

For Lease

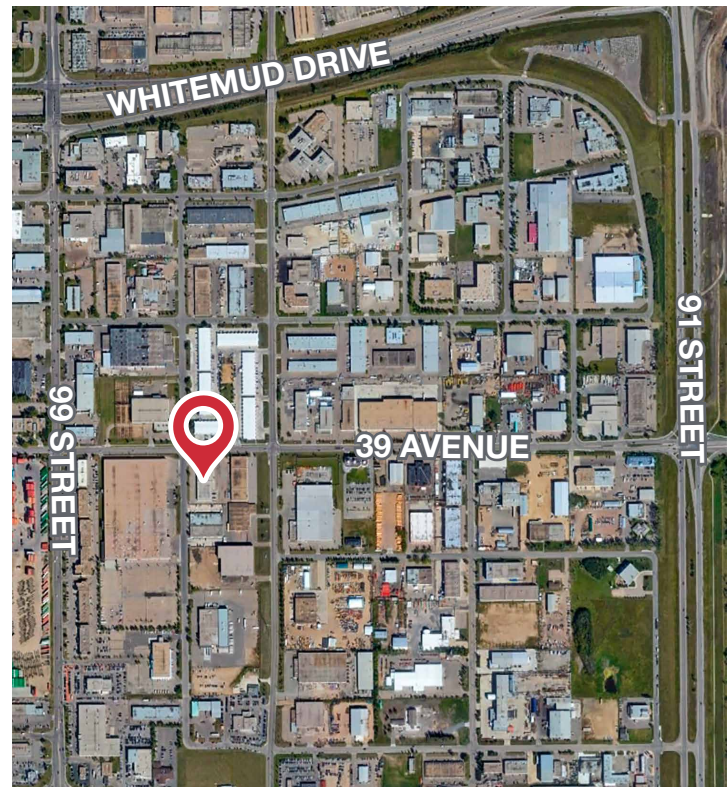
Developed Office Space
Strathcona Industrial Park



3827 - 98 Street
Edmonton, Alberta

Property Features

- 3,021 sq.ft.± developed office space
- 7 private offices
- Open office area
- File storage room
- Additional storage area
- Easy access to 99 Street, Whitemud Drive, and Gateway Blvd/Calgary Trail



Kevin Mockford

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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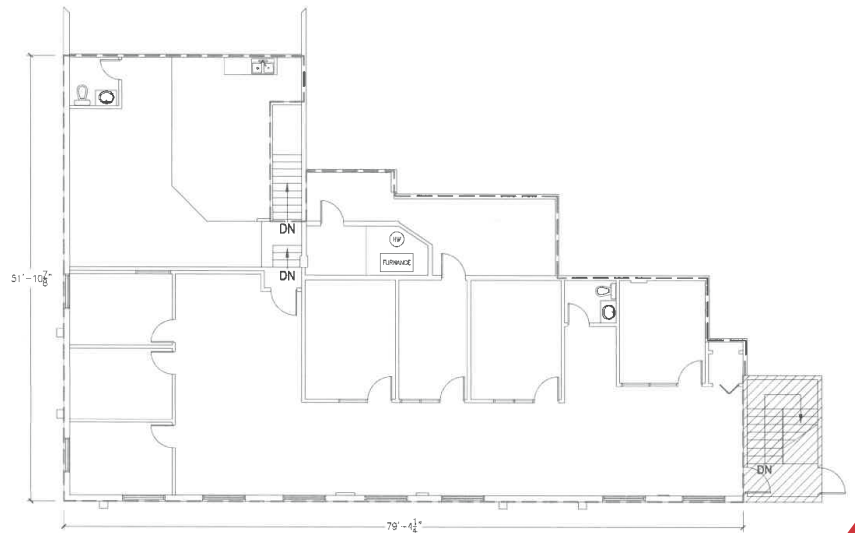


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Additional Information:

AREA AVAILABLE	3,021 sq.ft.±
LEGAL DESCRIPTION	Lot 14, Block 20, Plan 802 1058
ZONING	IM (Medium Industrial Zone)
LEASE TERM	3 to 5 years
AVAILABLE	Immediately
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.18/sq.ft./annum (2020 estimate) includes property taxes, building insurance, common area maintenance and management fees



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