



10440/48/60/64 - 176 STREET
EDMONTON, ALBERTA

**UNITS CAN BE AVAILABLE
WITHIN 30 DAYS NOTICE**

**\$13.00/SQ.FT GROSS RENTAL
RATE (3-5 YEAR LEASE TERM)**

Property Highlights

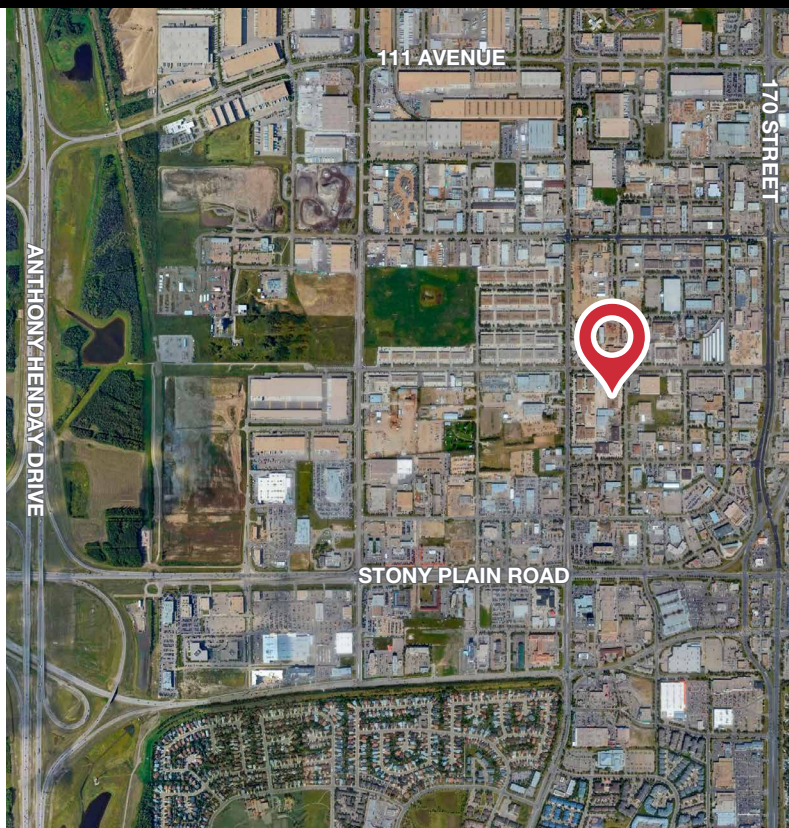
- Strategically located in West Edmonton
- Fully developed office spaces available, ranging from 1,196 - 2,392 sq.ft.±
- Move in ready with updated flooring for new tenants
- Double row surface parking
- Well maintained and managed 2-storey property
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway

Daniel A. Amero

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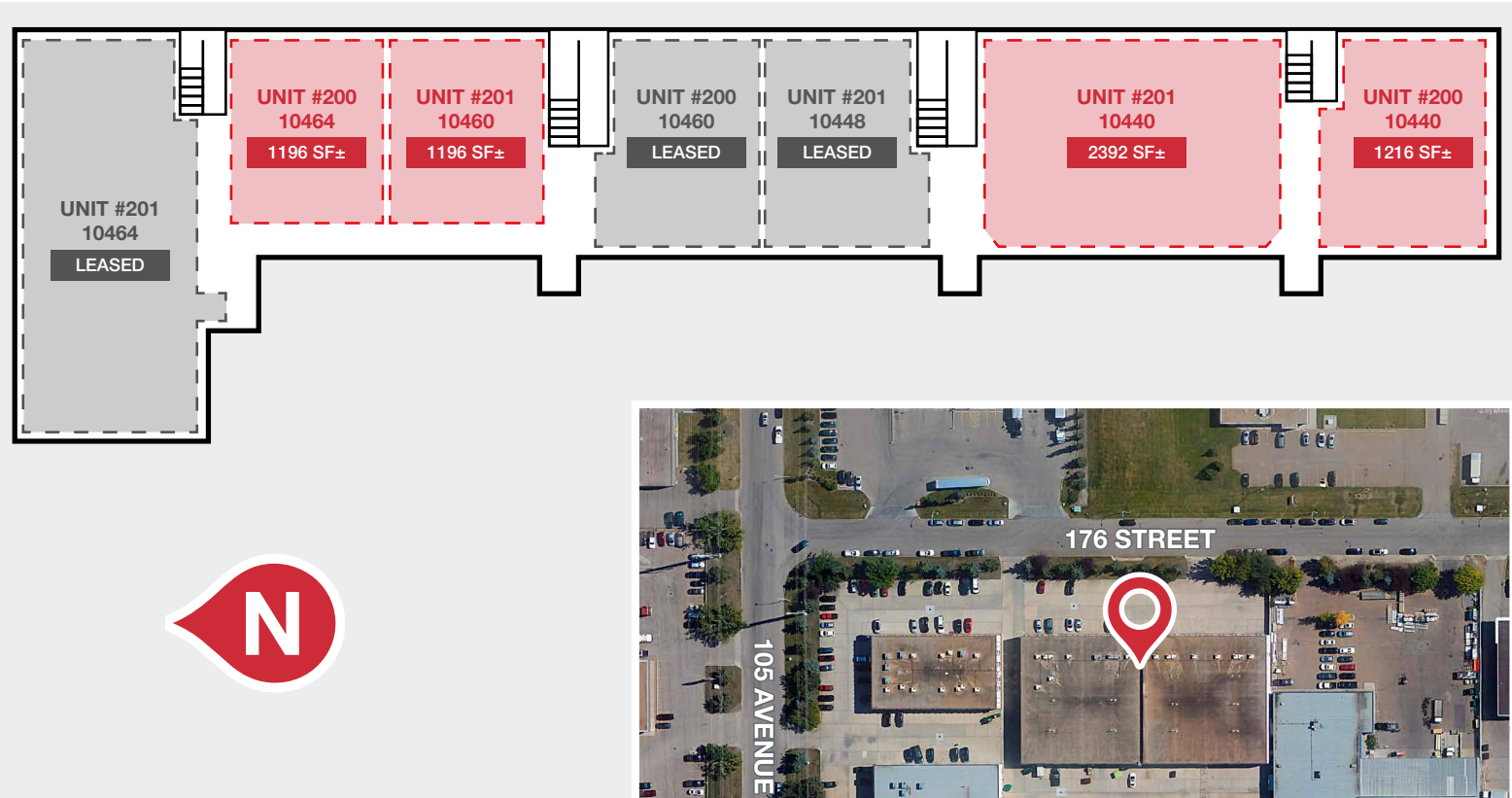
Kevin Mockford

