

\$13.00/SQ.FT.
GROSS RATE

10783 - 180 STREET
EDMONTON, ALBERTA

Property Highlights

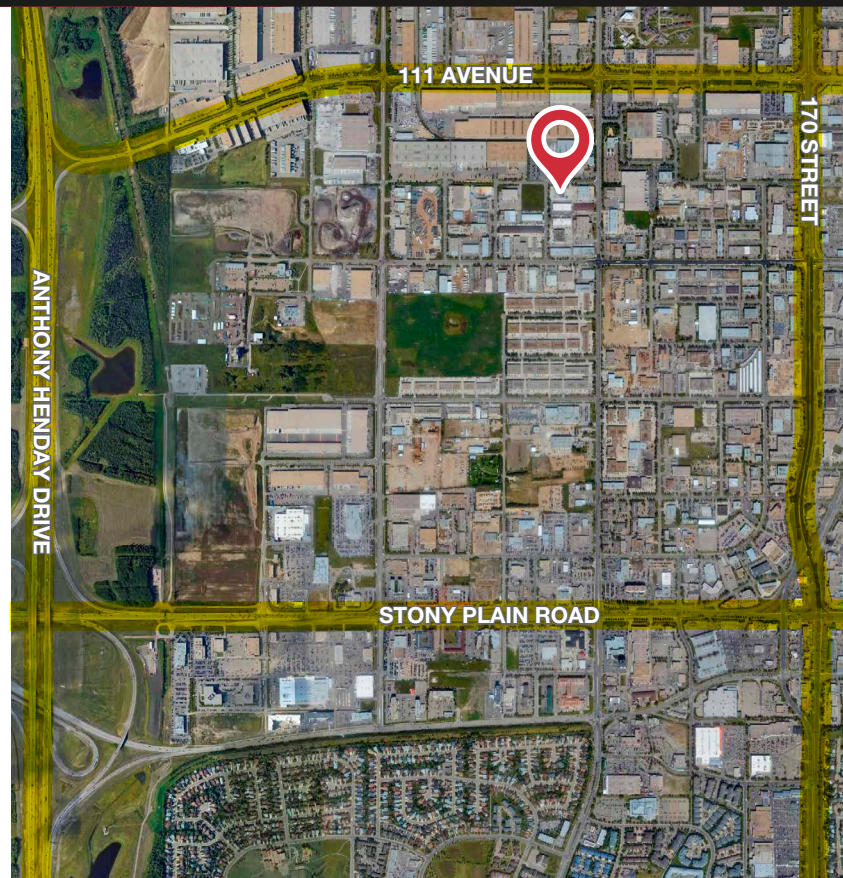
- Strategically located in West Edmonton
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway
- Fully developed office space with 7 offices, boardroom, server room, storage room, kitchen, 2 kitchenettes, large open reception area
- 3 private washrooms
- Double row surface parking
- Well maintained and managed 2 storey property

Daniel A. Amero

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Kevin Mockford

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10783 - 180 STREET
EDMONTON, ALBERTA

