FOR LEASE MCNAMARA WEST





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

Broker, President 780 436 7410 csnow@naiedmonton.com

KARI MARTIN

Senior Associate 780 435 5301 kmartin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



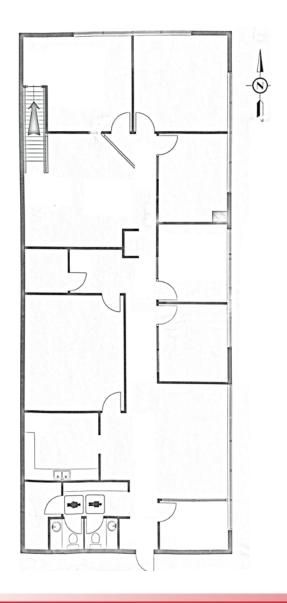
NAIEDMONTON.COM



17205 - 107 AVENUE | EDMONTON, AB

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 |











780 436 7410