

# SOUTH SIDE OFFICE SPACE

6105 - 76 AVENUE EDMONTON | ALBERTA



- Located in the Davies Industrial East neighbourhood, this ± 6,500 square foot office features a great layout with bright large windows, new flooring and paint and offers a variety of private offices, reception/lobby area, kitchen space, storage and washrooms.
- ± 6,550 square feet of free yard space is included with a 26 foot wide driveway
- The ± 3,500 square foot main floor can be leased separately from the ± 3,000 square foot second floor.
- Ideally located just off 50th street in an established industrial neighbourhood with quick access to Sherwood Park Freeway, 34th Street, 75th Street and Anthony Henday Drive.
- Available immediately with short or long term lease options.

**Steven Pearson, VP**  
Investment & Industrial  
Sales/Leasing  
780 993 7501  
steven@rcedm.ca

**Kelly Franczek, Associate**  
Investment & Industrial  
Sales/Leasing  
780 782 8899  
kelly@rcedm.ca

**Jasdeep Dhaliwal Associate**  
Investment & Industrial  
Sales/Leasing  
780 952 5866  
jasdeep@rcedm.ca

**RE/MAX**  
COMMERCIAL  
CAPITAL

[www.rcedm.ca](http://www.rcedm.ca)

# FOR LEASE | SOUTH SIDE OFFICE SPACE



MAIN FLOOR LEASE RATE:  
**\$10 PSF**  
OPERATING COSTS: \$6 PSF (PRO-RATED, 2022 ESTIMATE)

SECOND FLOOR LEASE RATE:  
**\$8 PSF**  
OPERATING COSTS: \$6 PSF (PRO-RATED, 2022 ESTIMATE)

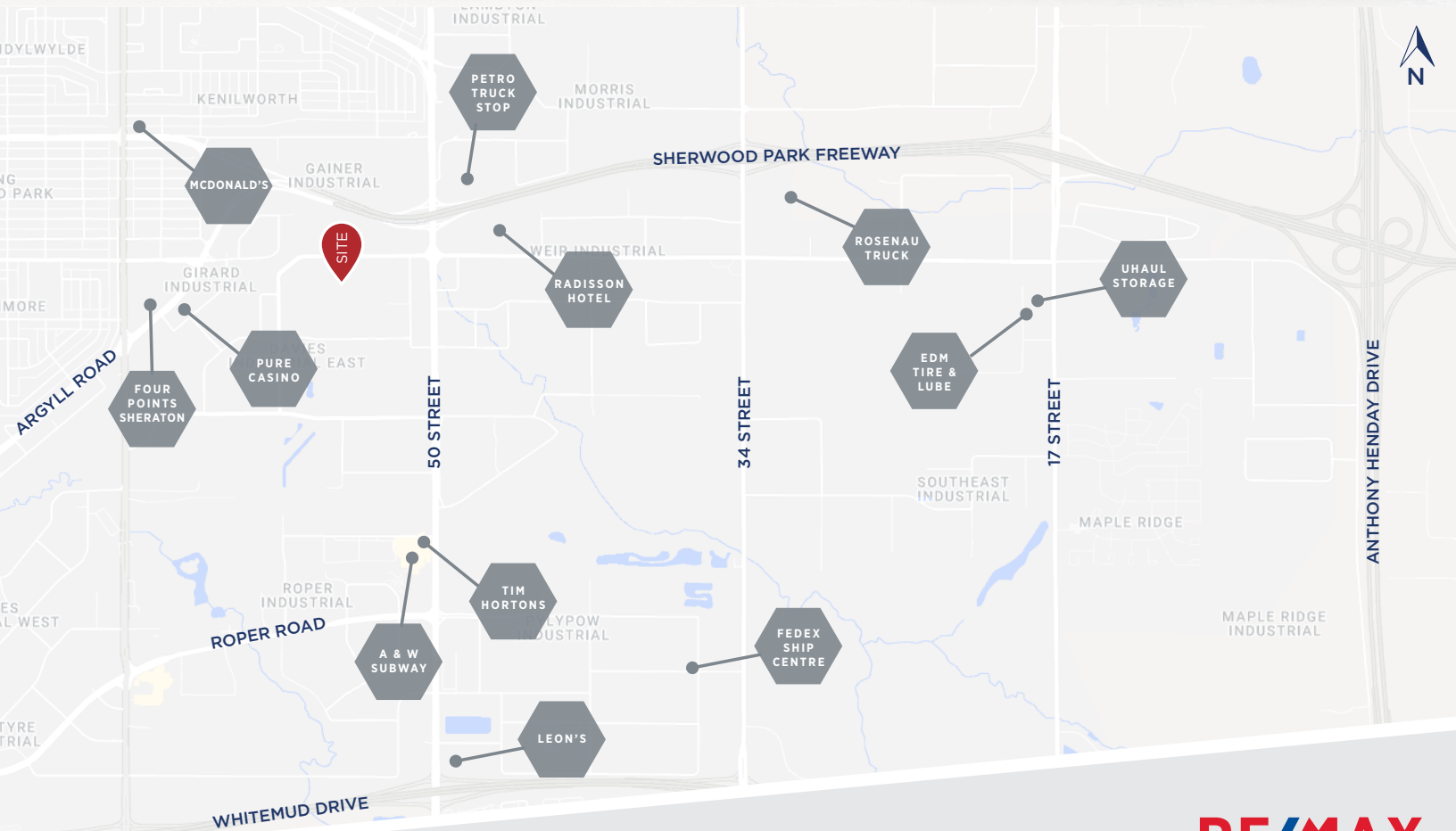


## PROPERTY DETAILS

MUNICIPAL	6105 - 76 AVENUE EDMONTON   ALBERTA
UNIT SIZE	MAIN FLOOR ± 3,500 SF SECOND FLOOR ± 3,000 SF
ZONING	IM - <b>MEDIUM INDUSTRIAL</b>
PARKING	ABUNDANT SURFACE
MAIN FLOOR FEATURES	RECEPTION AREA, OFFICES AND WASHROOMS
SECOND FLOOR FEATURES	KITCHEN, WASHROOM WITH SHOWER, BULLPEN AREA AND OFFICES
A/C	YES



# FOR LEASE | SOUTH SIDE OFFICE SPACE



**Steven Pearson, VP**  
Investment & Industrial  
Sales/Leasing  
780 993 7501  
steven@rcedm.ca

**Kelly Franczek, Associate**  
Investment & Industrial  
Sales/Leasing  
780 782 8899  
kelly@rcedm.ca

**Jasdeep Dhaliwal, Associate**  
Investment & Industrial  
Sales/Leasing  
780 952 5866  
jasdeep@rcedm.ca



**RE/MAX Commercial Capital**  
#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5 | **780 757 1010**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.