

FOR LEASE

124 STREET - LOWER LEVEL OFFICE/STORAGE

NAI Commercial



10715 - 124 STREET | EDMONTON, AB

PROPERTY DESCRIPTION

- Lower level office or storage space at economical rental rates
- Options starting from 760 sq.ft.± and up
- Variety of build outs with both open space and private office
- Secure entry into the property
- Air conditioned
- Professionally managed property

KARI MARTIN

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



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NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREAS AVAILABLE	<u>Lower Level (Basement)</u> Suite 101 - 1,645 sq.ft.± Suite 102A - 1,202 sq.ft.± Suite 102B - 760 sq.ft.±
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AVAILABLE	Immediately
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LEGAL DESCRIPTION	Plan RN22, Block 25, Lots 7 & 8
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ZONING	MU (Mixed Use Zone)
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LEASE TERM	1-5 years
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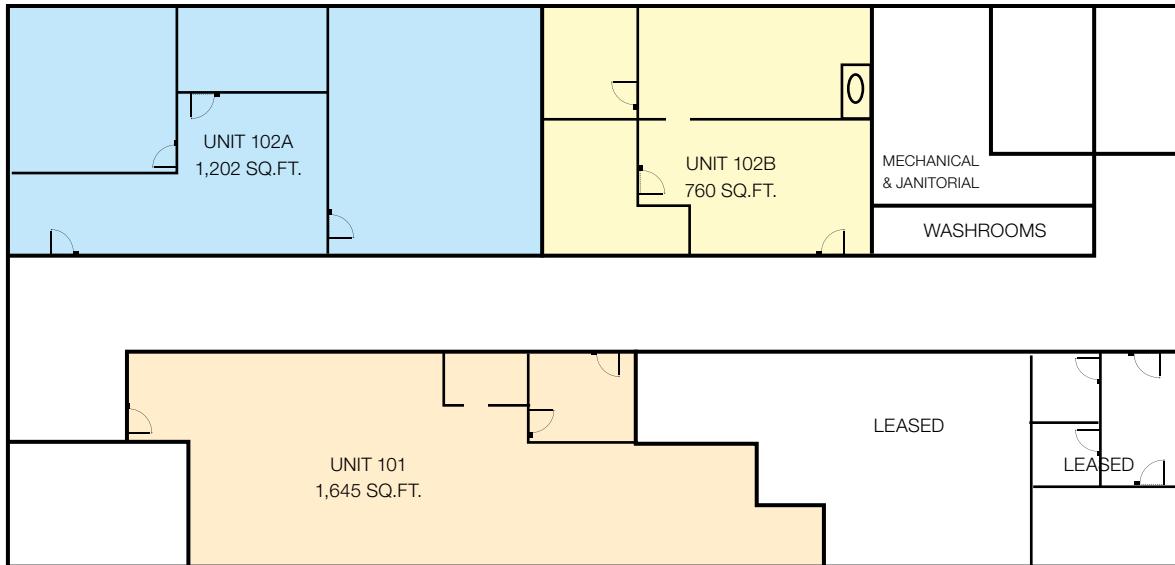
NET LEASE RATE	\$5.00 per sq.ft. per annum
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OPERATING COSTS	\$13.49 per sq.ft. per annum (2024 estimate) Includes property tax, building insurance, common area maintenance, management fees and utilities (power, gas and water)
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SUITE 102B

LOWER LEVEL



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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