

SOUTH SIDE OFFICE SPACE

6105 - 76 AVENUE EDMONTON | ALBERTA



- Located in the Davies Industrial East neighbourhood, this \pm 6,500 square foot office features a great layout with bright large windows, new flooring and paint and offers a variety of private offices, reception/lobby area, kitchen space, storage and washrooms.
- \pm 6,550 square feet of free yard space is included with a 26 foot wide driveway
- The \pm 3,500 square foot main floor can be leased separately from the \pm 3,000 square foot second floor.
- Ideally located just off 50th street in an established industrial neighbourhood with quick access to Sherwood Park Freeway, 34th Street, 75th Street and Anthony Henday Drive.
- Available immediately with short or long term lease options.

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HCR HUGHES
COMMERCIAL
REALTY GROUP

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FOR LEASE | SOUTH SIDE OFFICE SPACE



MAIN FLOOR LEASE RATE:
\$10 PSF
OPERATING COSTS: \$6 PSF (PRO-RATED, 2022 ESTIMATE)

SECOND FLOOR LEASE RATE:
\$8 PSF
OPERATING COSTS: \$6 PSF (PRO-RATED, 2022 ESTIMATE)



PROPERTY DETAILS

MUNICIPAL **6105 - 76 AVENUE**
 EDMONTON | ALBERTA

UNIT SIZE **MAIN FLOOR ± 3,500 SF**
 SECOND FLOOR ± 3,000 SF

ZONING **IM - MEDIUM INDUSTRIAL**

PARKING **ABUNDANT SURFACE**

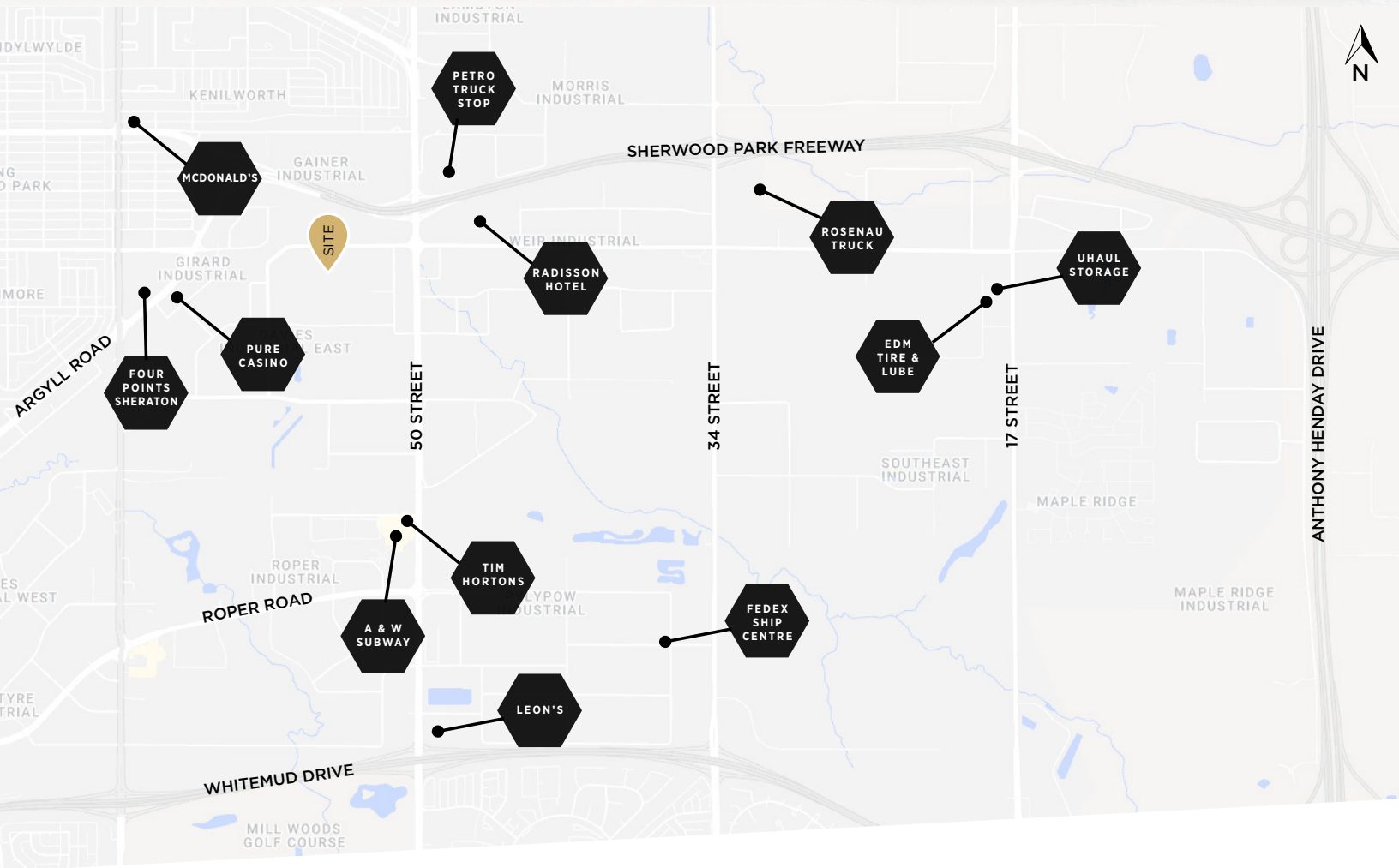
MAIN FLOOR **RECEPTION AREA, OFFICES**
FEATURES **AND WASHROOMS**

SECOND FLOOR **KITCHEN, WASHROOM WITH**
FEATURES **SHOWER, BULLPEN AREA**
 AND OFFICES

A/C **YES**



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.