

**FOR LEASE**

**BELWOOD OFFICE**

**NAICommercial**



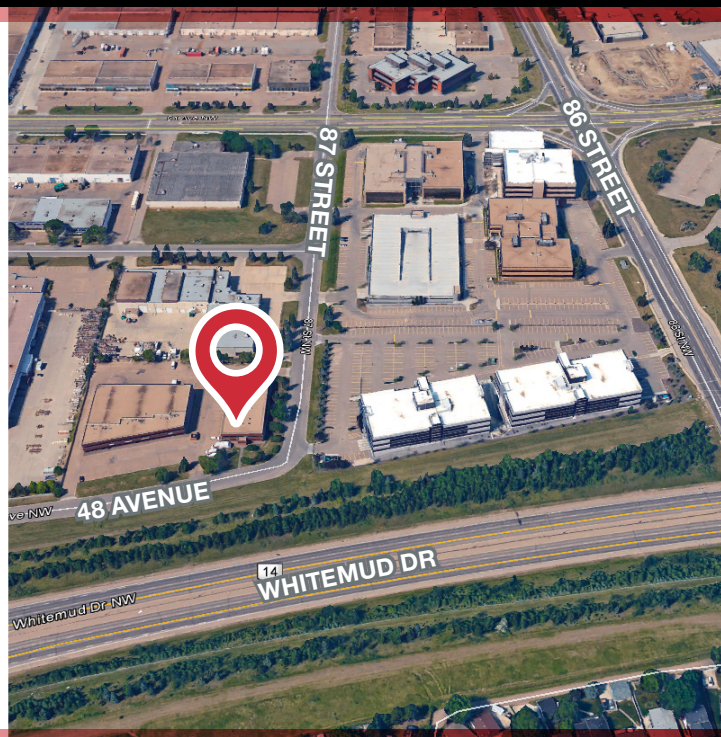
**4812 - 87 STREET | EDMONTON, AB | OFFICE**

#### 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



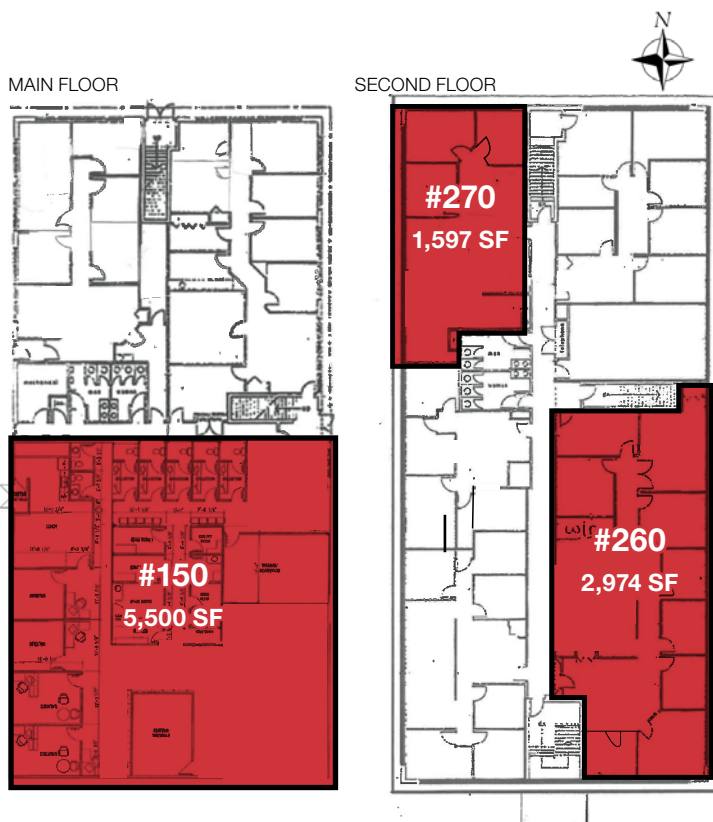
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## ADDITIONAL INFORMATION

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)



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