

FOR LEASE

NAI Commercial

STRATHCONA INDUSTRIAL PARK - OFFICE



3817 - 98 STREET | EDMONTON, AB | DEVELOPED OFFICE SPACE

PROPERTY HIGHLIGHTS

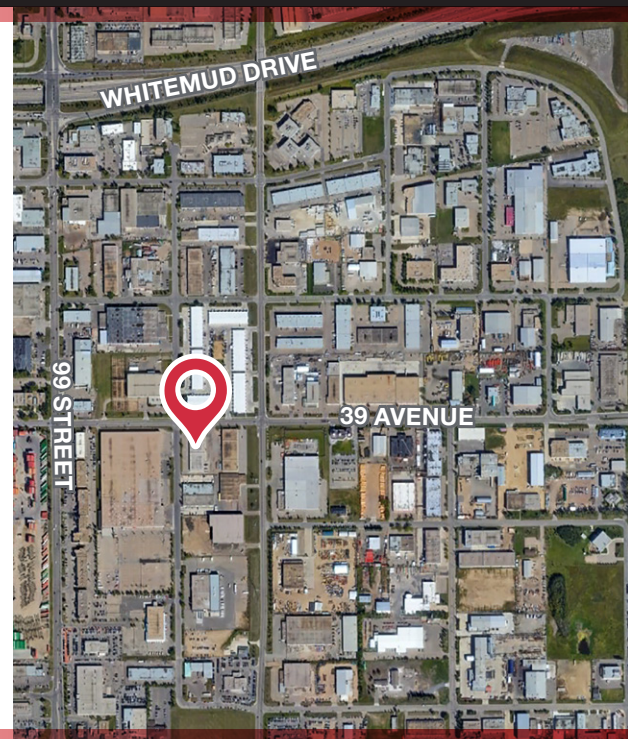
- 2,255 sq.ft.± second floor office space for lease:
 - ▶ 4 private offices
 - ▶ Open work area
 - ▶ Boardroom
 - ▶ Kitchen & file storage room
- Convenient access to 99 Street, Whitemud Drive, and Gateway Blvd./Calgary Trail
- Ideal for businesses seeking a well-connected, functional space

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ADDITIONAL INFORMATION

AREA AVAILABLE	2,255 sq.ft.±
LEGAL DESCRIPTION	Lot 14, Block 20, Plan 802 1058
ZONING	BE (Business Employment)
LEASE TERM	3 to 5 years
AVAILABLE	Immediately
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$9.85/sq.ft./annum (2026 estimate) includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, power and water)