FOR LEASE
WEST END OFFICE SPACE
2,520 SQ.FT.± SECOND FLOOR OFFICE

ADDITIONAL INFORMATION

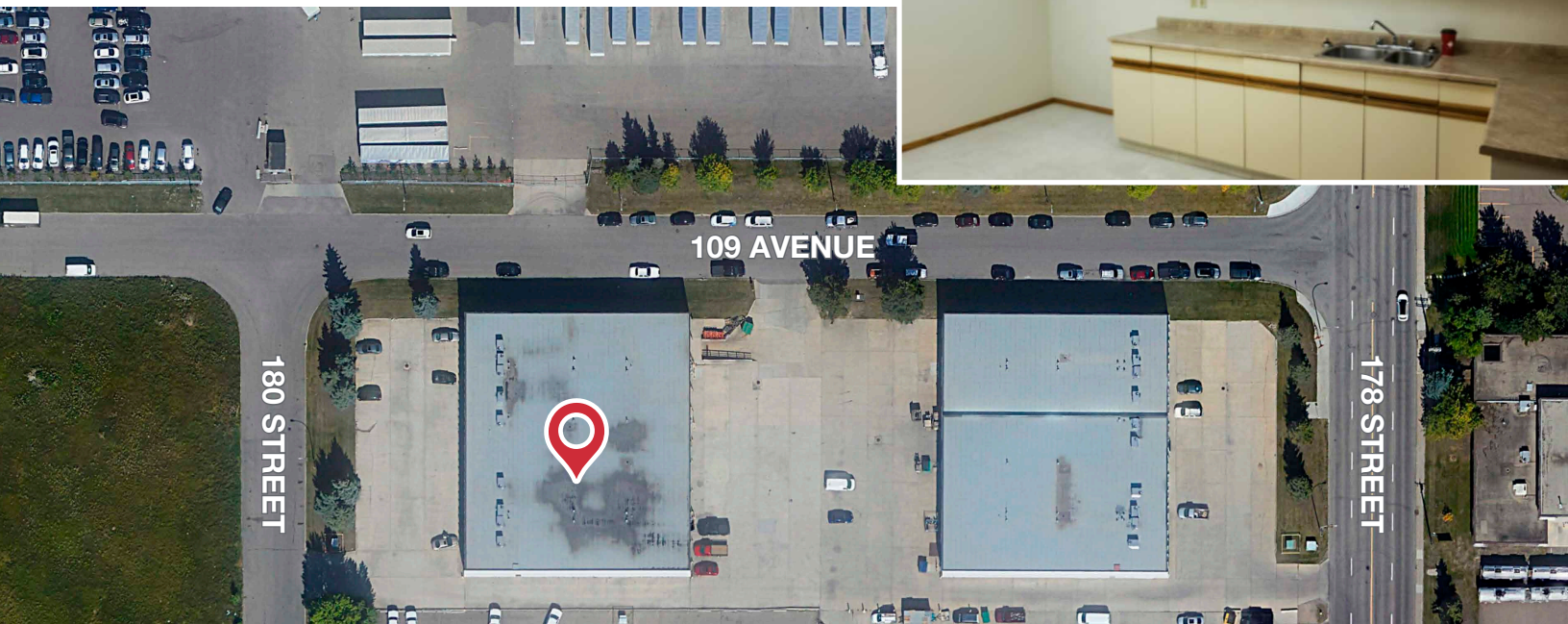
SIZE AVAILABLE	2,520 sq.ft.±
LEGAL DESCRIPTION	Lot: 1, Block: 4, Plan: 7820005
ZONING	IM - Medium Industrial
CEILING HEIGHT	8 ft.
HEATING	Furnace
PARKING	Double row
AVAILABLE	30 days notice
LEASE TERM	3-5 years
MODIFIED GROSS RATE	\$13.00/sq.ft./annum Includes common area maintenance, property taxes, building insurance, management fees. Utilities not included.

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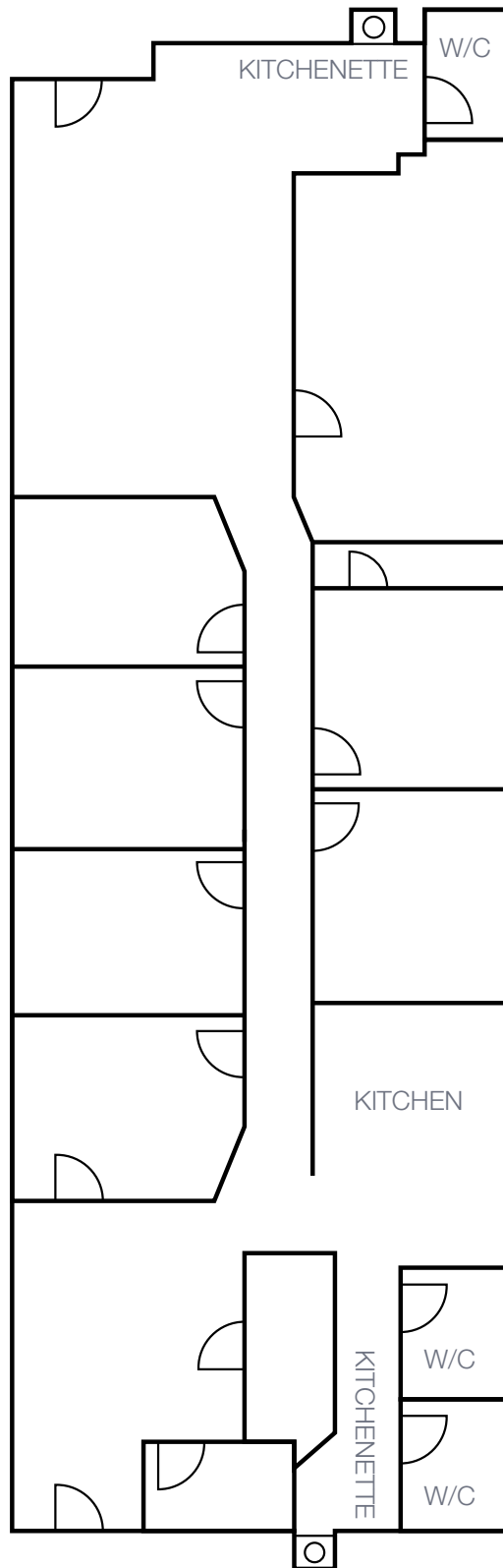
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NAI Commercial

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