

# FOR LEASE

## MAIN FLOOR OFFICE SPACE

9337-37 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 2,378 sq ft ± of main floor office space
- Modern office space features reception area, 8 offices, kitchenette, washroom and storage
- Optional 1,500 sq ft ± of storage area is available
- Designated parking and street parking available
- Conveniently located on the southside with excellent access to 91<sup>st</sup> Street & Whitemud Drive

### CONTACT

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REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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# FOR LEASE | Main Floor Office Space in Southeast Edmonton



## PROPERTY DETAILS

MUNICIPAL ADDRESS	9337-37 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7621409; Block: 20; Lot: 2
ZONING	BE (Business Employment)
SIZE	2,378 sq ft ±
HVAC	Forced air and air conditioning
LIGHTING	Fluorescent
PARKING	7 Designated stalls (street parking available)
SIGNAGE	Facade



## FINANCIALS

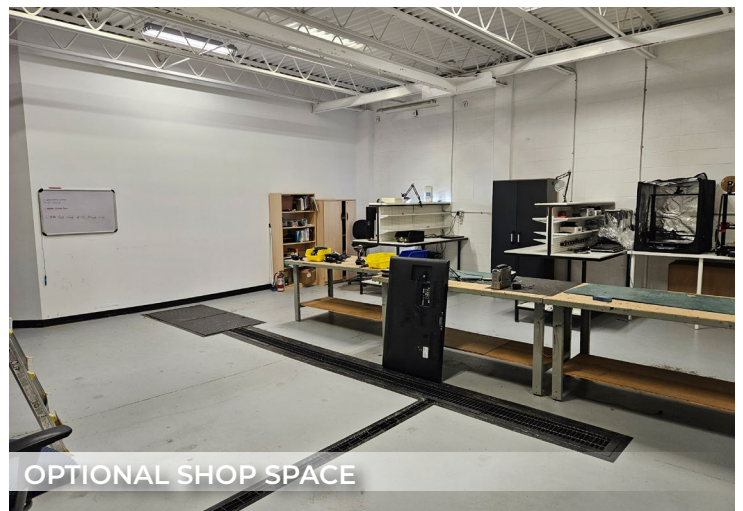
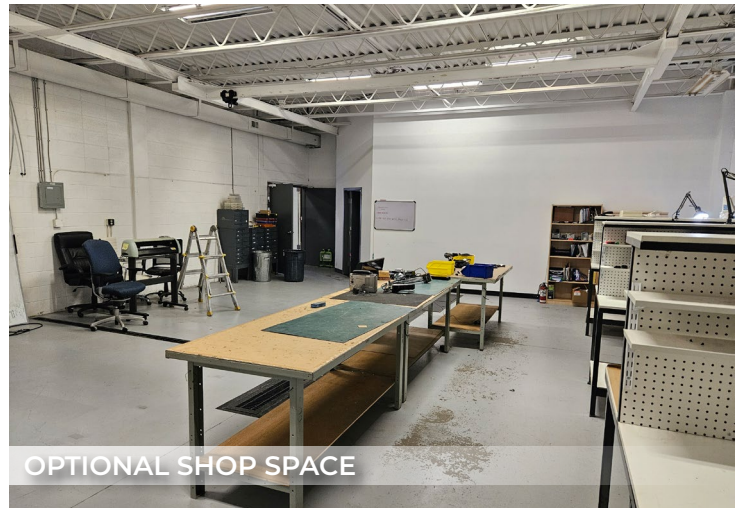
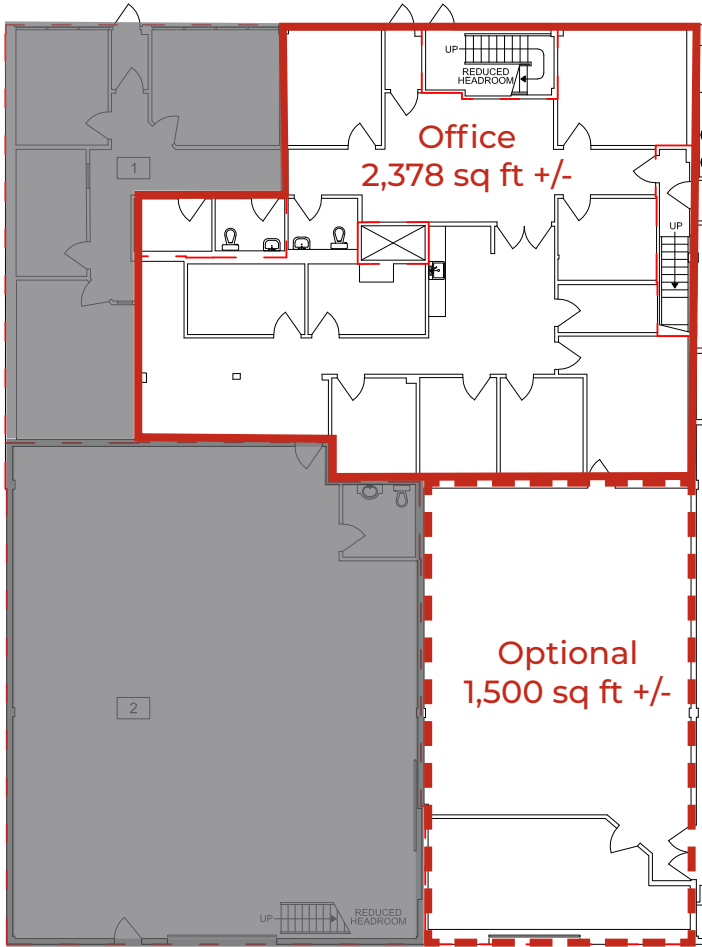
LEASE RATE	\$14.50/sq ft
OPERATING COSTS	\$7.00/sq ft (2024)
POSSESSION	Negotiable



