

For Lease 107 Avenue Building



12225 - 107 Avenue Edmonton, Alberta

Property Features:

- Second floor office space
- Property recently had a complete interior renovation and new building facade
- Available for immediate occupancy
- Located just off of 124 Street corridor
- Corner units avaiable



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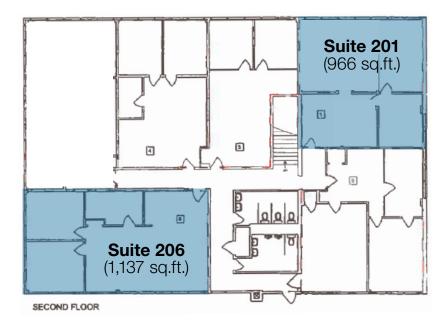


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Suite #	Size	Available
201	966 sq.ft.	Immediately
206	1,137 sq.ft.	Immediately

Additional Information:

ZONING	CB1 (Low Intensity Business Zone)
NET RENTAL RATE	\$12.00/sq.ft./annum
ADDITIONAL RATE	\$9.08/sq.ft. (2018 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance, management, gas, power and water



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NAI Commercial Real Estate Inc.