

FOR LEASE

SECOND FLOOR OFFICE

NAI Commercial



5308 - 89 STREET | EDMONTON, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

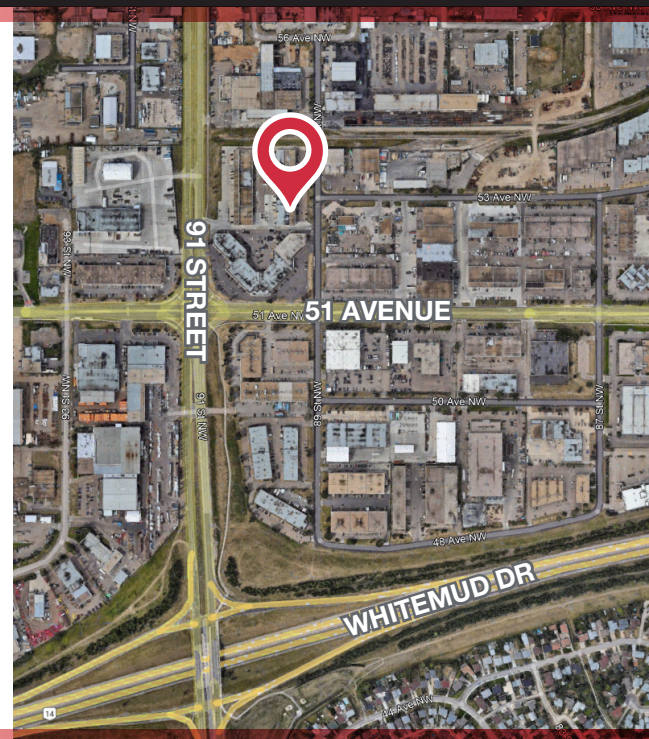
- Approximately 672 sq. ft. office on the second floor
- Large windows
- Includes one private office and a reception area
- Convenient access to public transit
- Air-conditioned
- Private restroom

ED STENGER

Senior Associate
780 974 9954
estenger@naiedmonton.com

DAVID SABO

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



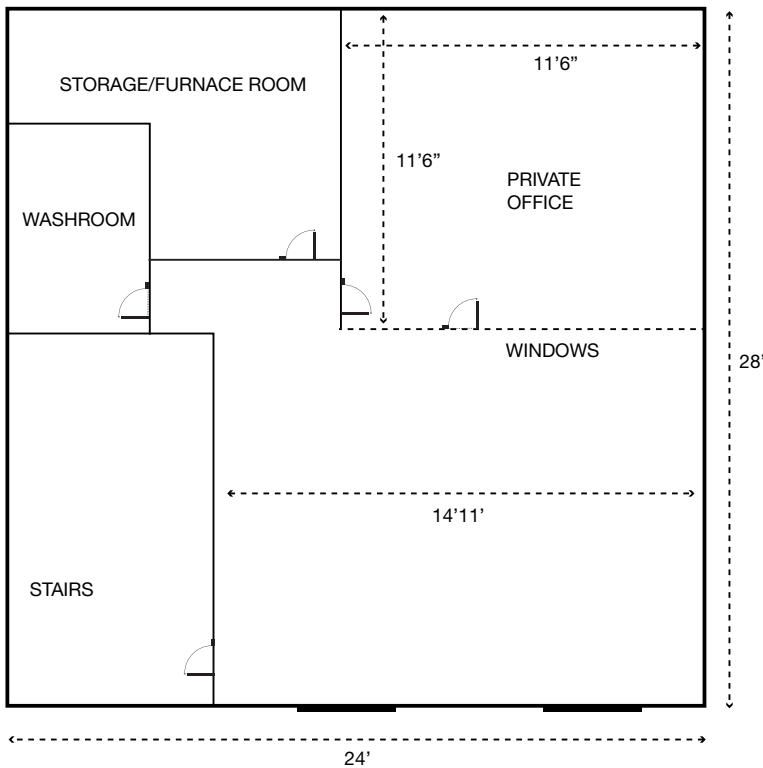
780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	672 sq.ft.± second floor office
LEGAL DESCRIPTION	Plan 762 0362, Block 13, Lot 2
ZONING	BE (Business Employment)
POSSESSION	Immediately
GROSS LEASE RATE	\$975.00/month includes property taxes, building insurance, management fees and common area maintenance. Electricity, water and gas. Tenant pays increase in property taxes and insurance above 2026 mill rate.



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND NOT TO SCALE

