

**\$13.00/SQ.FT.  
GROSS RATE**

**10783 - 180 STREET**  
EDMONTON, ALBERTA

## Property Highlights

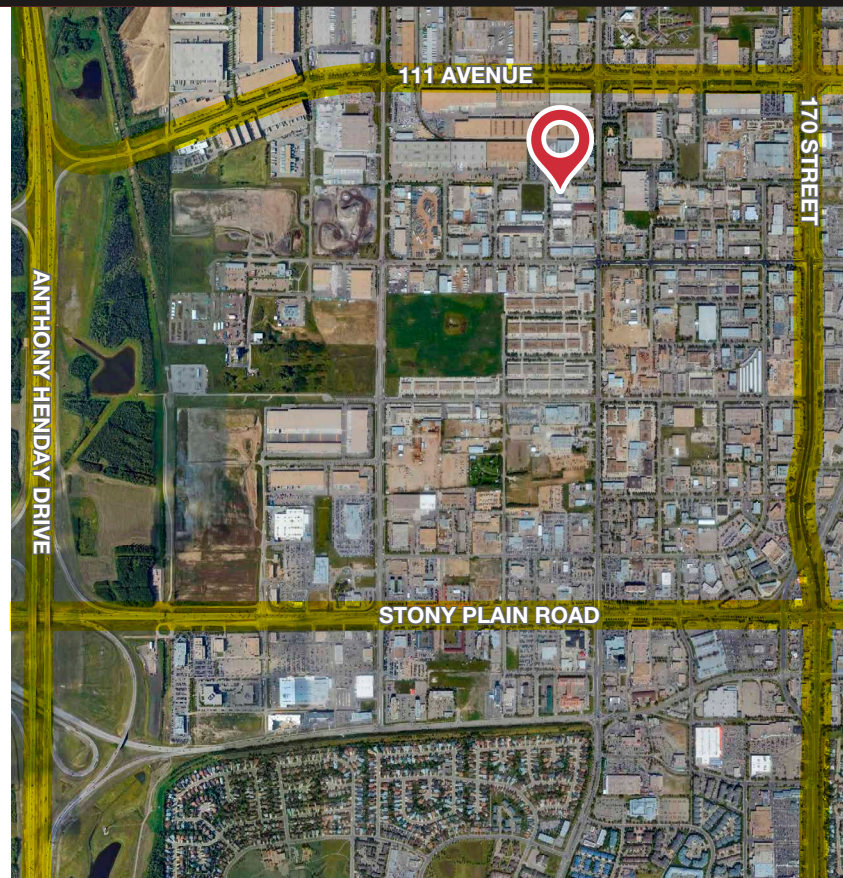
- Strategically located in West Edmonton
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway
- Fully developed office space with 7 offices, boardroom, server room, storage room, kitchen, 2 kitchenettes, large open reception area
- 3 private washrooms
- Double row surface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

**Daniel A. Amero**

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**10783 - 180 STREET**  
EDMONTON, ALBERTA

