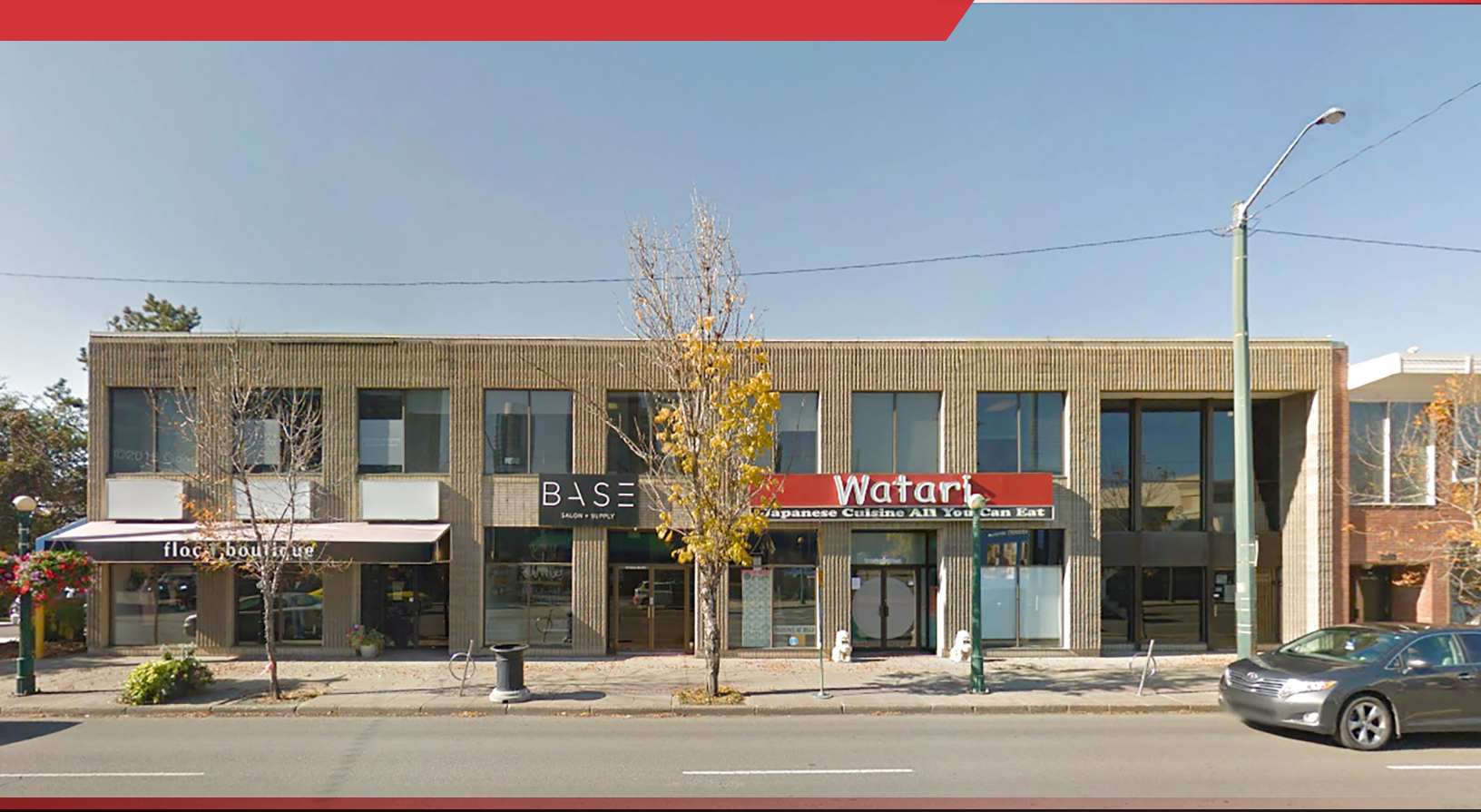


FOR LEASE

NAI Commercial

124TH STREET - SECOND FLOOR OFFICE



#207, 10110 - 124 STREET | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 750 sq.ft.± of second floor office space available for Lease
- Space consists of two large open work areas and a private office
- Located just after Jasper Avenue on the trendy 124th Street, home to many local restaurants, boutiques, and galleries
- In close proximity to public transportation, Downtown area, Jasper Ave, and Stony Plain Road

MICHAEL PARSONS

Senior Associate
780 435 5507
mparsons@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



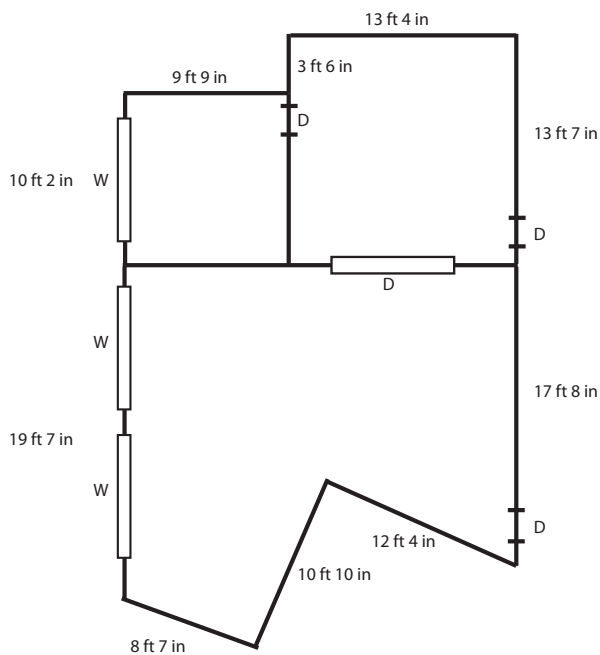
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AVAILABLE AREA	750 sq.ft.± of second floor office space
LEGAL DESCRIPTION	Plan RN22, Block 34, Lots 7 & 8
ZONING	CB1 (Low Intensity Business Zone)
PARKING	1 assigned stall plus access to multiple 1-hour customer parking stalls on first come, first serve basis
LEASE TERM	3-5 years
AVAILABLE	30 days notice
GROSS MONTHLY RENT	\$1,900.00/month (2026 base year) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, and utilities (water/ sewer, electricity and natural gas)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

