FOR LEASE

DOUBLE L INDUSTRIAL OFFICE

8917 13 Street, Strathcona County, AB



HIGHLIGHTS

- 4,945 sq ft (+/-) of second floor office space off 17th Street in Strathcona County, Alberta
- Built in 2010 with executive offices and high-utility shop and yard
- Second floor office has a separate entrance, 5 offices, boardroom, admin area, 2 washrooms and a large training or storage area
- Shared use of washbay possible
- Some yard storage possible

CONTACT

THOMAS BRAUN MBA

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PROPERTY DETAILS

ADDRESS 8917 - 13 Street,

Strathcona County AB

LEGAL DESCRIPTION Plan 0929691; Block 2; Lot 16

ZONING IM - Medium Industrial

BUILT 2010

SITE SIZE 2.5 AC (+/-)

CONSTRUCTION Steel frame and metal clad

TYPE

AVAILABLE SIZE 4,945 sq ft (+/-)

YARD Fenced and gated, gravel or asphalt storage may be available

at an additional cost

POSSESSION Negotiable





FINANCIALS

LEASE RATE: \$12.00/sq ft/yr (net)

OP COSTS: \$3.50/sq ft/yr

UTILITIES: Proportionate share (\$1.50/sq ft/yr est)

OFFICE DETAILS AND PHOTOS

AREA AVAILABLE 4,945 sq ft +/- (Second Floor)

CEILING HEIGHT 8" (TBC)

HEATING & Rooftop HVAC

COOLING

LIGHTING Fluorescent

LAYOUT (5) offices, (1) boardroom, (1) admin

area, (2) washrooms, (1) large storage

or training room

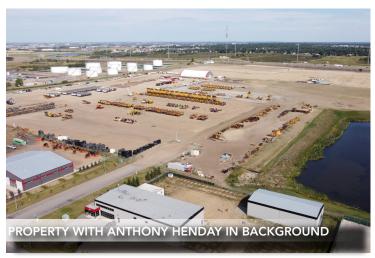




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OUTDOOR PHOTOS

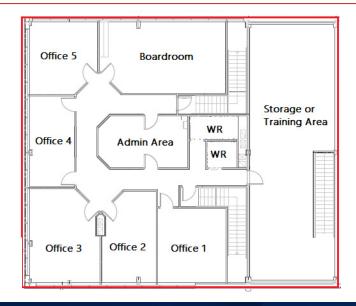






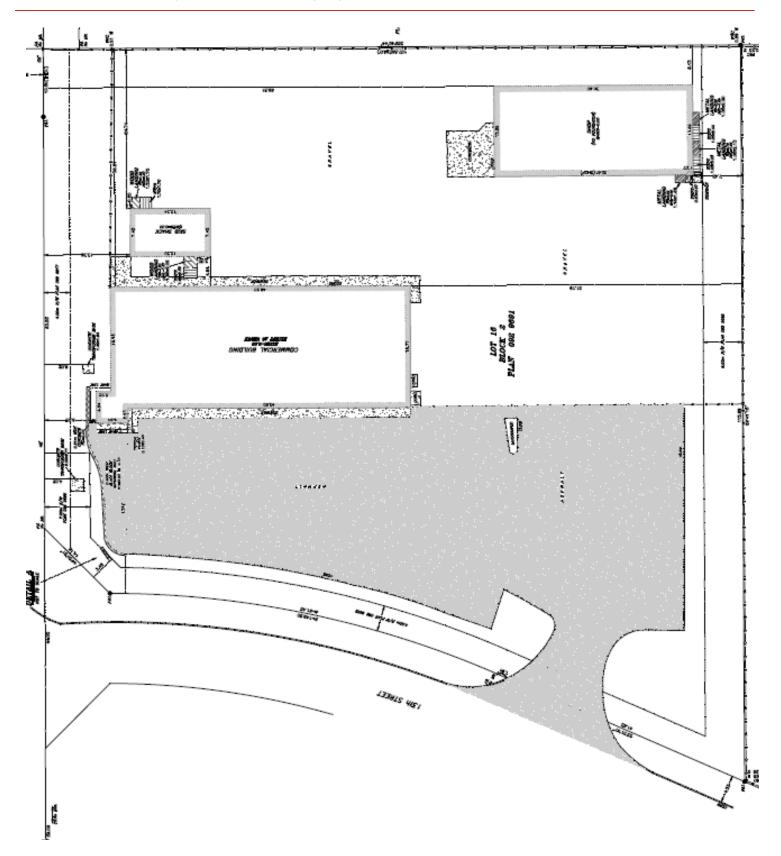


FLOOR PLAN (exact layout to be confirmed by buyer)





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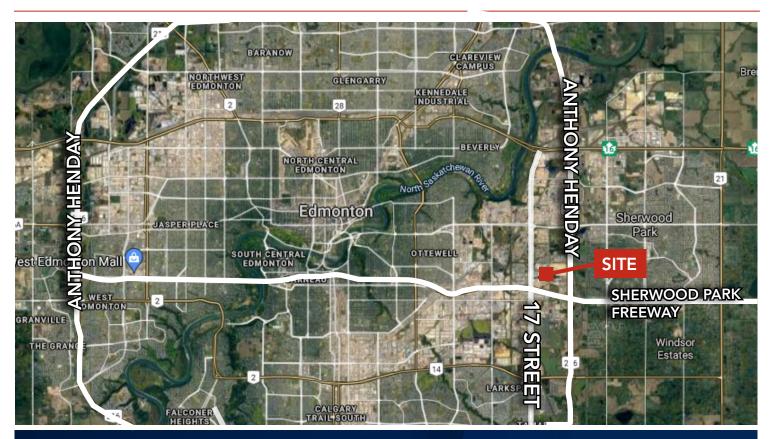


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LOCAL MAP



REGIONAL MAP





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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices Edmonton and Nisku
- Over 17 professional associates representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term our brand and reputation are paramount to us and we serve our clients accordingly

THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.

