

FOR LEASE

WESTMINSTER BUILDING B

NAI Commercial

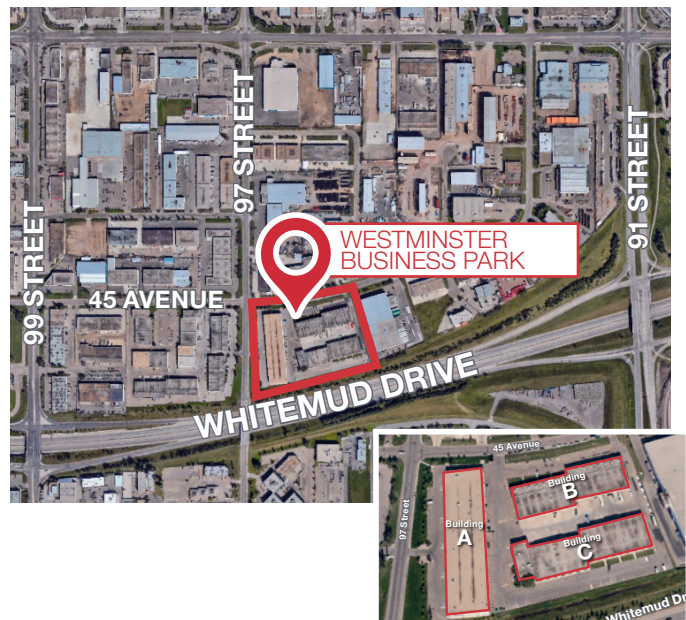


dream 
industrial REIT

9639/47/45 - 45 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 13,145 sq.ft.± office/warehouse available
- Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street
- Owned and managed by Dream Industrial Management Corp
- Office is air conditioned



CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

RYAN BROWN

Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



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



780 436 7410



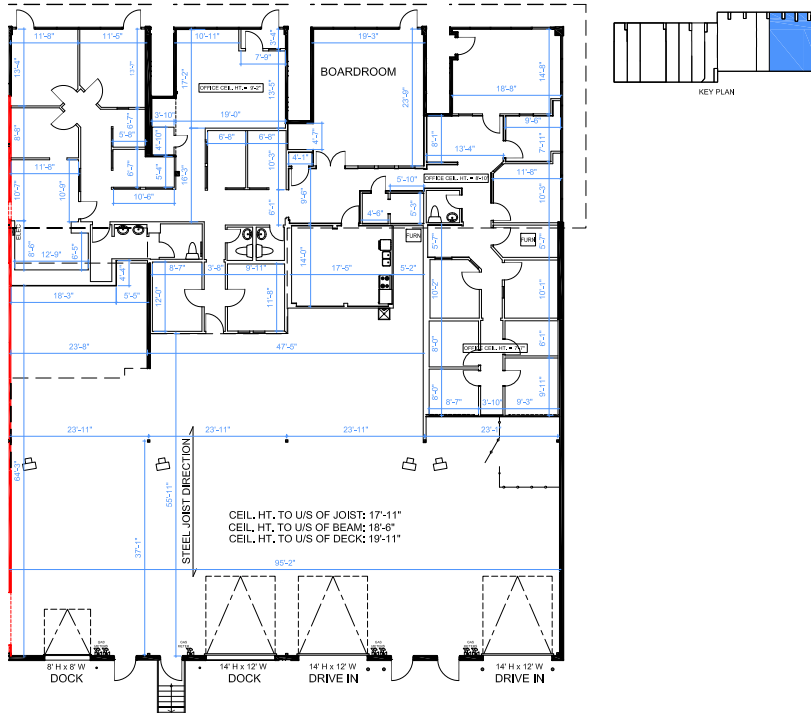
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ADDITIONAL INFORMATION

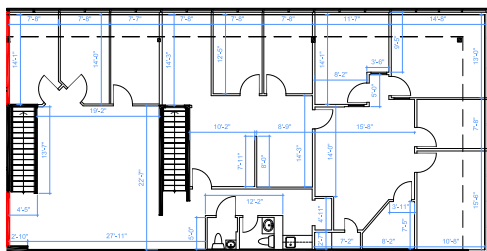
| | |
|-------------------|---|
| SIZE | 10,335 sq.ft.± main floor 2,810 sq.ft.± mezzanine 13,145 sq.ft.± total |
| LEGAL DESCRIPTION | Lot 20B, Block 5, Plan 0623454 |
| AVAILABLE | July 1, 2024 |
| NET RENTAL RATE | Market |
| OPERATING COSTS | \$6.50/sq.ft./annum (2024 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities not included. |
| LEASE TERM | 3 - 5 years |



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