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

### ADDITIONAL INFORMATION

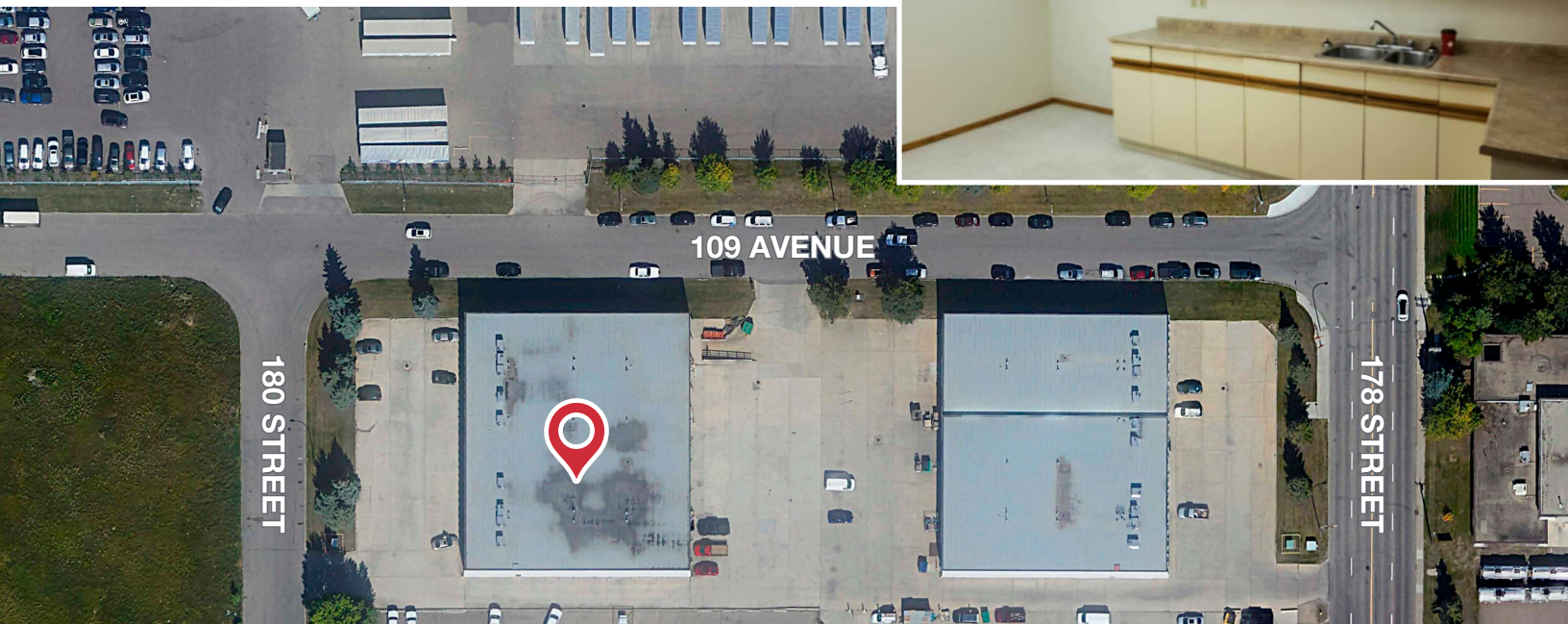
|                     |  |
|---------------------|--|
| SIZE AVAILABLE      | 2,520 sq.ft.±  |
| LEGAL DESCRIPTION   | Lot: 1, Block: 4, Plan: 7820005  |
| ZONING              | IM - Medium Industrial   |
| CEILING HEIGHT      | 8 ft.  |
| HEATING             | Furnace  |
| PARKING             | Double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

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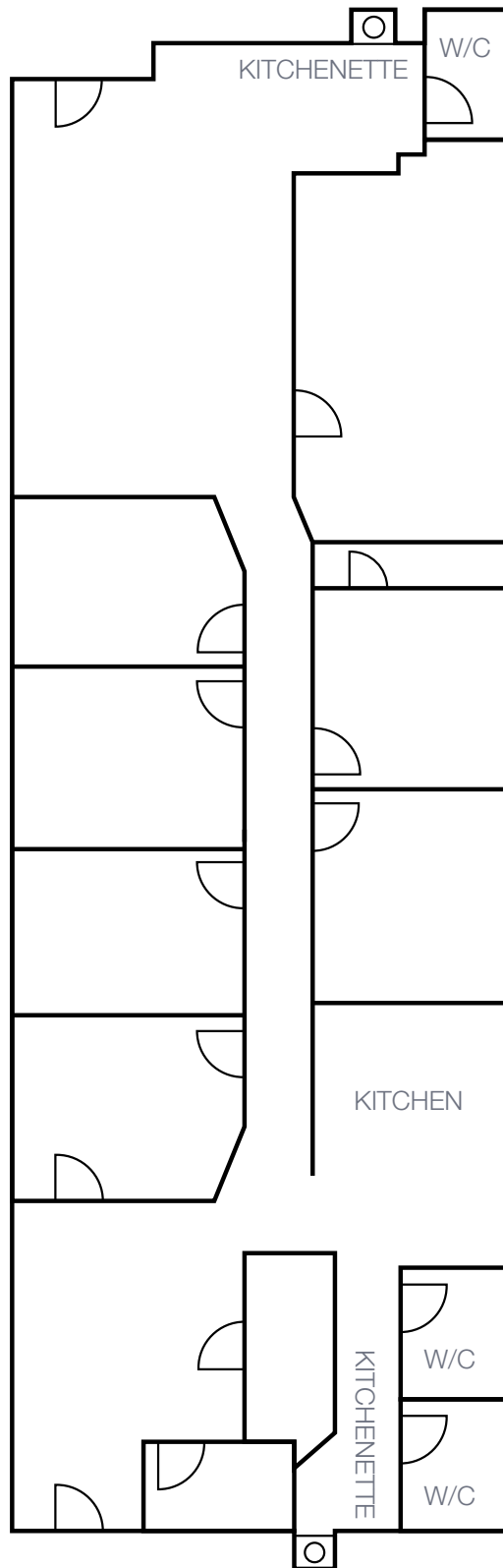
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**NAI Commercial**

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