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# FLOOR PLAN | Main Floor Office Space in Southeast Edmonton



## ADDITIONAL INFORMATION

- The main floor office space includes a reception area, 1 washroom, 8 offices, a kitchenette and storage.
- Features large windows for ample natural light
- Separate entrance

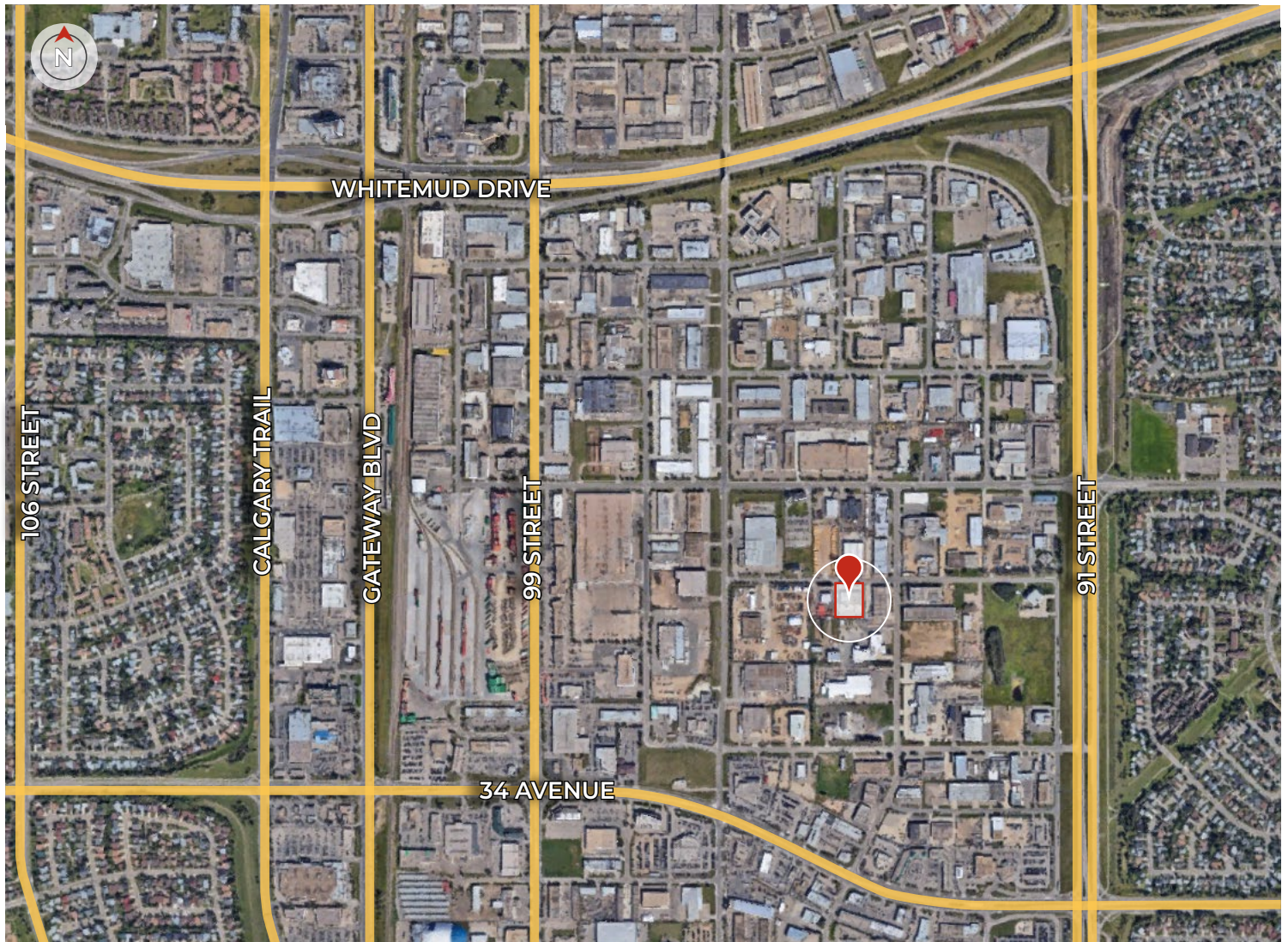


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# PROPERTY LOCATION | Main Floor Office Space in Southeast Edmonton



*Quality Based on Results, Not Promises.*

## Contact Our Team For More Information

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