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FOR LEASE

9913 - 112 Street
Edmonton, Alberta

Listing Highlights

- Flexible term length available
 - Open to short term deals
- Move in ready space
 - Fully furnished if required
 - Available on 30 days' notice
- Covid friendly environment



HIGH END OFFICE SPACE
5,766 SQ. FT. JUST OFF JASPER AVENUE

CBRE

Leasing Details

Address	9913 - 112 Street, Edmonton, AB
Area	5,766 sq. ft. total rentable area <i>4,052 sq. ft. above grade</i> <i>1,714 sq. ft. below grade</i>
Parking Ratio	10-11 stalls plus 2 indoor garage stalls
Parking Cost	Surface - No Charge Heated Indoor - \$150.00 /stall/month
Term	Flexible term length available
Furniture	Available if required

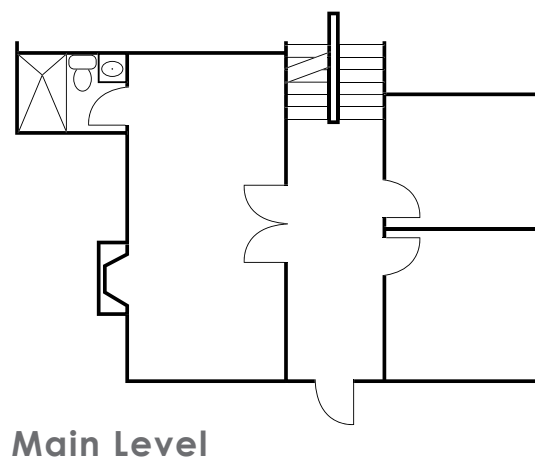
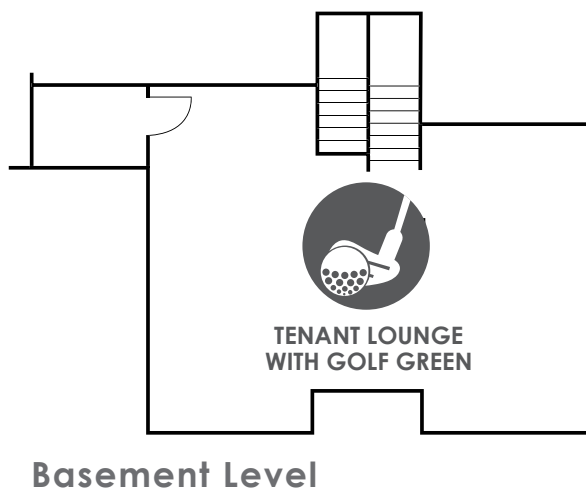
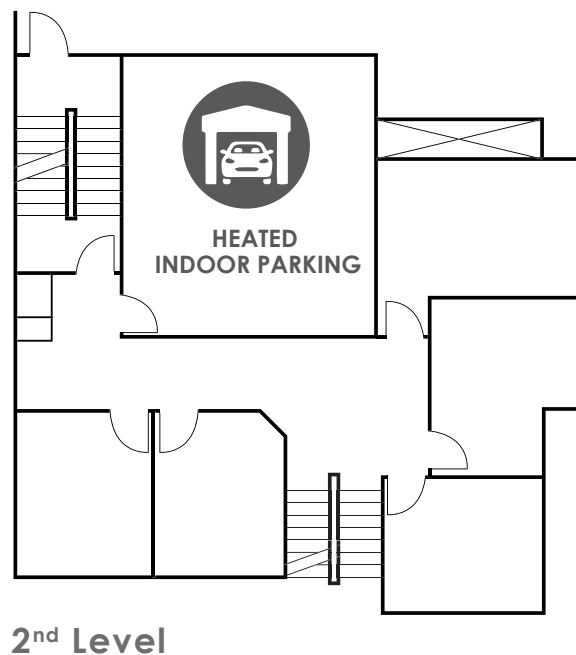
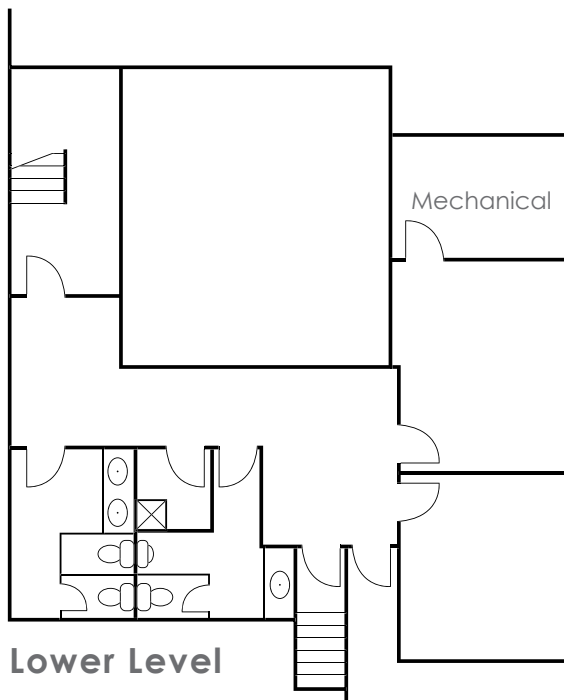
Financial Details