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10440 - 176 STREET
EDMONTON, ALBERTA

FOR LEASE
WEST END OFFICE SPACES
SECOND FLOOR 1,196 - 2,392 SQ.FT.± AVAILABLE



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot: 1A, Block: 6, Plan: 8922420
ZONING	IB (Industrial Business)
CEILING HEIGHT	8 ft.
HEATING	Furnace
AVAILABLE	30 days notice
LEASE TERM	3-5 years
MODIFIED GROSS RATE	\$13.00/sq.ft./annum Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

4709-F-3 DA52



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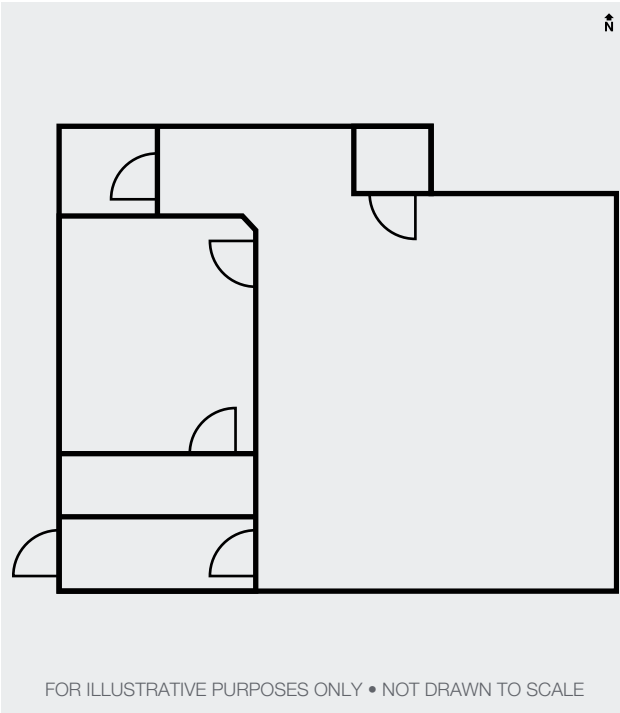
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EDMONTON, ALBERTA

