

FOR LEASE

WINFIELD INDUSTRIAL

NAI Commercial

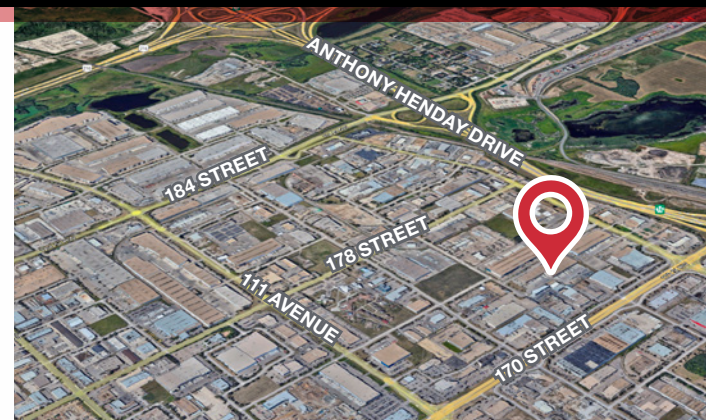
**LANDLORD WILL PROVIDE
TI ALLOWANCE**



17304 - 116 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY HIGHLIGHTS

- 3,652 sq.ft.± second floor office
- Plenty of on-site parking
- Quick access to 170 Street, Yellowhead Trail, and Anthony Henday



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NAI COMMERCIAL REAL ESTATE INC.
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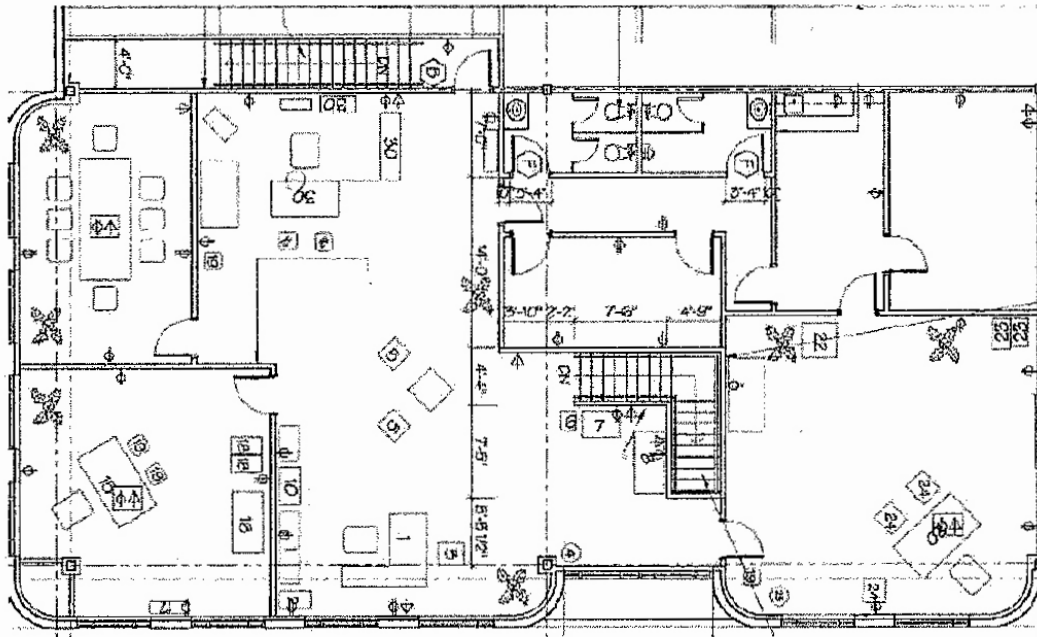
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ADDITIONAL INFORMATION

SIZE AVAILABLE	3,652 sq.ft.± second floor
LEGAL DESCRIPTION	Plan: 0125146; Block: 1; Lot: 24B
ZONING	IM
AVAILABLE	Immediately
HEATING	RTU in office and overhead unit in warehouse
LIGHTING	T5H0
PARKING	Parking onsite
LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$6.25/sq.ft./annum (\$2.69 operating costs + \$3.56 tax) plus 4% management fee (2024 estimate) includes common area maintenance, property taxes, building insurance, management fees and water



2ND FLOOR



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