

FOR LEASE

KINGSDALE PROFESSIONAL CENTRE

NAI Commercial



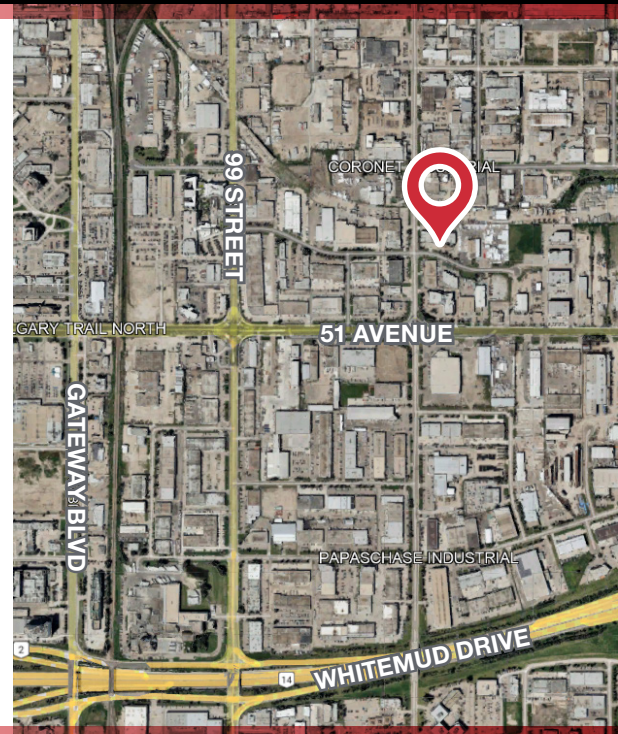
9644 - 54 AVENUE | EDMONTON, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

- Centrally located in southeast Edmonton
- Shaw and Bell Fibre now servicing the building (TBC by Tenant)
- Modern improvements to common areas and main entrance, including an elevator lift
- Lease terms of one to three years
- Quick access to Gateway Boulevard, 99 Street, 51 Avenue, and Whitemud Freeway

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot 2, Block 19, Plan 772 3025
TERM	1-3 years
OPERATING COSTS	\$14.74/sq.ft./annum (estimate for the year ending June 30, 2024) Includes building insurance, property taxes, common area maintenance, exterior maintenance, power, water and natural gas.

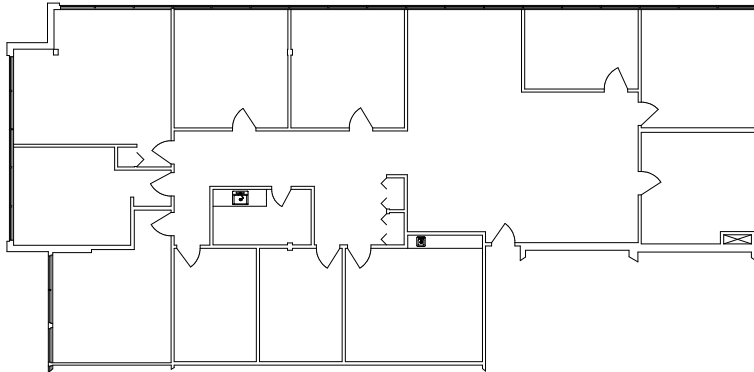
CURRENT VACANCIES

Suite	Rentable Sq.Ft.	Availability	Asking Net Lease Rate	Description
#200	4,204	Immediate	\$6.50 psf/annum	10 offices, lunchroom, open bullpen/reception area
#202	1,571	Immediate	\$8.50 psf/annum	Reception area, 5-6 offices, kitchenette
#203	1,377	Immediate	\$8.50 psf/annum	Reception area, 4 offices

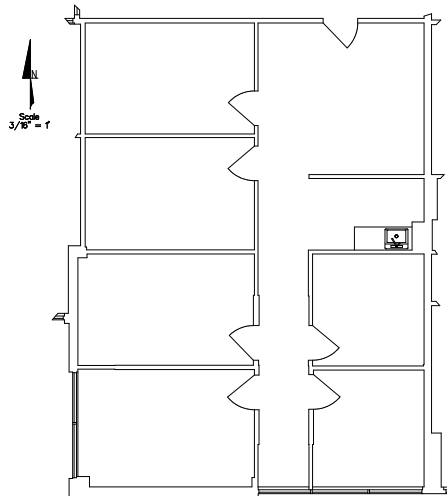


FLOOR PLANS

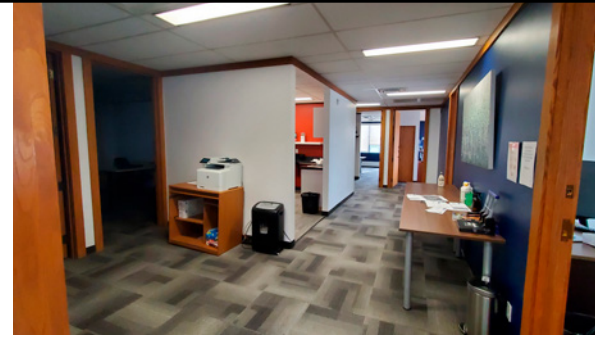
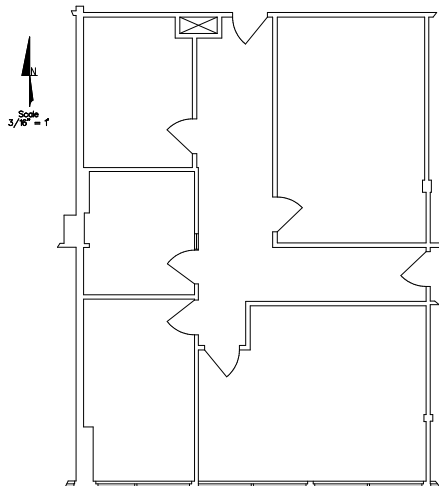
UNIT 200



UNIT 202



UNIT 203



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