



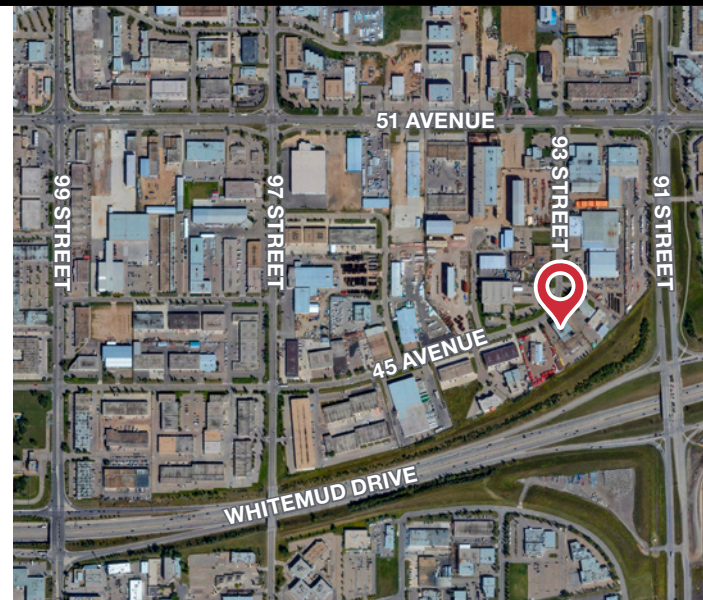
OFFICE SPACE

9333 - 45 AVENUE
EDMONTON, AB

SECOND FLOOR:
STARTING AT \$7.50/SQ.FT./ANNUM

PROPERTY HIGHLIGHTS

- Fully developed southside office space available
- Second floor space consists of reception, five executive offices, boardroom, kitchen, open work space areas, and storage
- Close proximity to Whitemud Freeway, 99 Street and 97 Street
- Building signage opportunities available



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For Lease: Southside Office Space
9333 - 45 Avenue, Edmonton, Alberta



SIZE AVAILABLE	Second Floor: 3,170 sq.ft.±
LEGAL DESCRIPTION	Plan 8121210, Block 5, Lot 41
ZONING	IB - Industrial Business
PARKING	Surface stalls
TI ALLOWANCE	Negotiable
AVAILABLE	Immediately
LEASE TERM	3-10 Years
NET RENTAL RATE	Second Floor: Starting at \$7.50/sq.ft./annum
OPERATING COSTS	\$7.00/sq.ft./annum (2022 Estimate) Includes common area maintenance, property taxes, building insurance, management fees, power, water and gas



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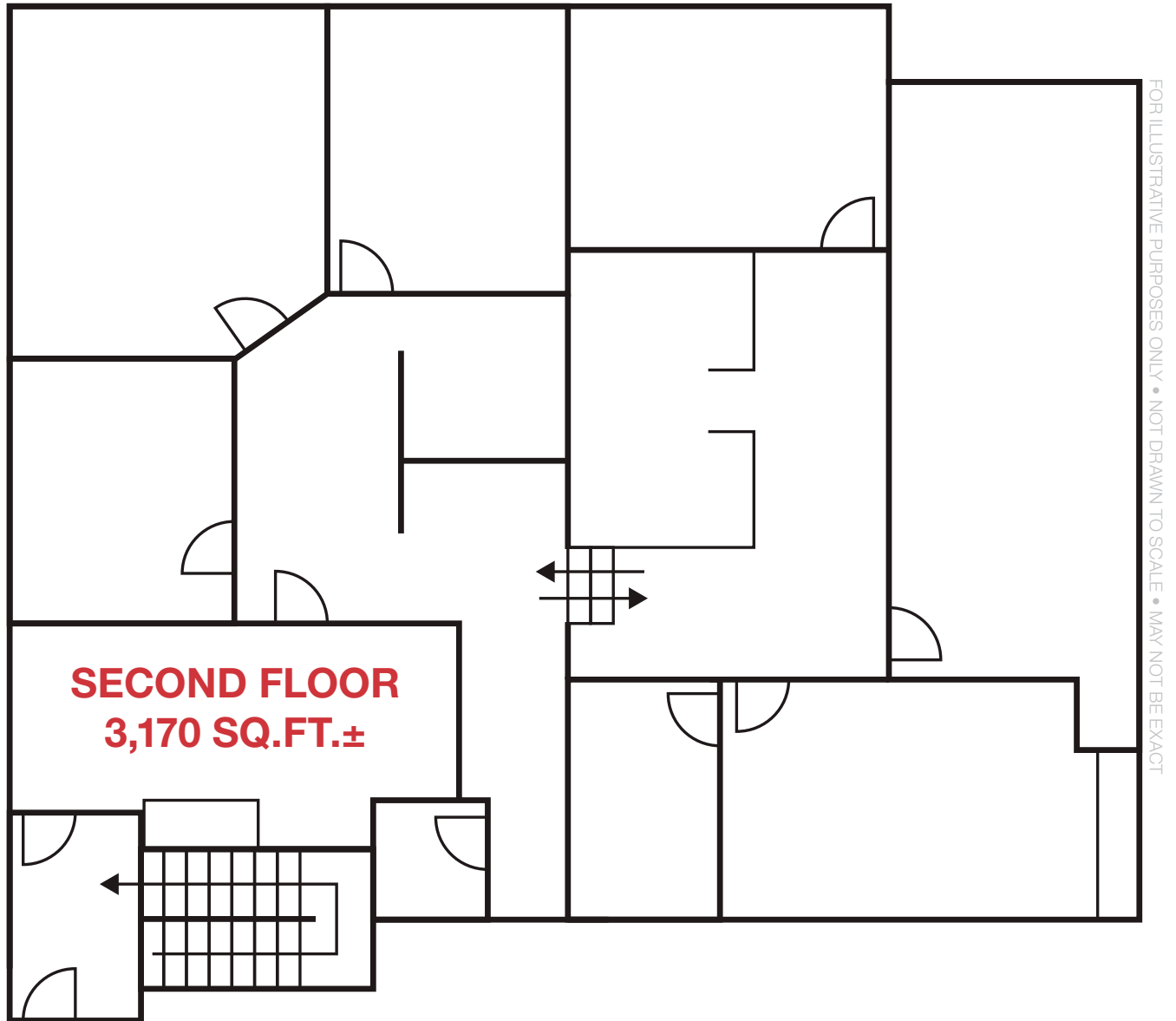
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