

**FOR LEASE**

WEST END OFFICE

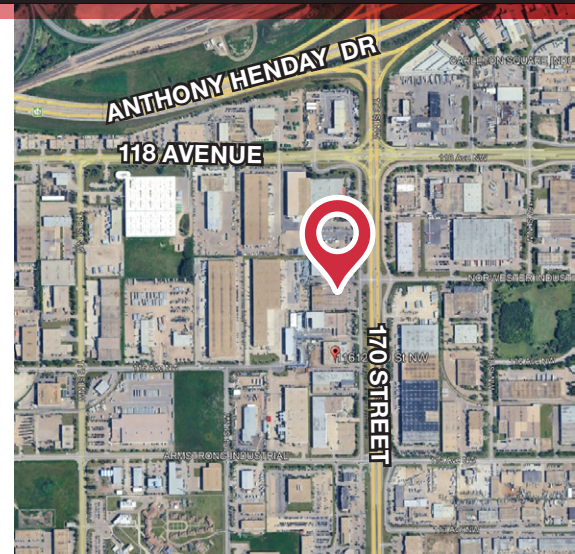
**NAI**Commercial



#201, 11612 - 170 STREET | EDMONTON, AB | SECOND FLOOR CORNER OFFICE

**PROPERTY HIGHLIGHTS**

- 2,433 sq.ft. improved with two (2) private offices, open work area, lunch area with sink and cabinets, one (1) in-suite washroom and two (2) common area washrooms
- Corner unit with windows on 2 sides
- Access to 170 Street, Yellowhead Trail and Stony Plain Road



**KEVIN MOCKFORD**

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

**GORDIE LOUGH**

Associate  
587 635 5610  
glough@naiedmonton.com

**TANNER WORMALD**

Associate  
780 246 9543  
twormald@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	2,433 sq.ft.±
LEGAL DESCRIPTION	Lot 20, Block 1, Plan 9826354
ZONING	BE
AVAILABLE	Immediately
PARKING	5 stalls included
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.61/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees



GORDIE LOUGH

Associate  
587 635 5610  
glough@naiedmonton.com

KEVIN MOCKFORD

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

TANNER WORMALD

Associate  
780 246 9543  
twormald@naiedmonton.com

