



Office space for lease

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Heritage Professional Building

2841 - 109 Street NW, Edmonton

Professional office, retail or medical space in a convenient southside location

Fully built-out office, retail or medical space for lease in a professionally managed building, conveniently located on the Southside. Tenants benefit from close proximity to a wide range of amenities, along with excellent access to public transit and major arterial roadways, making it highly accessible for staff and clients.

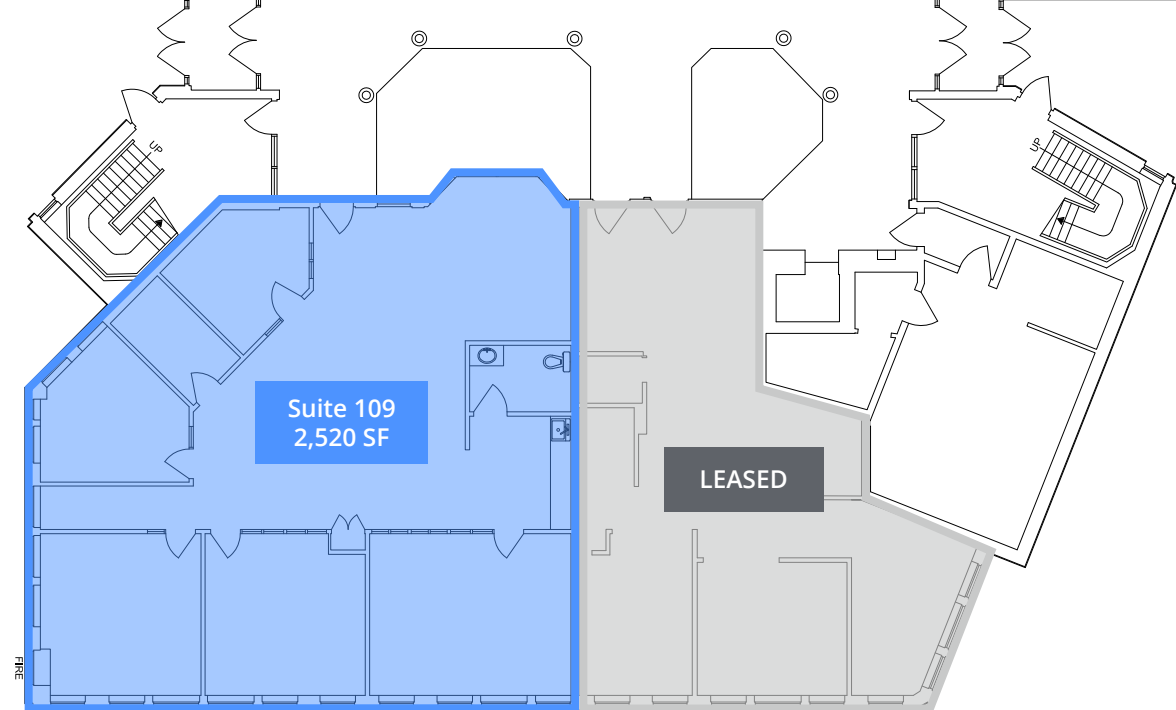
Current tenancies provide potential future medical and healthcare synergies, offering a strong environment for related users. Prominent exterior façade and pylon signage opportunities are available.

