# **FOR LEASE**

**GLOBEXX OFFICE** 





18150 - 111 AVENUE | EDMONTON, AB | MAIN FLOOR OFFICE

#### PROPERTY DESCRIPTION

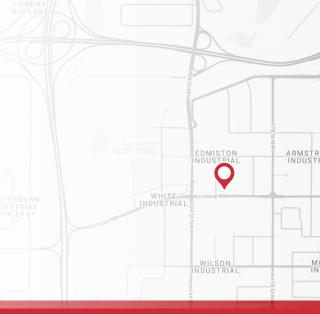
- Main floor office space at attractive rental rates
- Corner unit with windows wrapping around two sides
- Currently comprised of multiple offices, open work space, boardrooms, kitchen and storage
- Double man loading doors
- Convenient west end location

## CHAD SNOW

Broker, President 780 436 7410 csnow@naiedmonton.com

## KARI MARTIN

Senior Associate 780 435 5301 kmartin@naiedmonton.com





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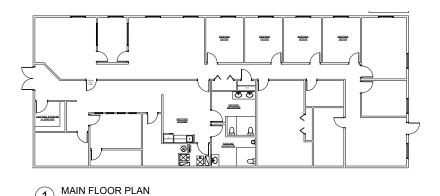
GLOBEXX OFFICE - MAIN FLOOR

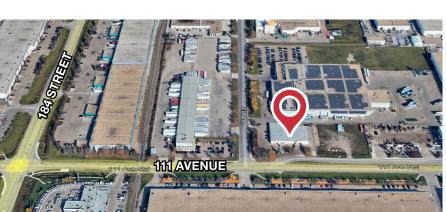


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## ADDITIONAL INFORMATION

SIZE	4,000 sq.ft.±
LEGAL DESCRIPTION	Plan 0125780, Block 2, Lot 5C
ZONING	BE (Business Employment)
LEASE TERM	Three to five years
AVAILABLE	Immediately
NET LEASE RATE	\$6.00 per sq. ft. per annum
OPERATING COSTS	\$4.75 per sq. ft. (2024 estimate) Includes building insurance, property tax, common area maintenance and management fees





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