



## 7201 - 104 Street Edmonton, Alberta

### Property Features

- 1,100 sq.ft.± of newly renovated second floor office space available for Lease
  - » Unit consists of reception area, two private offices, large boardroom, and washroom
- Highly functional and naturally lit space with windows surrounding the unit, including skylight
- Located in the heart of the Strathcona Junction with direct exposure to over 25,000 vehicles per day on Calgary Trail and within close proximity to a multitude of residential neighbourhoods
- Multiple parking stalls on site in addition to street parking
- Separate vestibule entrance at rear of the building
- Quick and convenient access to Whyte Avenue, Argyll Road, Whitemud Drive and 99 Street

### Michael Parsons

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Edmonton, Alberta

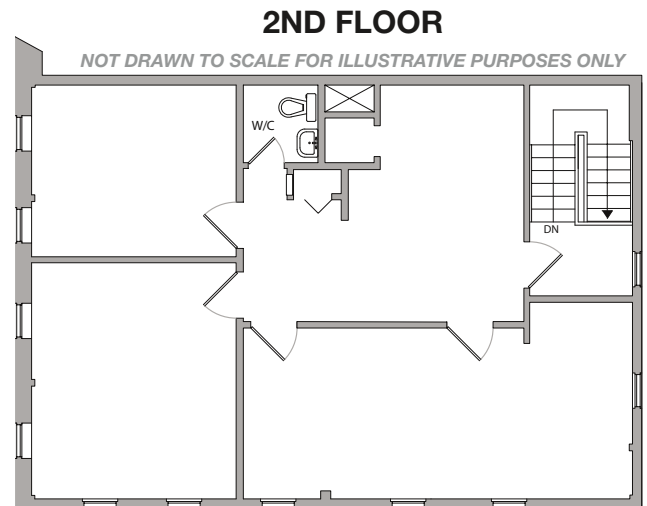


## Additional Information

AVAILABLE AREA	1,100 sq.ft.± Second Floor Office
LEGAL DESCRIPTION	Plan 8671S, Block 40, Lots 5 & 6
ZONING	DC1 (18636) – Direct Development Control Provision – Allows for a wide range of retail and office uses

## Lease Information

NET RENTAL RATE	Starting at \$15.00/sq.ft./annum
OPERATING COSTS	\$5.93/sq.ft./annum (2020 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and utilities (electricity, natural gas, and water/sewer)
AVAILABILITY	Immediately



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