

FOR LEASE

MCINTYRE CENTRE

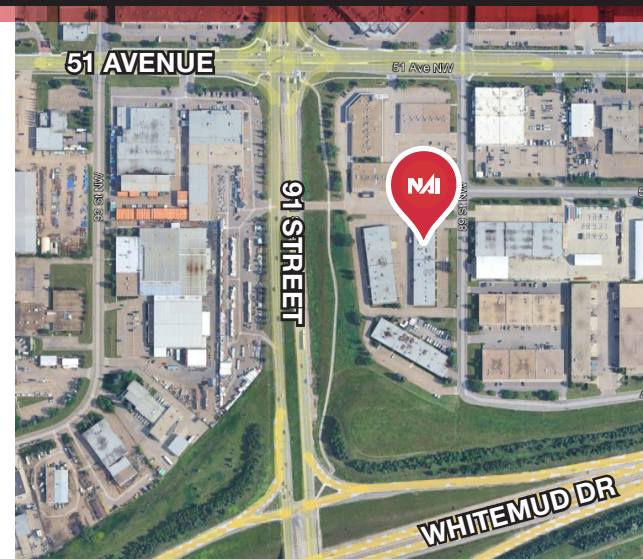
NAI Commercial



4954 - 89 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 1,962 sq.ft.± office with warehouse
- Grade level loading door
- Air-conditioned office area
- Parking along the front and side of the building
- Corner unit with windows on two sides
- Additional mezzanine not included in square footage



DEREK CLAFFEY

Senior Associate
780 868 4636
dclaffey@naiedmonton.com

KARI MARTIN

Senior Associate
780 267 5274
kmartin@naiedmonton.com

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com



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



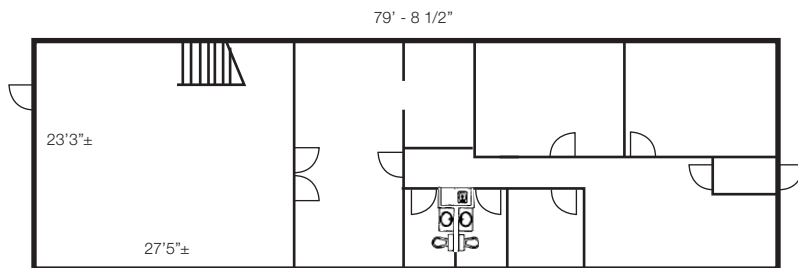
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	1,962 sq.ft.± office with warehouse
LEGAL DESCRIPTION	Plan 5057TR, Block 7, Lot 2
AVAILABLE	July 1, 2026
ZONING	BE (Business Employment)
LOADING	12'x12' grade door
CEILING HEIGHT	15'± to underside of beams
LEASE TERM	Three to five years
NET LEASE RATE	\$13.00 per sq.ft. net
OPERATING COSTS	\$10.91/sq.ft./annum (2026 budget) Includes building insurance, property tax, common area maintenance, management fees, gas, water and electricity



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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