

FOR LEASE

WESTMINSTER BUILDING C

NAI Commercial

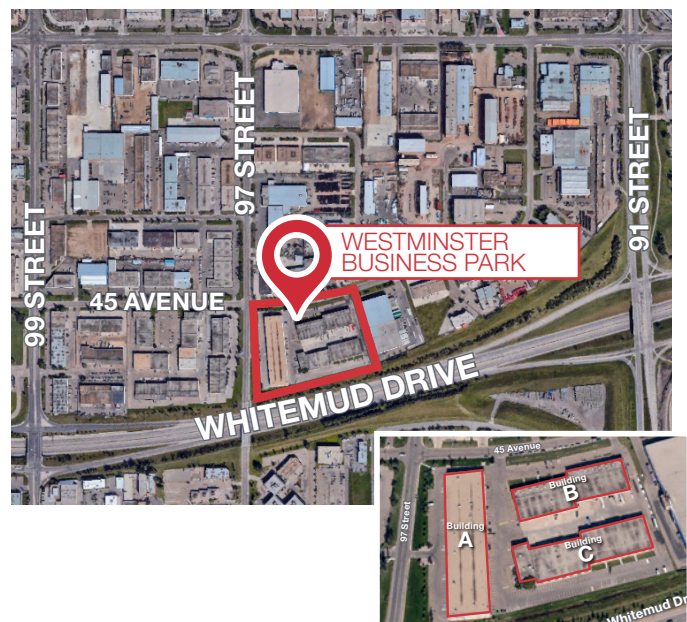


dream
industrial REIT

9635 - 45 AVENUE | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- Main floor office space
- Corner unit
- 9 offices, reception area, boardroom, server room and washrooms
- Ample surface parking
- Office is air conditioned
- Fibre optic internet to the building



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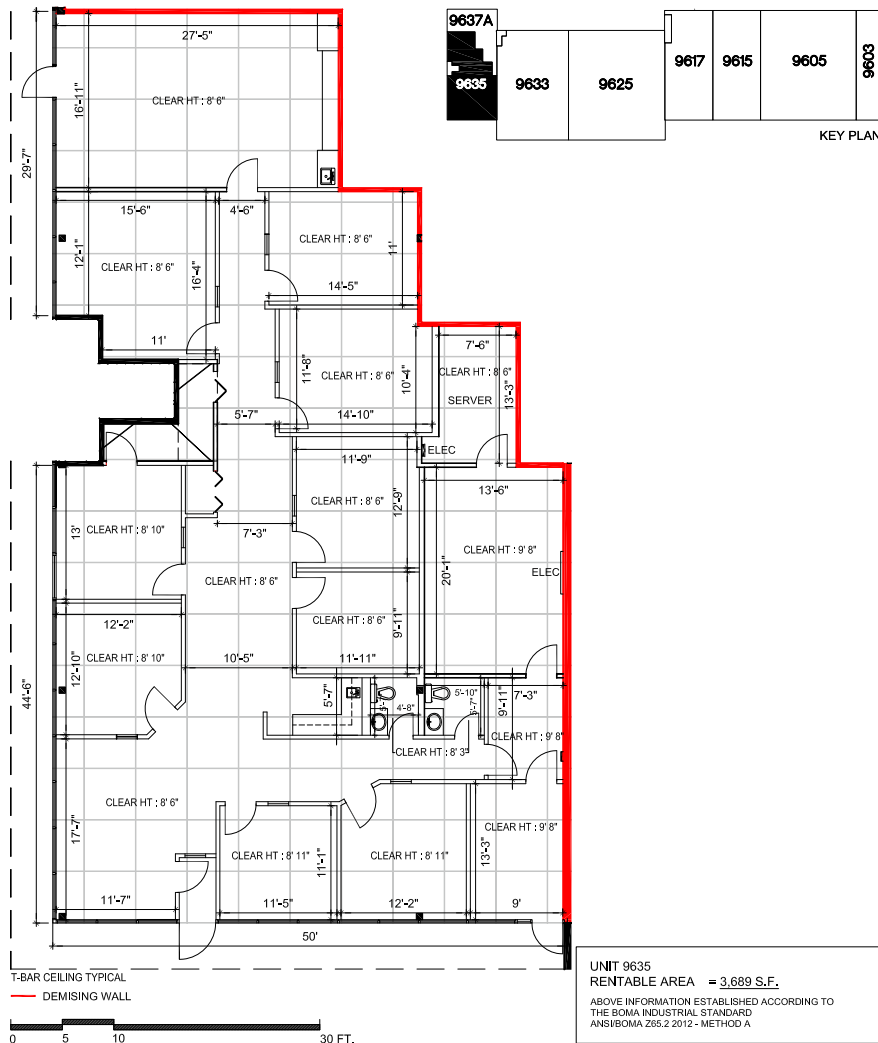
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ADDITIONAL INFORMATION

SIZE	Unit 9635: 3,689 sq. ft. ±
ZONING	IB
NET RENTAL RATE	Market
OPERATING COSTS	\$6.50/sq.ft./annum (2024 estimate) Includes property taxes, building insurance, common area maintenance and management fees
AVAILABLE	June 1, 2024
LEASE TERM	3 - 5 years



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