



17205 - 107 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- Fully developed second floor office space
- Private entrance
- Wrap around windows on two sides providing every office and the bullpen with natural light
- Comprised of a reception area, six offices, bullpen, boardroom, kitchen, storage and private washroom facilities

CHAD SNOW

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ADDITIONAL INFORMATION

SIZE	2,700 sq.ft.±
AVAILABLE	Immediate
LEGAL DESCRIPTION	Plan 7621205, Block 6, Lots 6 & 7
ZONING	BE (Business Employment)
LEASE TERM	Three to ten years
NET LEASE RATE	Starting at \$10.00 per sq. ft. per annum
OPERATING COSTS	\$9.32 per sq. ft. (2025 estimate) Includes building insurance, property taxes, common area maintenance, management fees, water and gas