Heritage Professional Building

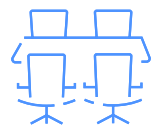
2841 - 109 Street NW, Edmonton

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Available Space Floor Plans



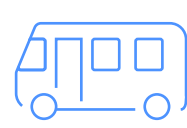
Property Features



Fully developed office space available



Close proximity to a wide array of amenities



Convenient access to public transit



Ideally located near numerous main arterials



Potential medical synergies with existing tenants



Exterior façade and pylon signage available

Lease Details

Available Area Suite 109: 2,520 SF

Net Rent Market

Operating Costs \$20.62 per SF

TI Allowance Negotiable

Parking Ample surface stalls

Signage Façade and pylon

Zoning DC2



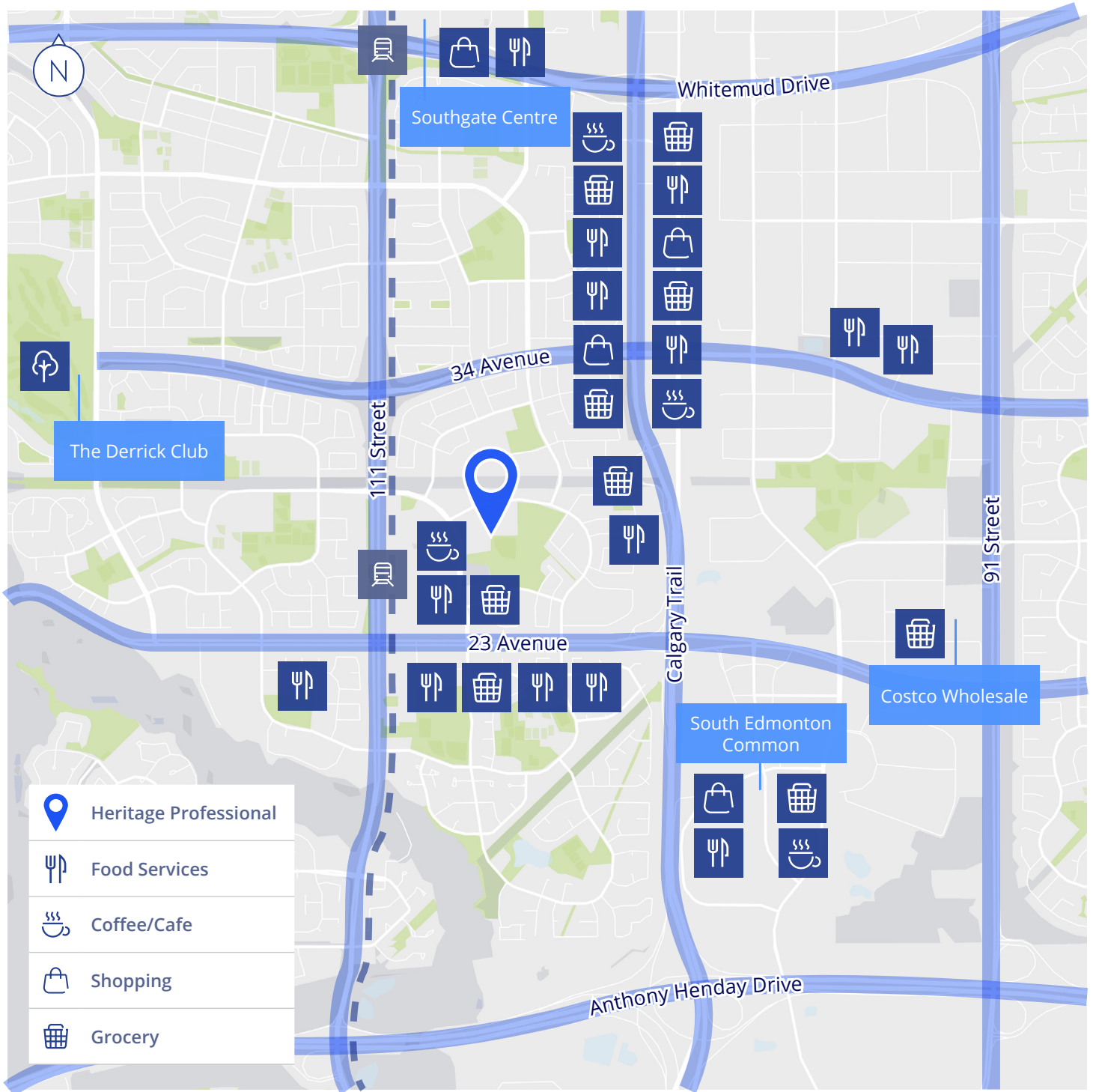
Building Lobby



Reception (Suite 109)

FOR LEASE

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