

FOR LEASE

SPRINGWOOD COURT - OFFICE SPACES

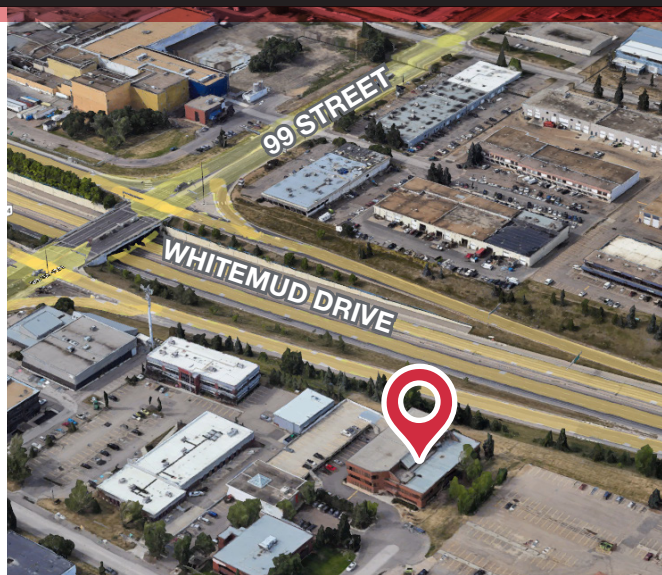
NAI Commercial



4220 - 98 STREET | EDMONTON, AB | VARIOUS SIZE OPTIONS AVAILABLE

PROPERTY HIGHLIGHTS

- Multiple size configurations available
- Great accessibility off Whitemud Drive and 98 Street
- Surface and covered parking available
- Turnkey options available
- Lobby area recently updated
- Professionally managed building



KEVIN MOCKFORD
Senior Associate
780 919 2537
kmockford@naiedmonton.com

DANIEL A. AMERO
Senior Associate
780 915 7009
damero@naiedmonton.com

GORDIE LOUGH
Associate
780 819 2149
glough@naiedmonton.com



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



780 436 7410



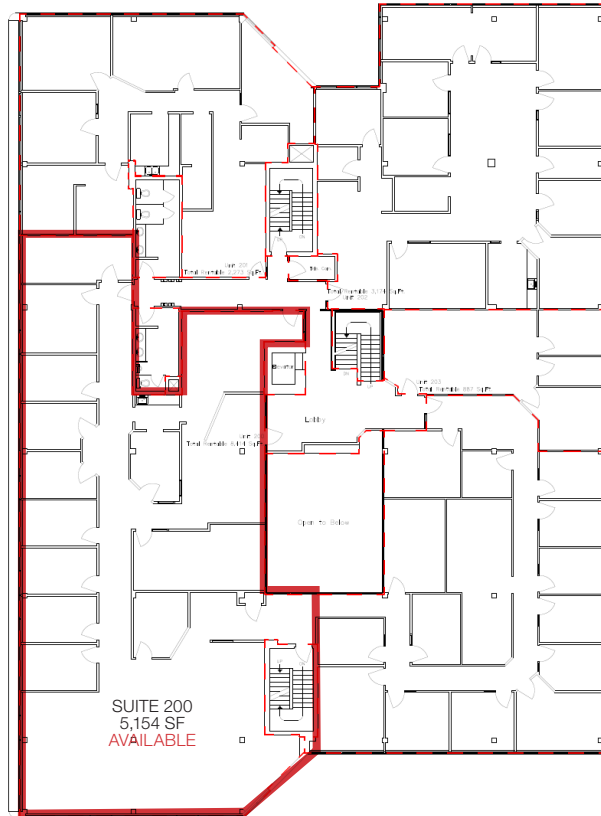
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,392-5,154 sq.ft.± (Rentable)
LEGAL DESCRIPTION	Plan 7821925; Block 6; Lot 7
ZONING	Business Employment (BE)
AVAILABLE	Immediately
LEASE TERM	Negotiable
NET LEASE RATE	Starting at \$10.00/sq.ft./annum
OPERATING COSTS	\$14.83/sq.ft./annum (2026 budget) includes property tax, building insurance, common area maintenance, management fees and utilities (water, gas, power)



SECOND FLOOR



THIRD FLOOR

