

FOR LEASE
FULL FLOOR OFFICE

NAICommercial



3RD FLOOR, 8104 - 82 AVENUE | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

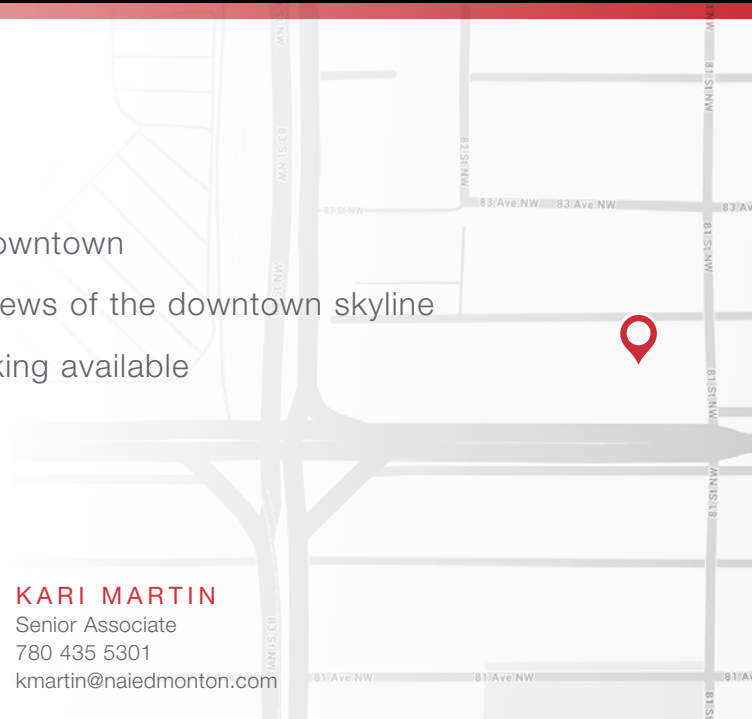
- Third floor office space available immediately
- Located on 82nd Avenue in close proximity to downtown
- Windows along the north and south sides with views of the downtown skyline
- Over two rows of parking on site plus street parking available
- Building and pylon signage potential
- Fully air conditioned

CHAD SNOW

Broker, President
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NAI COMMERCIAL REAL ESTATE INC.
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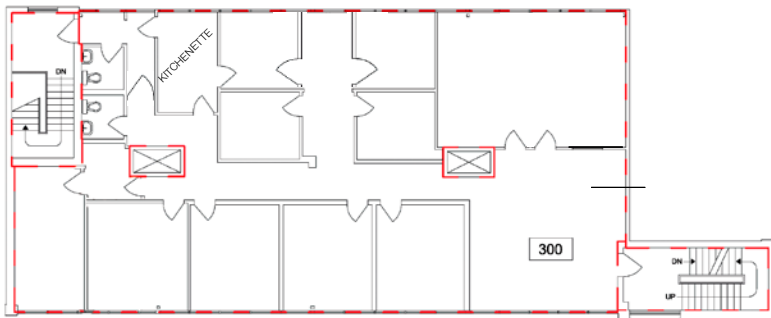
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ADDITIONAL INFORMATION

SIZE	2,876 sq.ft.±
LEGAL DESCRIPTION	Plan 5036S, Block 34, Lots 16-18
ZONING	CN (Neighbourhood Commercial)
LEASE TERM	Three to ten years
AVAILABLE	Immediately
NET RENTAL RATE	Starting at \$8.00 per sq ft as is
OPERATING COSTS	\$14.50 per sq. ft. (2025 estimate) Includes property tax, building insurance, common area maintenance, management fees, power, water and gas



THIRD FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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