



SECOND FLOOR OFFICE SPACE

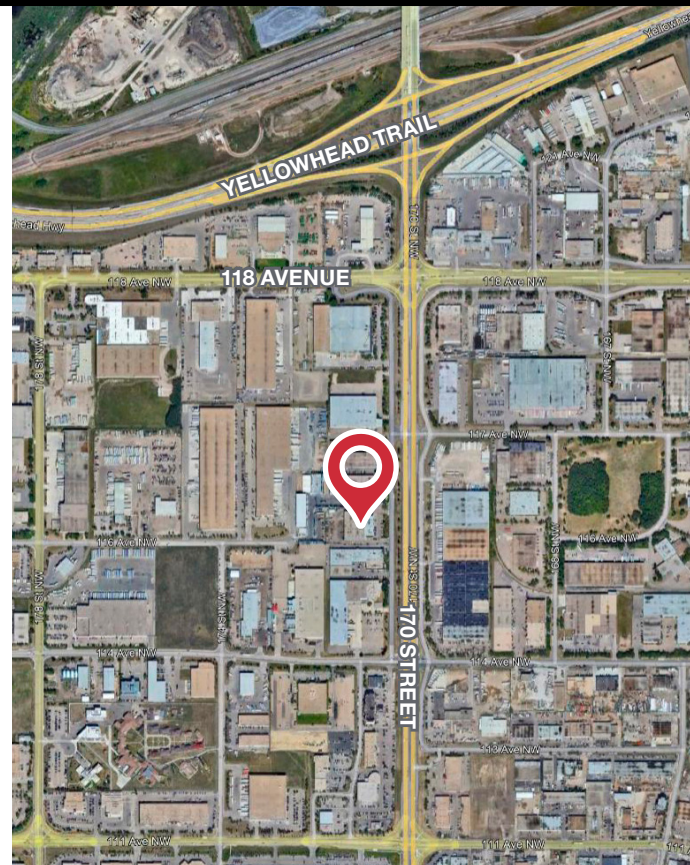
11612 - 170 STREET, EDMONTON, AB

PROPERTY HIGHLIGHTS

- 2,262 sq.ft second floor office space
- Improved with 8 private offices, storage room and lunch room
- Has access to common washrooms

Kevin Mockford
587 635 2484
kmockford@naiedmonton.com

Gordie Lough
587 635 5610
glough@naiedmonton.com





11612 - 170 STREET
EDMONTON, ALBERTA

FOR LEASE
Oxford Building

ADDITIONAL INFORMATION

SIZE AVAILABLE 2,262 sq.ft.±

LEGAL DESCRIPTION Plan 9826354, Block 1, Lot 20

FLOOR Second floor

ZONING Business Employment (BE)

AVAILABLE Immediately

TENANT IMPROVEMENT Negotiable

NET LEASE RATE \$8.00/sq.ft./annum

LEASE TERM 3-5 years

OPERATING COSTS \$5.61/sq.ft./annum (2023 estimate) includes property taxes, building insurance, common area maintenance and property management.



Kevin Mockford
587 635 2484
kmockford@naiedmonton.com

Gordie Lough
587 635 5610
glough@naiedmonton.com

7365-A GL24