

**FOR LEASE**

**SECOND FLOOR OFFICES**

**NAI**Commercial



**16908 - 128A AVENUE | EDMONTON, AB | AFFORDABLE PROFESSIONAL SPACE**

**PROPERTY DESCRIPTION**

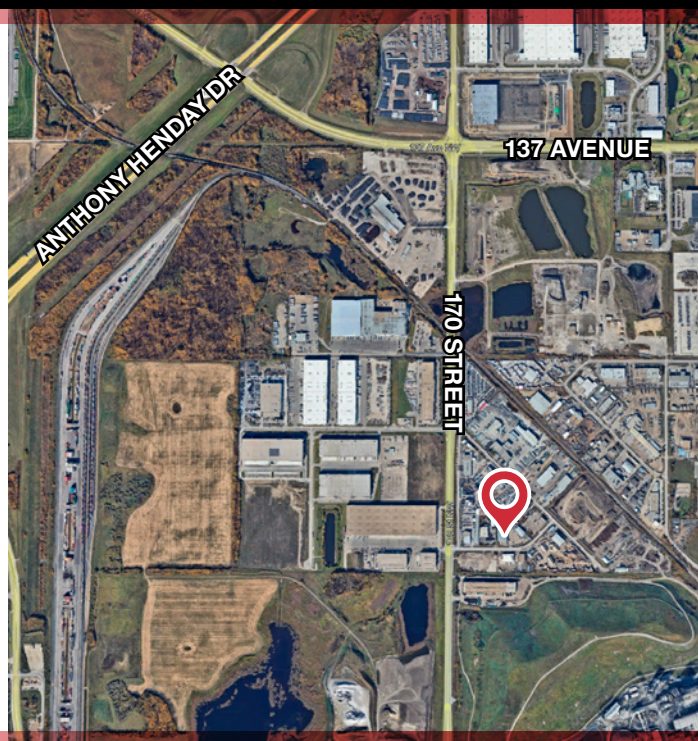
- Affordable, well-maintained office space
- 11 private offices, large boardroom, washrooms and shared kitchen area
- Large open staff / lunchroom area
- On-site and street parking

**DON ROBINSON**

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**HARRIS VALDES**

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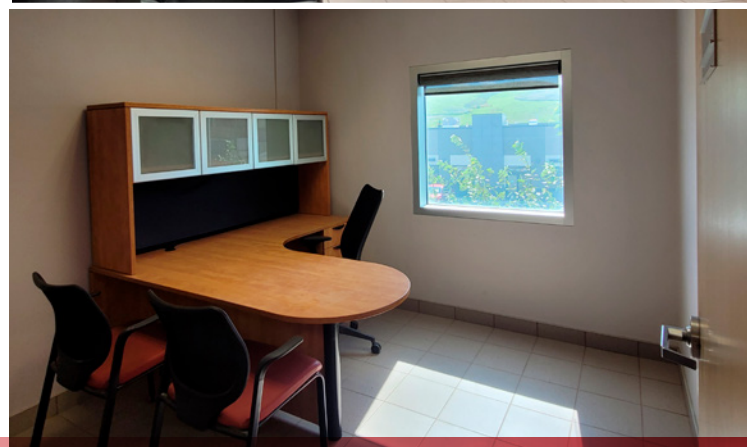


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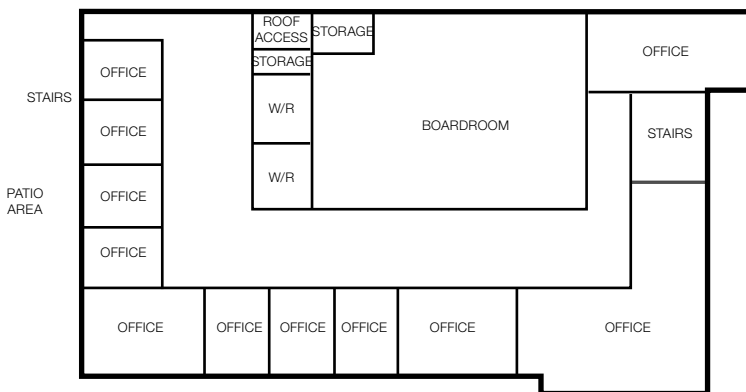


**ADDITIONAL INFORMATION**

SIZE AVAILABLE	4,000 sq.ft.±
LEGAL DESCRIPTION	Lot 9, Block 1, Plan 3755RS
ZONING	IM Zoning
AVAILABLE	Immediately
GROSS LEASE RATE	\$3,750 per month + annually adjusted electricity (2024) includes common area maintenance, property taxes, building insurance, management fees, and utilities (gas, water, power).



**NORTH** ↑



**128A AVENUE**

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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