

**FOR LEASE**

**BELWOOD OFFICE**

**NAI Commercial**



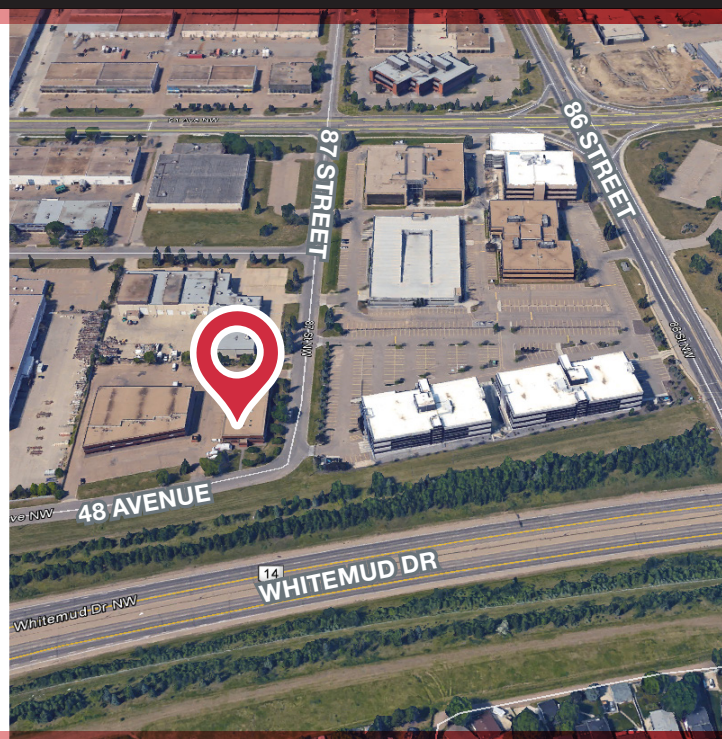
**4812 - 87 STREET | EDMONTON, AB | OFFICE**

**PROPERTY DESCRIPTION**

- From 1,597 sq.ft.±
- Central south Edmonton location, just off of Whitemud Freeway
- Corner units available
- Main and second floor units available

**KIM SARNECKI**

Partner  
780 436 7413  
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**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



**780 436 7410**



**NAIEDMONTON.COM**

ADDITIONAL INFORMATION

AREAS AVAILABLE #111, 4812 - 87 St: 2,299 sq.ft.± Main - Available Jul 1/26  
#150, 4812 - 87 St: 5,500 sq.ft.± Main  
#270, 4812 - 87 St: 1,597 sq.ft.± 2nd

NET LEASE RATE Main Floor: Starting from \$12.00/sq.ft./annum net  
2nd Floor: Starting from \$10.00/sq.ft./annum net

OPERATING COSTS \$7.97/sq.ft./annum (2025 budget) includes property tax, building insurance, common area maintenance, management fees, gas, water and power.

AVAILABILITY Immediate

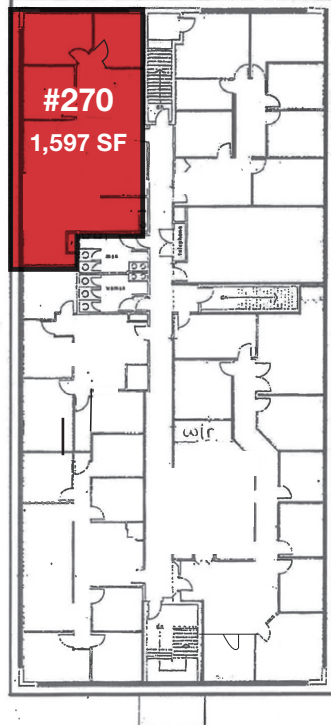
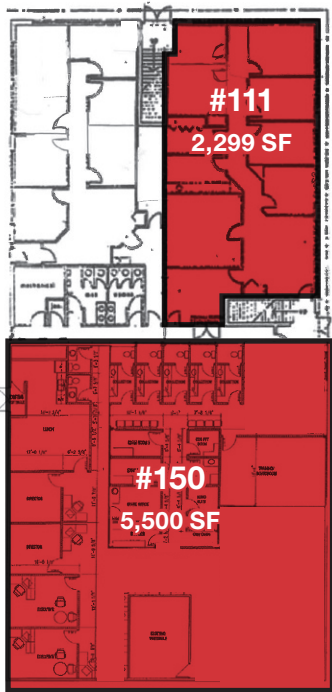
PARKING On site and street parking

ZONING Business Employment (BE)



MAIN FLOOR

SECOND FLOOR



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