

# FOR LEASE

## 124 STREET - LOWER LEVEL OFFICE/STORAGE

**NAI**Commercial



**10715 - 124 STREET | EDMONTON, AB**

### PROPERTY DESCRIPTION

- Lower level office or storage space at economical rental rates
- Options starting from 2,500 sq.ft.± up to 5,000 sq.ft.±
- Variety of build outs with both open space and private office
- Secure entry into the property
- Air conditioned
- Professionally managed property

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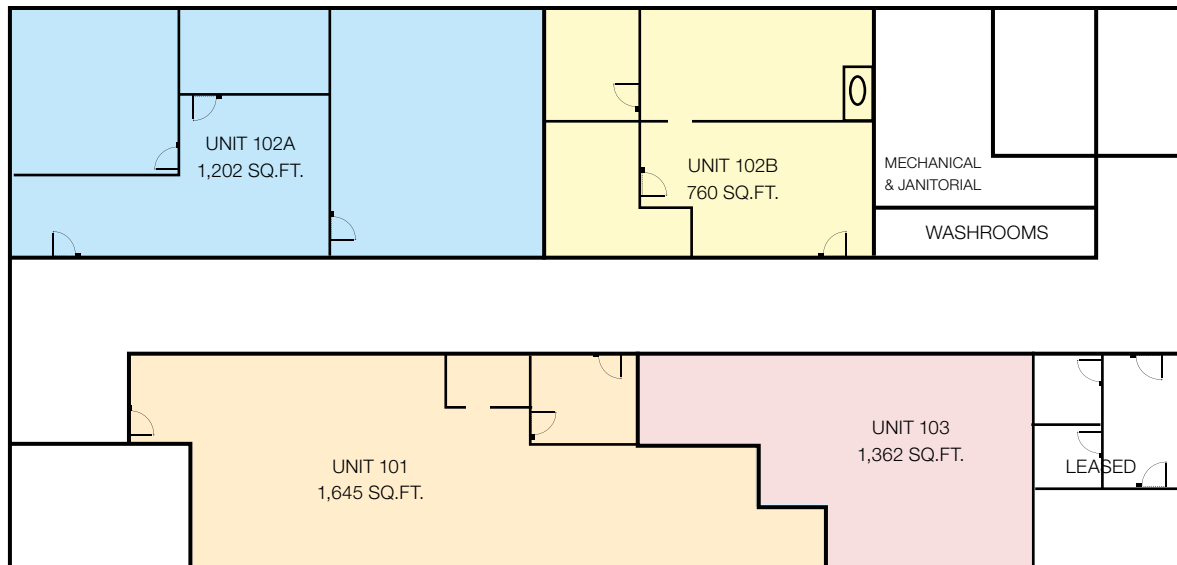
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## ADDITIONAL INFORMATION

AREA AVAILABLE	Minimum 2,500 sq.ft. up to 5,000 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan RN22, Block 25, Lots 7 & 8
ZONING	MU (Mixed Use Zone)
LEASE TERM	1-5 years
NET LEASE RATE	\$5.00 per sq.ft. per annum
OPERATING COSTS	\$13.57 per sq.ft. per annum (2025 estimate) Includes property tax, building insurance, common area maintenance, management fees and utilities (power, gas and water)



## LOWER LEVEL



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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