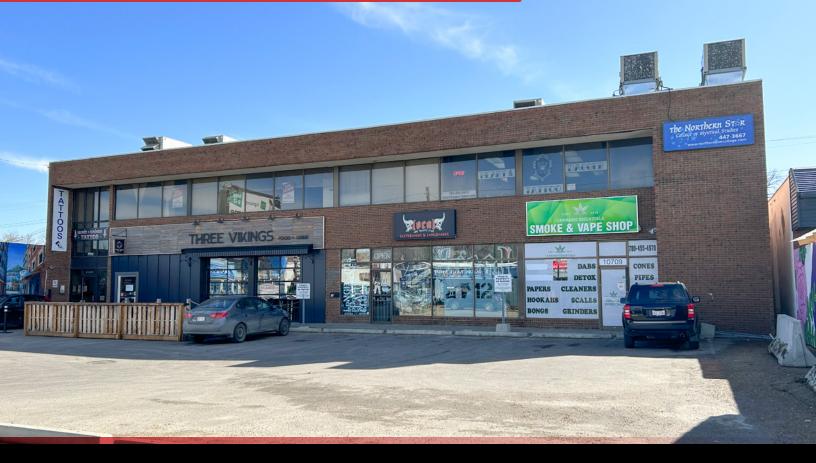
FOR LEASE

124 STREET - LOWER LEVEL OFFICE/STORAGE





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
 - CHAD SNOW

Broker, President 780 436 7410 csnow@naiedmonton.com

- Secure entry into the property
- Air conditioned
- Professionally managed property

KARI MARTIN

Senior Associate 780 435 5301 kmartin@naiedmonton.com





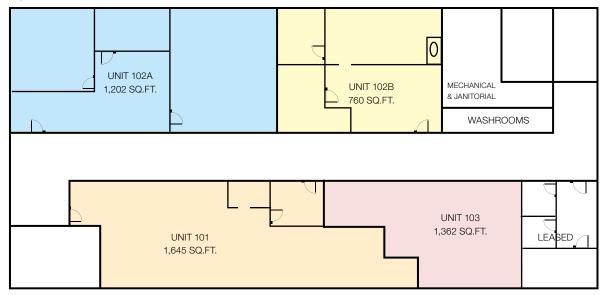
EDMONTON, AB 10715 - 124 STREET |

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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