Net Rate	\$13.00 / sq. ft. above grade \$8.00 / sq. ft. below grade
Op. Costs	\$8.39 + janitorial (2021)

Short Term Details

Gross Rate	\$11,000.00 / month
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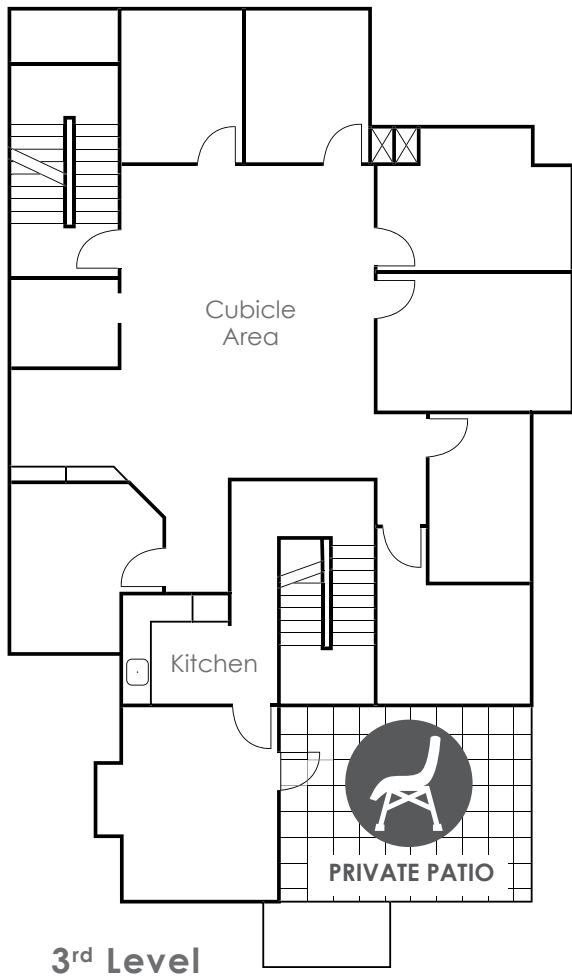
FLOOR PLANS



CUBICLE AREA



PRIVATE 3RD LEVEL PATIO



MAIN LEVEL EXECUTIVE OFFICE



3RD LEVEL CORNER OFFICE



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- Only a 4 minute walk to Grandin LRT Station -



Amenity Drive Times

- 4 MIN DRIVE To Brewery District & Oliver Square
- 6 MIN DRIVE To City Centre Mall
- 6 MIN DRIVE To Whyte Avenue



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