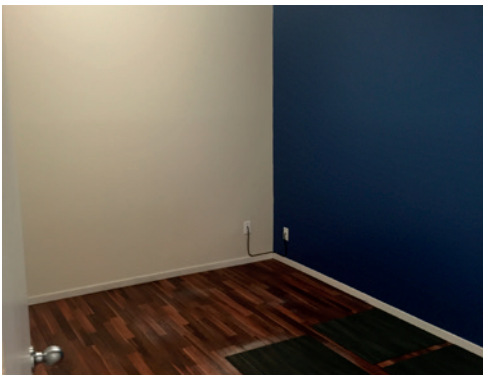


10352 - 68 Avenue

Edmonton, Alberta

Lease Information:

Area available:	Main floor: 2,640 sq.ft. <u>Second floor office: 690 sq.ft.</u> Total: 3,330 sq. ft.
Legal description:	Plan 7722853; Block 66, Lot 6A
Zoning:	DC1 (Direct Development Control Provision)
Parking:	3 dedicated stalls
Loading:	12'x14' grade level overhead door
Net Rental Rate:	Starting at \$9.00/sq.ft./annum
Operating costs:	\$4.00/sq.ft. (2016 estimate includes property tax, building insurance, and common area maintenance)
Lease term:	3-5 years
Available:	Immediately



Ryan Brown

780 436 7410
rbrown@naiedmonton.com

Chad Griffiths

780 436 7410
cgriffiths@naiedmonton.com

Darcie Bouteiller

780 436 7410
darcie@naiedmonton.com

5860-A RBCG 16

NAICommercial

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com

NAI Commercial Real Estate Inc.