FOR LEASE

WEST END OFFICE SPACES

SECOND FLOOR 1,196 - 2,392 SQ.FT.± AVAILABLE

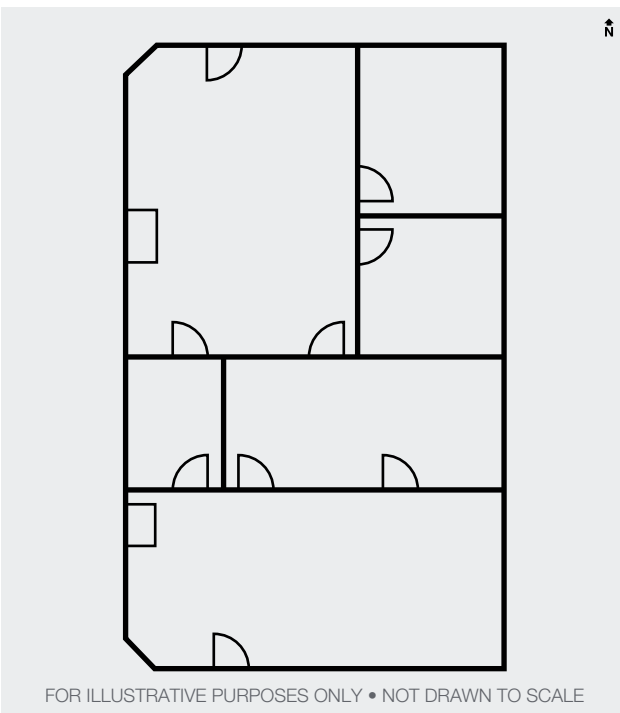


UNIT 200, 10440-176 Street: 1,216 sq.ft.±

- Fully developed office space with (1) office, kitchen, bathroom and large open reception area



AVAILABLE WITHIN 30 DAYS NOTICE



UNIT 201, 10440 - 176 Street: 2,392 sq.ft.±

- Fully developed office space with (3) offices, boardroom, 2 kitchenettes, and 2 large open reception areas



AVAILABLE WITHIN 30 DAYS NOTICE

4709-F-8 DA22



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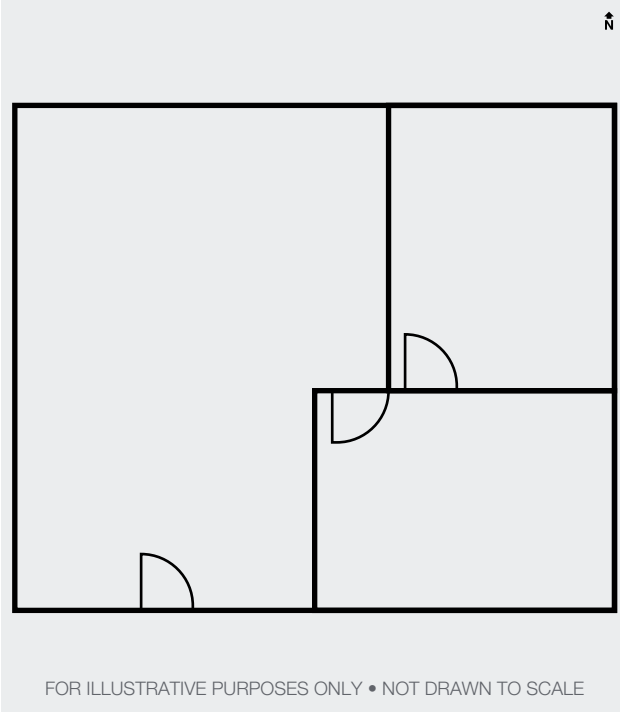
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10440 - 176 STREET
EDMONTON, ALBERTA

FOR LEASE

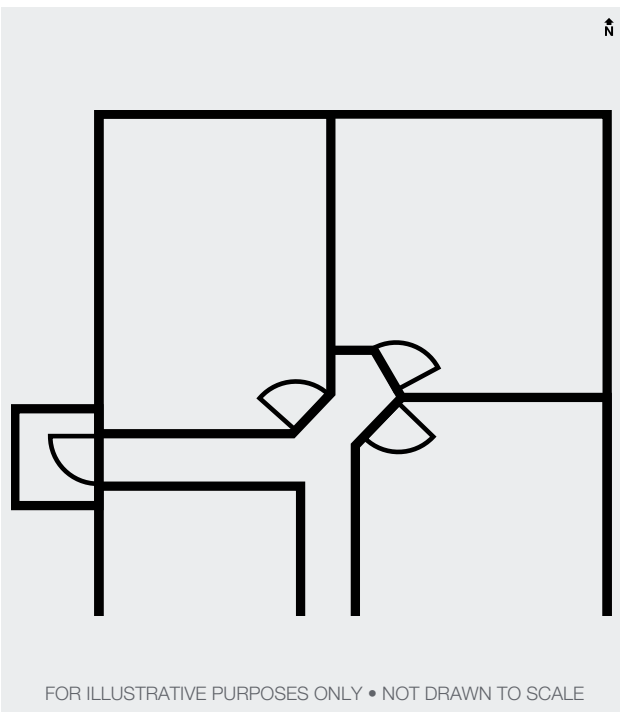
WEST END OFFICE SPACES

SECOND FLOOR 1,196 - 2,392 SQ.FT.± AVAILABLE



UNIT 201, 10460 - 176 Street: 1,196 sq.ft.±

- Fully developed office space with (2) offices, kitchen and large open reception area



UNIT 200, 10464 - 176 Street: 1,196 sq.ft.±

- Fully developed office space with (3) offices, kitchen and large open reception area



4709-F-8 DA22

NAI Commercial

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